



DESIGNING AND DELIVERING  
A SUSTAINABLE FUTURE

# KILLOUGH SOLAR FARM - PROPOSED 110KV SUBSTATION

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SID FURTHER INFORMATION RESPONSE - AN  
COIMISIÚN PLEANÁLA (Ref. 324132-26)

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Prepared for:

Marmoris Limited (Trading as Killough Solar)



Date: June 2025

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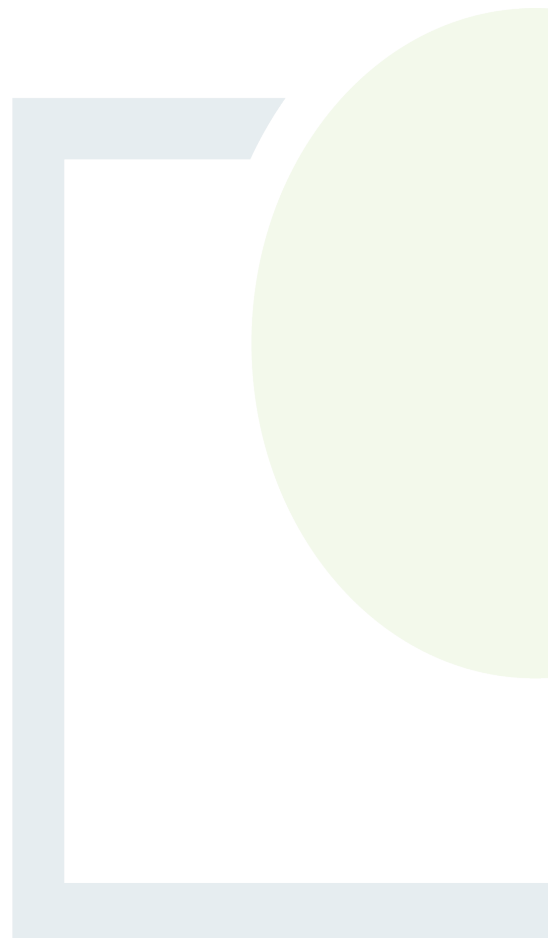
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## 1. INTRODUCTION

### 1.1 Background to Request for Further Information (FI) Response Report

Fehily Timoney and Company (FT), Core House, Pouladuff Road, Cork, has been engaged by Marmoris Limited, trading as Killough Solar (the Applicant), 36 Woodbrook Park, Templeogue, Dublin 16, to make a response to the Request for Further Information which were included with the An Coimisiún Pleanála (ACP) correspondence dated 22nd of May 2026.

ACP's correspondence contains appeals received in relation to an active Strategic Infrastructure Development (SID) application under Reg. Ref. ACP-324132-26, as submitted to An Coimisiún Pleanála Under section 182A of the Planning and Development Act 2000 (as amended).

FT prepared a SID application together with all associated plans and particulars which included a Planning and Environmental Report, Natura Impact Statement (NIS), Construction Management Plan (CEMP) and a Landscape and Visual Impact Assessment (LVIA), and all statutory documentation required for a valid SID application as submitted to An Coimisiún Pleanála on 5th March 2026.

The request for further information was received from ACP dated 26th May 2026, and therefore, this response is submitted within the 4 week timeframe (Before 5.30pm on the 19th June 2026). A copy of the letter, requesting the additional information, is provided in Appendix 1.

This document addresses appeals submitted to ACP that have arisen in the request for additional Information. This response is to be read in conjunction with all previously submitted planning documents associated with ACP case number 324132-26, and with the associated appendices and drawings which have been submitted with this document under separate cover.

### 1.2 Appeal Response Report Structure

This Appeal Response Report is structured as follows:

- Section 1 - Introduction;
- Section 2 - Statutory and Prescribed Bodies Responses
  - Appeal 1: Tipperary County Council;
  - Appeal 2: Transport Infrastructure Ireland (TII);
  - Appeal 3: Department of Housing, Local Government and Heritage (DAU);
  - Appeal 4: Uisce Éireann.
- Section 3 - Third Party Responses:
  - Appeal 5: Catherine Brittain;
  - Appeal 6: Catherine McGrath;
  - Appeal 7 & 8: Jim Ryan & Moycarkey Community Association;
  - Appeal 9: Liam & Theresa Shanahan;
  - Appeal 10: Margaret C. Byrne;
  - Appeal 11: Martin Lavelle;
  - Appeal 12: Michael & Liz Ryan;



- Appeal 13: Michael Lowry;
- Appeal 14: Sean Ryan;
- Appeal 15: Thomas J. & Martina Cummins.
- Section 4 - Conclusion



## 2. STATUTORY AND PRESCRIBED BODIES RESPONSE

### 2.1 Tipperary County Council

#### 2.1.1 Appeal Item 1: Project description and relationship with the permitted Killough Solar Farm.

##### 2.1.2 Item 1 Appeal Response:

The permitted Killough Solar Farm, the Proposed Development of the 110kV Gas Insulated Switchgear (GIS) Substation and the associated underground grid connection within the public road are three components of the Killough Solar Farm renewable energy project, with the three separate components subject to separate planning applications and consent processes. The relationship between these elements and their function are clearly described within the submitted application documentation, including the P&E Report and accompanying drawings.

The submitted application documentation for the 110kV GIS Substation and associated infrastructure assessed the Proposed Development within the context of the wider Killough Solar Farm project, which included any cumulative effects where relevant. The Landscape and Visual Impact Assessment (LVIA), Natura Impact Statement (NIS), Flood Risk Assessment (FRA), Construction Environmental Management Plan (CEMP) and other supporting assessments consider the Proposed Development both individually and, where appropriate, in combination with other relevant plans and projects.

The Applicant considers that the nature of the Proposed Development and its relationship with the permitted Killough Solar Farm have been clearly described and appropriately assessed within the application documentation submitted under An Coimisiún Pleanála (ACP) Ref. No. 324132-26.

#### 2.1.3 Appeal Item 2: Incorrect local road reference

##### 2.1.4 Item 2 Appeal Response:

The road numbering issue arose following the lodgement of a separate planning application for the underground grid connection to Tipperary County Council. The matter relates solely to a change in Tipperary County Council's road numbering convention for the road located to the north of the Proposed Development and does not relate to the location, extent or nature of the Proposed Development itself. Historically, the road had been identified as the L4106/L4156, with online mapping services, local road signage and local residents continuing to refer to the road by this designation, with local road signs currently identifying the road as the L4106/L4156 to this day.

Following consultation with Tipperary County Council, the Applicant was advised that the road reference had been updated from L4106/L4156 to L4156 within the Council's records, and therefore, this needed to be reflected in the submitted documentation. Subsequently, a revised planning application was submitted using the updated road reference number requested by Tipperary County Council referencing the road as the L4156, and this was validated by Tipperary County Council.

To clarify the road numbering matter with ACP, the Applicant contacted ACP on 25th March 2026 outlining the circumstances surrounding the road numbering, and its change from the L4106/L4156 to now being referred to by Tipperary County Council as the L4156, with the Applicant requesting confirmation from ACP that the use of L4106/L4156 within the SID application was acceptable.



In a response received from ACP on 2nd April 2026, ACP Senior Executive Officer, Nichola Meehan, confirmed the following:

*"An Coimisiún Pleanála confirms that the use of the road numbering of L4106/L4156 in the lodgement of the application is acceptable. However, in the event of the submission of further information/documentation, the use of both road numbers should be used at that stage for clarification purposes."*

Therefore, ACP has confirmed that the use of the L4106/L4156 road reference does not affect the validity of the application, and they deem the road numbering acceptable once reference to both numbers is used in all documents and correspondence going forward.

The location of the Proposed Development is clearly identified throughout the application documentation by means of site-specific drawings, mapping, coordinates and site boundaries, therefore, there is no ambiguity regarding the location of, or roads associated with, the Proposed Development.

The road numbering issue relates solely to a change in local authority road nomenclature, and does not affect the location, assessment, public understanding or validity of the proposed development. The contention that the application should be deemed invalid is therefore not supported by the facts, and has been accepted by ACP as described above.

#### 2.1.5 Appeal Item 3: Sightline requirements and entrance visibility not in accordance with TCDP standards.

The site entrance onto the L4156 must demonstrate sightlines in accordance with the requirements of the Tipperary County Development Plan 2022. The sightlines demonstrate are not in accordance with Development Plan requirements.

#### 2.1.6 Item 3 Appeal Response:

The applicant has reviewed the Tipperary County Development Plan 2022 - 2028 (TCDP) Development Management Standards and the 110kV Loop In Loop Out Substation Entrance sightlines shown on **P24169-FT-XX-XX-DR-PL-0504**. The applicant has provided a 2.4 metre 'X-Distance' on the minor road for visibility measurements in line with row 2 for Regional and Local Roads, All junctions and accesses, Stop control as defined in Table 2-1 below, which is an extract of Table 6.1 in the TCDP on page 34 and 35 of the plan. The applicant has provided 120 metres 'Y-Distance' of forward visibility in line with the mandatory speed limit of 60 km/h for Rural Non-National Roads.

**Table 2-1: Tipperary Development Management Standards - X-Distance Requirements**

Major Road Use	Minor Road	X-Distance
National Roads	Simple Junctions, Stop control	2.4m
Regional & Local Roads	All junctions and accesses, Stop control	2.4m
Regional & Local Roads	All junctions and accesses, Yield control	3.0m
National Roads, Regional & Local Roads	Multiple residential, Commercial, Agricultural or other	4.5m
Regional & Local Roads	Accesses lightly trafficked (single residence)	2.0m



The applicant has provided 120 metres 'Y-Distance' of forward visibility in line with the mandatory speed limit of 60 km/h for Rural Non-National Roads presented in row 4 of Table 2-2 below, which is an extract of Table 6.2 in the TCDP on page 35 of the plan.

**Table 2-2: Tipperary Development Management Standards - Design Speeds and associated Y-Distances**

Mandatory Speed Limit	Design Speed (operational Speed)	Rural Non-National Road	Urban Non-National Road
km/h	km/h	Y-Distance (m)	Y-Distance (m)
30	40	N/A	33
40	50	70	45
50	60	90	59
60	70	120	72
80	85	160	N/A
100	100	215	N/A

The applicant considers that the entrance sightlines presented are in line with TCDP Development Management Standards. Drawing No. **P24169-FT-XX-XX-DR-PL-0504** demonstrates that the existing agricultural field access will be discontinued and replanted with native hedgerows. The proposed entrance to the substation will be constructed approximately 50 metres west of the discontinued field access, where forward visibility onto the L4156 local road is maximised. The access junction to the newly constructed entrance will be Stop controlled, with vehicles giving priority to traffic on the L4156 when merging from the substation access road onto the L4156.

Following commissioning, the proposed 110 kV substation will operate as an unmanned electrical installation and will not require permanent on-site staffing. During the operational phase of the 110kV substation, the entrance will be lightly trafficked with maintenance vehicle trip occurrences being far lower than that of a single residence.

Please refer to Tables 2-3 and 2-4 below which outline the operational phase maintenance vehicle trip schedule over a typical 1-year period and the vehicle movement comparison between a typical rural dwelling and a 110kV substation.

**Table 2-3: Typical Annual Maintenance Vehicle Trip Schedule to 110kV Substation**

Visitor / Activity	Purpose of Visit	Typical Frequency	Annual Visit Events	Annual Vehicle Movements*
EirGrid Asset Management Personnel	Routine inspections, condition assessment and asset management activities	Quarterly	4	8
ESB Networks Operations Personnel	Routine operational inspections and switching activities	Monthly	12	24



Visitor / Activity	Purpose of Visit	Typical Frequency	Annual Visit Events	Annual Vehicle Movements*
ESB Maintenance Technicians	Preventative maintenance of primary plant and associated equipment	Quarterly	4	8
Protection, Control and Telecommunications Engineers	Testing and maintenance of protection systems, SCADA and communications equipment	Quarterly	4	8
Vegetation Management Contractors	Grass cutting, vegetation control and boundary maintenance	Four times annually	4	8
Civil and Building Maintenance Contractors	Building fabric, drainage, fencing and hardstanding maintenance	Twice annually	2	4
Specialist Electrical Contractors	Transformer, circuit breaker and switchgear inspections and servicing	Twice annually	2	4
Environmental Compliance Contractors	Oil interceptor inspections, waste management and environmental compliance checks	Annually	1	2
Security System Maintenance Contractors	CCTV, alarms and access-control system maintenance	Annually	1	2
Asset Auditors / Regulatory Inspectors	Periodic compliance and asset audits	Twice annually	2	4
Reactive Maintenance / Emergency Response Teams	Fault investigations and corrective maintenance activities	As required (average 3 events per annum)	3	6

Total Estimated Annual Operational Traffic | 39 Visit Events | 78 Vehicle Movements |  
 \* Vehicle movements comprise one inbound and one outbound movement per visit.



**Table 2-4: Vehicle Movement Comparison of 110kV Substation Vs. Typical Rural Dwelling**

Development	Vehicle Movements per Year	Average per Week
Typical 110 kV substation	78 - 100	1.5 - 1.9
Typical rural dwelling	2,200 - 3,600	42 - 70

It is estimated that the substation development will generate approximately 39 maintenance-related visit events per annum, equivalent to approximately 78 vehicle movements per annum. This equates to an average of approximately 1.5 vehicle movements per week, although visits will occur intermittently rather than at regular intervals. When comparing that to a one off dwelling, the average for a single residence is in the range of 42-70 vehicle movements per week.

2.1.7 Appeal Item 4: Landscape and visual impact of the proposed GIS building

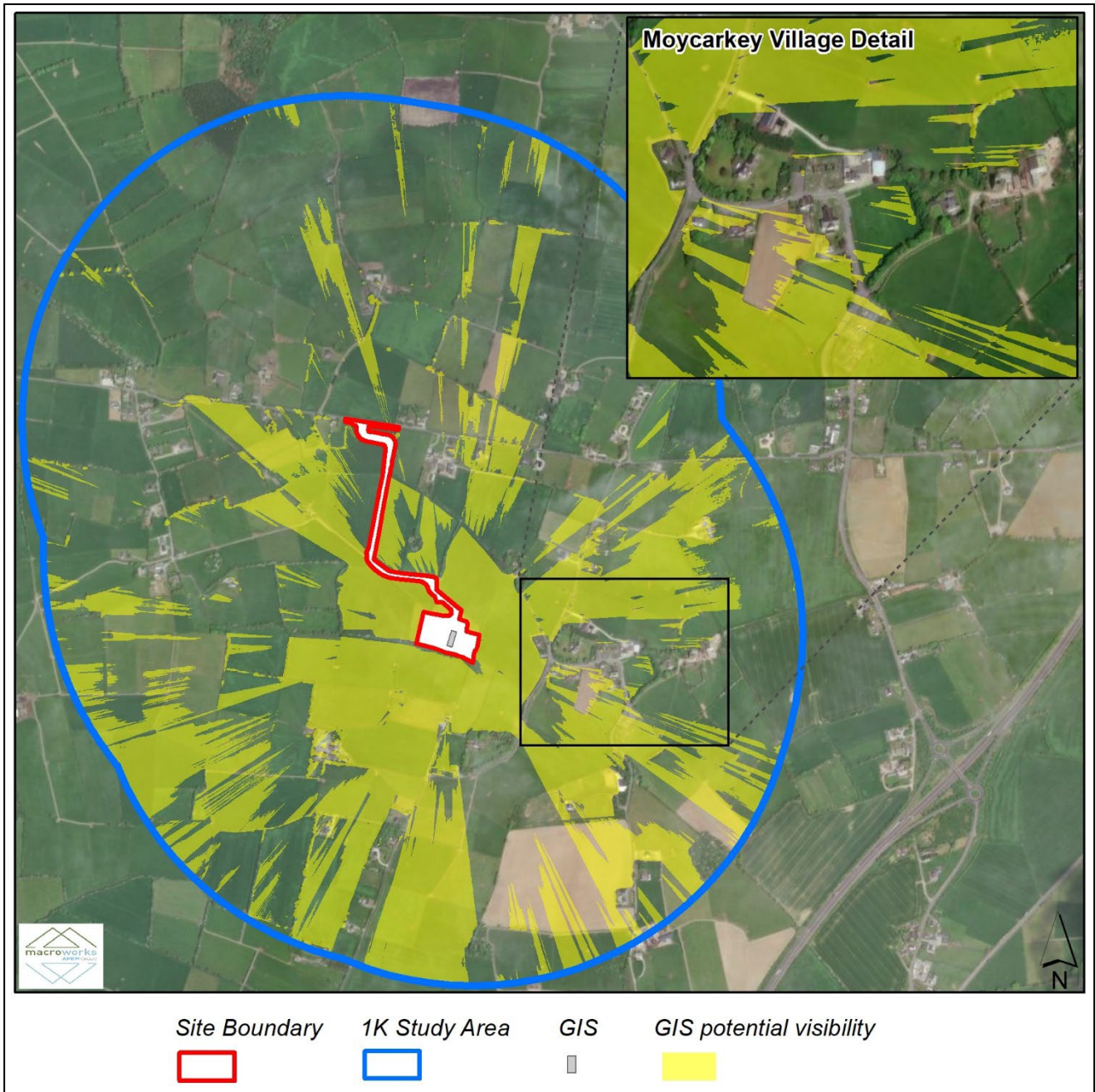
2.1.8 Item 4 Appeal Response:

With regard to the landscape and visual impact of the proposed GIS building and perceived impacts on Moycarkey Village and nearby receptors, the Applicant accepts that the proposed location of the substation is closer to Moycarkey village than the original location, and will be more visible as a result. However, assessments conducted by MacroWorks (MW) to determine the Landscape and Visual Impact (LVIA) of the Proposed Development, and, as shown in *Figure 1 - Zone of Theoretical Visibility (ZTV) map*, below, at over 300m away from Moycarkey Village, MW analysis shows the Proposed Development still remains at a discrete distance from the village where it will not be a visually dominating feature or perceived as part of the built fabric of the village.

Buffer distances of c. 300m and greater from residential dwellings and the nearest edge of the village would be typical of separation distances from solar or wind farm substation developments that are applied throughout the country. Such separation distances are employed in order to avoid significant visual effects at surrounding residential receptors and usually ensure that there is at least one agricultural field / field boundary between the substation and the receptor. For these reasons, it is considered that the visual effects from the proposed substation will not be significant either.

In terms of views from Moycarkey village, it should be noted that the western side of the village is defined by a consolidated and mature treeline that surrounds a substantial residential property. Consequently, views to the west are not readily afforded from the village core where the church, graveyard and majority of dwellings are located.

To illustrate this point, a *Zone of Theoretical Visibility (ZTV) map*, Figure 1, below, has been produced using *Digital Surface Model (DSM)* data which accounts for screening by terrain, vegetation and buildings. This shows the substantial degree of screening afforded by the vegetation lining the western edge of the village. Even for the two residential dwellings that occur on the western side of the road that defines the western edge of the village, there is consolidated screening in the direction of the proposed substation at the property boundary.



**Figure 2-1: Moycarkey Village Detail: DSM based ZTV map illustrating the degree of terrain and vegetation screening within 1km of the proposed substation**

With regards to the proposed 110kV substation being considered out of keeping with the rural landscape character of the area, and being *'discordant in the landscape'*, this rural landscape is typical of agricultural farming landscapes throughout the country. In addition to agriculture, it also contains a variety of other productive land uses such as forestry and extractive industries as well as a motorway, high voltage transmission lines, settlements and dispersed rural dwellings/farmsteads. It is a modified and productive rural landscape where landscape values are associated with sustaining the rural economy at least as much as rural amenity or scenic and naturalistic value.



The applicant further acknowledges that the scale and frequency of energy and electrical infrastructure developments will increase in the local context as a result of the proposed development in combination with the Killough Solar Farm that it serves. Once constructed, the proposed substation will read as an ancillary development to the solar farm development with less of a sense of indiscriminate visual proliferation. The proposed substation is not a separate development in the context of the solar farm, it is simply required to follow a separate SID planning route. Electrical infrastructure has long been a part of rural landscape character and views throughout the country, however, it is acknowledged that its scale and prevalence is generally increasing as we meet the challenges of generating and distributing renewable energy. This is part of a paradigm shift in the use of rural land for renewable energy as well as traditional primary production. Rural landscapes are dynamic and evolve and revert depending on the priorities of the time. As noted by Judge Humphreys in relation to the 2024 Coom Wind Farm judicial review (case no. ABP-315656-23):

*“In order to address Climate Change, I would suggest that other elements of our environment and the context within which the environment is perceived must also change. This includes in particular the visual context of an area which cannot be expected to remain unchanged in perpetuity but particularly within the context of a climate emergency”.*

Whilst the proposed substation and associated grid connection will increase the scale and intensity of electrical infrastructure, it does so in the immediate context of an existing 110kV overhead line and pylons. Furthermore, once Killough Solar Farm is constructed, there will be an obvious thematic link between the generation and distribution of electricity within this local context.

The Applicant acknowledges the Proposed Development site is located on ground that is at a slightly higher elevation than the ground levels in and around Moycarkey Village (c. 4m). MW analysis shows that a 4m change in level across a distance of 300m is a minimal slope (1:75), and effectively reads as flat to mildly undulating land. This will not have a noticeable bearing on the visual presence of the proposed substation, and will not contribute to an increase in its visual prominence.

It is accepted that the proposed substation is contained in a relatively open rural context with large field and maintained hedgerows that do not provide a strong degree of enclosure. It can be seen from the DSM based ZTV map, Figure 1, above, that relatively open visibility of the proposed substation will be afforded from within the nearest 300-400m in most directions, albeit this area is predominantly contained in agricultural farmland with few dwellings present. However, beyond this distance, the incremental sequences of field boundary vegetation soon precludes visibility or affords only sporadic shards of visibility through vegetation.

In order to aid screening and visual absorption of the proposed substation, it is proposed to plant the perimeter of the substation compound with native hedgerow species and once established, to manage that a height of 6-8m in height. This will not fully screen the proposed substation, but will leave only the upper profile visible and serve to blend it into the surrounding rural context to a greater degree.

The Applicant shows, as illustrated on previously submitted Drawing No. **P24169-FT-XX-XX-DR-PL-0503**, excerpt shown below in Figure 2-1, new native planting is proposed within the site to supplement existing hedgerows and vegetation and to assist in integrating the Proposed Development into the receiving landscape.

The proposed planting has been added to the excerpt provided in Figure 1-2, below, and shows a species-rich native hedgerow mix dominated by Hawthorn (*Crataegus monogyna*) (60%), with Blackthorn (*Prunus spinosa*) (15%) and Holly (*Ilex aquifolium*) (15%) providing secondary structure. Additional native species including Guelder Rose, Hazel, Dog Rose and Spindle further enhance the diversity, ecological value and visual character of the planting. The use of standard Hawthorn trees and evergreen Holly will provide both immediate and long-term screening benefits.



The proposed planting has been specifically selected to reflect the composition of traditional hedgerows within the local landscape character area and will strengthen existing field boundaries and ecological corridors. In addition to providing effective visual filtering and screening of the Proposed Development, the planting will enhance biodiversity and reinforce the rural character of the area and assist in successfully integrating the Proposed Development into the surrounding landscape.

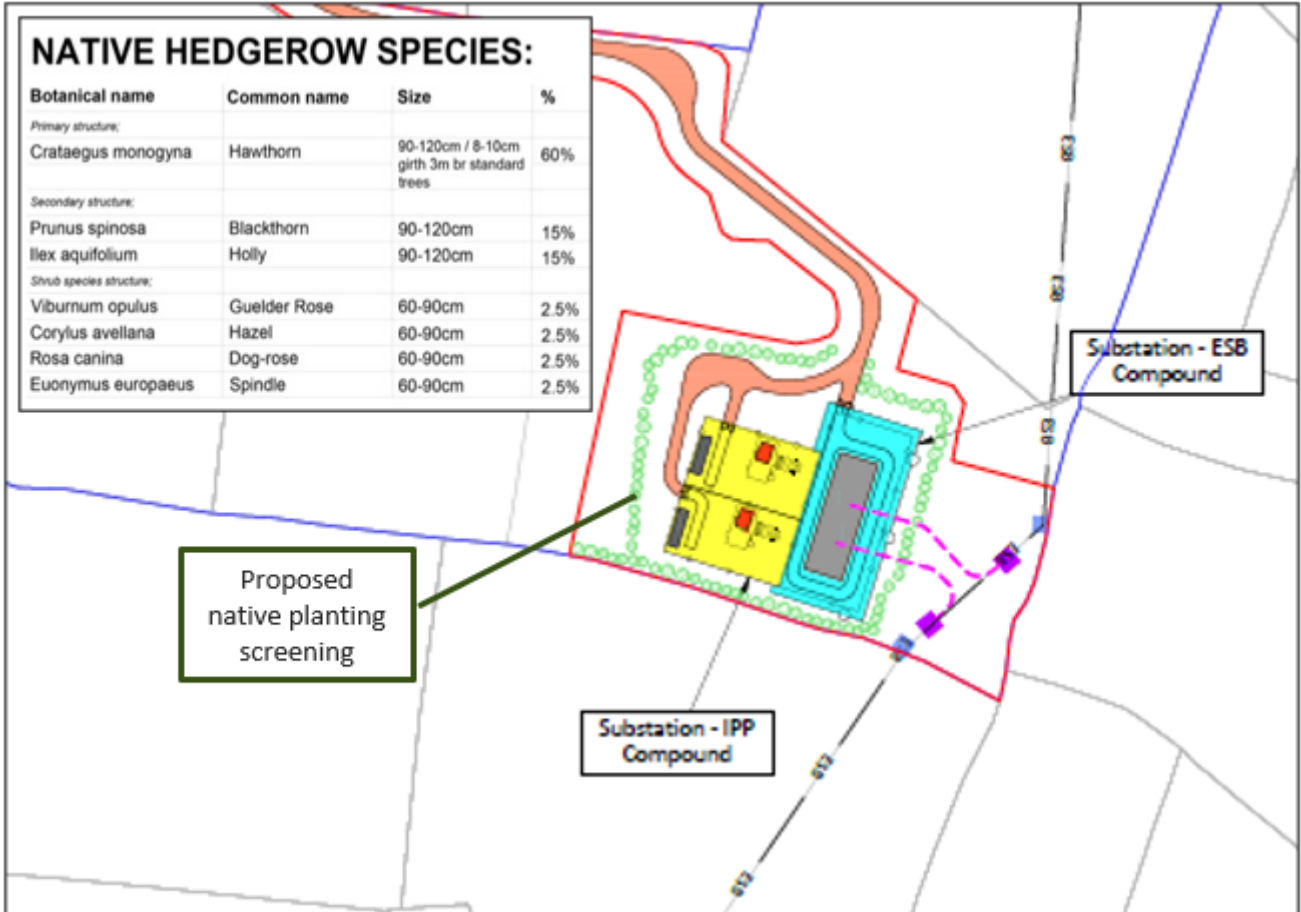


Figure 2-2: Excerpt from previously submitted drawing (P24169-FT-XX-XX-DR-PL-0503) with added legend showing proposed native planting species.

For the reasons outlined above, it is not considered that the Proposed Development will give rise to significant effects on the landscape and visual impact of the prevailing rural landscape.



## 2.1.9 Appeal Item 5: Adequacy of submitted photomontages

### 2.1.10 Item 5 Appeal Response:

Concerns were raised in relation to the photomontages submitted as part of the Application and that they provided a limited representation of the development as it would appear from local roadways and residences. As such, a view from Moycarkey Village has been prepared by Macroworks as part of this response. It is concluded that it is not considered that the proposed development will give rise to significant landscape and visual effects.



Figure 2-3: Photomontage view from Moycarkey Village



2.1.11 Appeal Item 6: Compliance with Tipperary County Development Plan renewable energy and landscape policies.

2.1.12 Item 6 Appeal Response:

The Applicant notes that compliance with Tipperary County Development Plan renewable energy and landscape policies have been comprehensively assessed within the submitted P&E Report, Section 7: Planning Policy Context and Assessment, Section 4: Site Selection and Section 6: Landscape and Visual Impact, together with the LVIA and supporting environmental assessments such as the FRA, NIS etc. As included in the submitted documentation for the permitted Killough Solar Farm, and as described above in Section 2.1.2 Item 1 Appeal Response, the Applicant notes that Tipperary County Council acknowledges that the Proposed Development forms part of the wider Killough Solar Farm renewable energy development, and provides the infrastructure required to connect the Permitted Killough Solar Farm to the national grid.

As outlined in Section 7 of the submitted P&E Report, the Proposed Development aligns with the renewable energy objectives of the current Tipperary County Development Plan 2022-2028 (TCDP), including Objectives 3-1, 10-1, 10-A and 10-C, which support and facilitate renewable energy development, associated enabling infrastructure and the transition to a low-carbon economy. The TCDP and Renewable Energy Strategy (RES) also recognise the strategic importance of electricity infrastructure required to facilitate renewable energy generation.

With regard to landscape considerations, Section 6 of the submitted P&E Report and the LVIA assess the effects of the Proposed Development on landscape character, visual amenity and sensitive receptors. The submitted application documentation demonstrates that the design incorporates compact GIS technology, reducing the footprint of the substation compared to a conventional Air Insulated Substation (AIS), while existing hedgerows, intervening vegetation, site topography and proposed landscape planting provide visual screening and integration measures.

The Applicant acknowledges that Tipperary County Council noted the scale of the GIS building and its visual appearance from certain viewpoints. However, these matters have been comprehensively assessed within the LVIA and are addressed in previous responses relating to scale, visual impact and landscape character. The Applicant refers to those responses and the supporting assessments contained within the P&E Report and LVIA. Therefore, the Applicant considers that the Proposed Development is consistent with the renewable energy, climate action and infrastructure objectives of the current TCDP, and that landscape and visual effects have been appropriately assessed and mitigated through the design and landscape strategy of the Proposed Development.

2.1.13 Appeal Item 7: Potential effects on European Sites, including the Lower River Suir SAC and Cabragh Wetlands pNHA.

2.1.14 Item 7 Appeal Response:

The Applicant notes that the potential effects of the Proposed Development on the Lower River Suir SAC and Cabragh Wetlands pNHA arising from the Proposed Development have been assessed and addressed, and all European sites and ecological receptors have been comprehensively assessed within the submitted P&E Report, NIS, FRA and CEMP. The Applicant further notes that Tipperary County Council acknowledged that the effects of the wider Killough Solar Farm project on European sites were previously considered as part of the assessment of the Permitted Killough Solar Farm.



The Proposed Development was subject to a project-specific Appropriate Assessment (AA Screening) process, including the preparation of an NIS. As outlined within Section 5 of the submitted P&E Report and the NIS, potential impact pathways relating to surface water, groundwater, construction activities, operational activities and cumulative effects were assessed for the Lower River Suir SAC and other relevant European sites.

Hydrology, drainage and water quality considerations were also assessed within the submitted FRA and CEMP, which informed the design of the Proposed Development and the incorporation of appropriate drainage, attenuation and pollution prevention measures. The submitted FRA concluded that the site is not at risk of flooding and that the Proposed Development will not increase flood risk on-site, on adjoining lands or downstream of the development.

The submitted NIS concluded that the Proposed Development, either alone or in combination with other plans and projects, will not adversely affect the integrity of the Lower River Suir SAC or any other European site, having regard to their conservation objectives. The Applicant also refers ACP to further responses within this report relating to ecology, hydrology, flood risk and cumulative effects which further show that the potential effects of the Proposed Development on the Lower River Suir SAC, Cabragh Wetlands pNHA and other ecological receptors have been comprehensively assessed and appropriately addressed within the submitted application documentation.

#### 2.1.15 Appeal Item 8: Community Gain Considerations.

##### 2.1.16 Item 8 Appeal Response:

The Applicant notes that Tipperary County Council did not raise any specific planning concerns regarding the Proposed Development with regard community gain considerations, and stated that it would rely on ACP to address matters of community gain. As outlined in the accompanying P&E report, it is anticipated that the Proposed Development will have a positive, socio-economic impact on the locale through job creation and investment in vital infrastructure. The Applicant further notes that the Proposed Development comprises strategic electricity infrastructure required to facilitate the connection of the Permitted Killough Solar Farm to the national grid. As outlined in Section 7 of the submitted P&E Report, the Proposed Development will support the delivery of renewable energy infrastructure, contribute to national climate action objectives, enhance energy security and facilitate the transition to a low-carbon economy.

#### 2.1.17 Appeal Item 9: Development contribution requirements under the Tipperary County Council Development Contribution Scheme 2020.

##### 2.1.18 Item 9 Appeal Response:

The Applicant acknowledges the comments of Tipperary County Council in this regard, and confirms its willingness to comply with any development contribution requirements that ACP considers appropriate to attach to any grant of permission for the Proposed Development. The Applicant has no objection to the application of development contribution conditions, where considered necessary and appropriate by ACP, in accordance with the relevant provisions of the Tipperary County Council Development Contribution Scheme 2020.



## 2.2 Appeal 2: Transport Infrastructure Ireland (TII)

### 2.2.1 Item 1 Proposed Substation Component Haul Route

The following bullet points outlines the concerns contained within TII's observation:

- Section 9.3.1 of the Planning and Environmental Report that accompanied the application addresses 'Abnormal Loads' and outlines that one abnormal load delivery to site is expected to form part of the development associated with the delivery of the 110kV Transformer. A delivery route to site for the transformer unit from Belview Port via the N29, N25, N9, N24, M8 and N62 national roads is outlined. No temporary works to the national road network are identified as being required.  
Notwithstanding, in the interests of clarity, TII advises that the national road network is managed by a combination of PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities. The applicant/developer should consult with all PPP Companies, MMaRC Contractors and road authorities over which the haul routes traverse to ascertain any operational requirements such as delivery timetabling, etc. and to ensure that the strategic function of the national road network is maintained.
- TII requests referral of all proposals agreed between the road authorities, PPP Concessions and MMaRC Companies and the applicant impacting on national roads. Mitigation measures identified by the applicant should be included as conditions in any decision to grant permission.
- Where temporary works within any MMaRC Contract Boundary are required to facilitate the transport of any abnormal loads to site, the applicant/developer shall contact [thirdpartyworks@tii.ie](mailto:thirdpartyworks@tii.ie) in advance, as a works specific Deed of Indemnity will be needed by TII before the works can take place.
- In the interests of clarification, any proposed works to the national road network to facilitate substation component delivery to site shall comply with TII Publications and shall be subject to Road Safety Audit as appropriate. Works should ensure the ongoing safety for all road users and prior to any development necessary licenses, approvals or agreements with the local road authorities shall be in place.
- All national road and ancillary overground/underground assets shall be subject to proper undamaged reinstatement and properly certified to the relevant standards in accordance with the assets' functions together with any working widths/depths which they require.
- Any damage caused to the pavement of the existing national road due to the turning movement of abnormal 'length' loads (eg. tearing of the surface course) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.
- TII acknowledges that Section 9.3.1 of the Planning and Environmental Report that accompanied the application outlines that a permit for moving abnormal loads to the site will be sought from An Garda Síochána and the applicable local authorities on the selected route with a transportation plan for the time of delivery established prior to construction stage. Any accommodation works within the public road corridor will be carried out in advance of the delivery in agreement with the local authority. TII welcomes this commitment.

### 2.2.2 Item 1 Appeal Response:

The applicant has reviewed Transport Infrastructure Ireland's (TII) submission and will commit to the following conditions should the Proposed 110kV Substation and Killough Solar farm developments be granted permission by the Planning Authority:



1. The applicant will consult with all PPP Companies, MMaRC Contractors and road authorities over which the haul routes traverse to ascertain any operational requirements such as delivery timetabling, etc. and to ensure that the strategic function of the national road network is maintained.
2. The applicant will refer all proposals agreed between the road authorities, PPP Concessions and MMaRC Companies to TII which have an impact on national roads. The applicant welcomes mitigation measures identified in the submitted Planning and Environmental Report to be included as conditions in any decision to grant permission.
3. The applicant will contact [thirdpartyworks@tii.ie](mailto:thirdpartyworks@tii.ie) in advance where temporary works within any MMaRC Contract Boundary are required to facilitate the transport of any abnormal loads to site, as a works specific Deed of Indemnity will be needed by TII before the works can take place.
4. Any proposed works to the national road network to facilitate substation component delivery to site will comply with TII Publications and will be subject to Road Safety Audit as appropriate. Works will ensure the ongoing safety for all road users and prior to any development necessary licenses, approvals or agreements with the local road authorities will be in place.
5. All national road and ancillary overground/underground assets will be subject to proper undamaged reinstatement and properly certified to the relevant standards in accordance with the assets' functions together with any working widths/depths which they require.
6. Any damage caused to the pavement of the existing national road due to the turning movement of abnormal 'length' loads (e.g. tearing of the surface course) will be rectified by the applicant in accordance with TII Pavement Standards and details in this regard will be agreed with the Road Authority prior to the commencement of any development on site.
7. Any accommodation works within the public road corridor will be carried out by the applicant in advance of the delivery in agreement with the local authority.

### 2.2.3 Item 2 Structures

**Section 9.3.1 of the Planning and Environmental Report that accompanied the application outlines that the abnormal load delivery to site associated with the transformer unit is abnormal by virtue of its dimension. However, no details of the load weight appear to be provided.**

**In that regard, in the interests of clarity, TII outlines the following observations for the Commissions consideration.**

- **Any operator who wants to transport a vehicle or load whose weight falls outside the limits allowed by the Road Traffic (Construction Equipment & Use of Vehicles) Regulations 2003, SI 5 of 2003, must obtain a permit for its movement from each Local Authority through whose jurisdiction the vehicle shall travel.**

**With specific reference to national road structures on any proposed haul route, all structures should be checked by the applicant/developer to confirm that all the structures can accommodate the proposed loading associated with the delivery of development components to site where the weight of the delivery vehicle and load exceeds that permissible under the Road Traffic Regulations.**

- **While an abnormal load is defined as anything above 46 tonnes and below 180 tonnes, any load above 180 tonnes, represents an 'Exceptional Abnormal Load' ('EAL'). All structures to be crossed will need a full structural assessment by the developer in accordance with TII Publications AM-STR-06048 to verify that they can sustain any 'EAL' load safely and without any damage. Reference should be made to Department of Transport Circular RW18 of 2024 ('Exceptional Abnormal Loads') in that regard.**



**Full details of the transportation of all Abnormal Loads and all ‘Exceptional Abnormal Loads’ associated with the subject development shall be agreed with all planning and road authorities along all proposed haul routes prior to the commencement of any development.**

#### 2.2.4 Item 2 Appeal Response

The applicant can confirm the load details of the 140 MVA transformer being delivered to the 110kV Killough substation site from Belview Port via the N29, N25, N9, N24, M8 and N62 national roads are outlined in Table 2-5 below.

**Table 2-5: Transformer Laden Weight Specifications**

Transformer Rating	In Service Weight	Approx. Transport Weight (Dry)	Approx. Gross Vehicle Weight
<b>MVA</b>	<b>Tonnes</b>	<b>Tonnes</b>	<b>Tonnes (GVW)</b>
140	160	104	150

For the Killough 110 kV substation, the typical transformer rating is 140 MVA, and the main transformer body arriving on site without oil (dry) is often in the range of 100 - 110 tonnes, with additional loads arriving separately for radiators, bushings, cooling equipment, and drums of insulating oil. This categorises the transformer delivery as an abnormal load but not as an Exceptional Abnormal Load (EAL) as defined by TII in their submission.

All loads delivered to the Killough Substation site will be compliant with Road Traffic Regulations and under the maximum allowable axle loads defined by the Road Safety Authority in their Guidelines on Maximum Weights and Dimensions of Mechanically Propelled Vehicles and Trailers, Including Manoeuvrability Criteria, October 2025.

The applicant can confirm that the abnormal load being delivered to the site does not exceed 180 tonnes and detailed structural assessments in accordance with TII Publications AM-STR-06048 are not a mandatory requirement to be undertaken by the applicant. The applicant will commit to all structures being checked by competent structural engineers by visual evaluation to confirm that all structures along the designated haulage route can accommodate the proposed loading associated with the delivery of development components to site.

The applicant will also commit to pre and post condition surveys of all structures crossed along the abnormal load haulage route to verify if any damage caused by the haulage of the abnormal load is attributable to the abnormal load delivery and is the responsibility of the applicant for reinstatement to the satisfaction of TII, DoT, PPP, MMarCs, and Local Roads Department requirements.

#### 2.2.5 Item 3 Grid Connection Routing

- **Connection to the national grid is detailed as being via a Loop In / Loop Out (LI/LO) connection to the existing Killhill - Thurles 110kV overhead (OH) line. Figure 1.1 of the Planning and Environmental Report that accompanied the application outlines the site extents and indicates no interactions with the strategic national road network in the area.**



Notwithstanding, and in the interests of clarity, TII refers the Commission to Department of Transport Circular RW 07 of 2025 and the 'Interim Guidance to Road Authorities (placement of Medium or High Voltage electricity assets)' and the associated update issued with Circular RW 05 of 2026, both of which can be accessed at; [https://www.gov.ie/en/publication/ece06\\_electricity-transmission-infrastructure-development-roads-sector-engagement-framework\\_interim-guidance/](https://www.gov.ie/en/publication/ece06_electricity-transmission-infrastructure-development-roads-sector-engagement-framework_interim-guidance/).

The 'Interim Guidance', as outlined in the Circular, are issued pro tem until the development of any procedures for the planning, regulation, construction and management of Medium or High Voltage cables under public roads.

- In relation to high voltage transmission infrastructure development, regard should also be had to the 'Electricity Transmission Infrastructure Development – Roads Sector Engagement Framework' included in DoT Circular RW 07 of 2025.

#### 2.2.6 Item 3 Appeal Response

The applicant has reviewed the interim guidance from Department of Transport (DoT) Circulars RW 07 of 2025 and RW 05 of 2026 and will keep abreast with best practice guidance and standards until the development of any procedures for the planning, regulation, construction and management of Medium or High Voltage cables under public roads.

The applicant will have regard for the 'Electricity Transmission Infrastructure Development – Roads Sector Engagement Framework' included in DoT Circular RW 07 of 2025.

#### 2.2.7 Item 4 Greenways

**In relation to any Greenway or Active Travel proposals in the vicinity of the proposed works, consultation with Tipperary County Councils own internal project and/or design staff is recommended.**

#### 2.2.8 Item 4 Appeal Response

The applicant is not aware through its consultation with Tipperary County Council of any proposals for a greenway in this area.

### 2.3 Appeal 4: Uisce Éireann

#### 2.3.1 Appeal Item 1: Underground Assets and Thurles Regional Public Water Scheme

#### 2.3.2 Item 1 Appeal Response:

Uisce Éireann (UE) notes that a 150mm uPVC watermain serving the Thurles Regional Public Water Scheme is located within the public road corridor along part of the proposed underground grid connection route, and UE advises that minimum separation distances must be maintained from existing water infrastructure and that any works affecting UE assets may require engagement with its Diversions Team to agree appropriate mitigation measures. The Applicant has consulted directly with UE and the Diversions Team in relation to locating the underground connection cable within the public roadway between the permitted Killough Solar Farm and the Proposed Development. It should be noted that the cable route referred to by UE is outside the remit of this application for consent.



It has been noted that this UE submission relates to the protection of existing water infrastructure, and does not raise any objection in principle to the Proposed Development. The applicant notes that UE cannot permit build over of its network assets. The Applicant wishes to confirm that the detailed design and construction of the associated grid connection will be undertaken in conjunction with UE following additional consultations with regard to the location of the underground grid connection cable, existing underground utilities, and statutory undertaker requirements. The applicant can commit to all works in the vicinity of UE infrastructure will be carried out in accordance with applicable UE standards, separation distances, and protection measures. Where required, the Applicant will further engage with UE to agree any necessary mitigation measures in advance of construction works.

## 2.4 Appeal 3: Department of Housing, Local Government and Heritage (DAU)

### 2.4.1 Appeal Item 1: Previously unknown sub-surface archaeological features

#### 2.4.2 Item 1 Appeal Response:

The Development Applications Unit (DAU) notes that the submitted Archaeological Impact Assessment (AIA) identifies the potential for previously unknown sub-surface archaeological features within the Proposed Development site, and recommends additional archaeological geophysical survey and test excavation at the proposed substation site prior to any development works taking place.

The Applicant notes that archaeology and cultural heritage were comprehensively assessed within the submitted AIA, and notes that the DAU recommends additional pre-construction archaeological investigations and mitigation measures to be secured by condition. The Applicant has no objection in principle to these recommendations being addressed through appropriately worded planning conditions, should ACP consider such conditions necessary.



## THIRD PARTY RESPONSES

### 2.5 Appeal 5: Catherine Brittain

#### 2.5.1 Appeal Item 1: Road naming discrepancy between Cabling Route Application and Substation Application.

*The first cabling route application (Tipperary Co. Council Ref. 2660202), submitted on 05/03/2026, was deemed invalid by the Council on 09/03/2026 due to use of the incorrect road number, L-4106.*

*The original cabling route application to Tipperary County Council (Ref. 2660202), submitted on 05/03/2026, was deemed invalid on 09/03/2026 because it used the incorrect road reference, L-4106.*

*A revised application (Tipperary Planning Ref. 2660228) was submitted on 12/03/2026, correcting the road reference to L-4156, including the entrance to the proposed substation site.*

*The SID application to An Coimisiún Pleanála for the substation still refers to road number L-4106.*

*As the first application using road reference L-4106 was deemed invalid by Tipperary County Council, this application should also be rejected in its current form in the interests of accurate public records and to avoid present and future confusion.*

*(See Sheets 1, IA, IB Copy of Tipperary Co Council letter re. Invalidation of Tipperary Planning ref: 2660202 for ease of reference)*

#### 2.5.2 Item 1 Appeal Response:

Please refer to Section 2.1.4 Item 2 Appeal Response.

#### 2.5.3 Appeal Item 2: Location of Substation.

*The proposed substation is approximately 470 metres from Moycarkey Village and would be directly visible from homes in and around the village.*

*In the Killough Solar Farm application (Tipperary Co. Council Ref. 2560003 / ACP Ref. 323453), the substation was shown in Field 22, farther from Moycarkey Village, nearby homes, Moycarkey Church and the Parish Hall, and outside direct sightlines from private dwellings.*

*See Sheet number 2 showing Table of distances to the now proposed Substation Position and the First Proposed SUBSTATION (Field 22 ) and Moycarkey Village and homeowners.*

*See also Sheets number 3 and 3A attached, maps showing the original proposed location of Substation and how it has been moved closer to Moycarkey Village and homeowners.*

*See Sheet number 4 for a visual representation of a typical 110 kV GIS Substation.*

*See Sheets numbers 5 and 6-10 containing photos and location of where photos were taken from, to illustrate the direct sight lines from my home to the permanent and Forever Structure i.e. The Substation.*



### **Mitigation Measure-**

**1) Co-locate the proposed substation within the Killough Solar Farm site it is intended to serve; or**

**OR**

**2) Return the proposed substation to Field 22, which would:**

**- increase separation from Moycarkey Village, the Parish Hall and nearby residents;**

**- reduce direct sightlines and visual impact on the village and affected homes; and**

**- provide a more direct access route from the permanent entrance on the L4156 for emergency, maintenance and service vehicles.**

#### **2.5.4 Item 2 Appeal Response:**

The location of the Proposed Development has been determined following a detailed site selection process which considered engineering, environmental, planning, landownership and operational requirements. The submitted P&E Report outlines the site selection process undertaken for the proposed development and demonstrates that the selected site represents the preferred option following consideration of technical and environmental constraints associated with the wider project.

While the now permitted Killough Solar Farm and the proposed 110kV GIS Substation are separate planning applications to Tipperary County Council and ACP, both developments have been assessed in the context of the overall Killough Solar Farm project. The proposed 110kV GIS substation location illustrated within the permitted solar farm application was indicative at that stage of project development, and preceded the detailed engineering design, environmental assessment and site selection process subsequently undertaken for the SID application. The final substation location now proposed has been informed by detailed technical assessments, environmental constraints, with mapping and substation design undertaken specifically for the substation project.

The proposed 110kV GIS Substation utilises modern GIS technology which requires substantially less land than a conventional AIS substation, and therefore, significantly reduces the overall development footprint, associated hardstanding areas and potential landscape effects. The compact nature of the GIS design has facilitated the minimisation of land take and visual effects while maintaining compliance with EirGrid operational and safety requirements.

The visual effects of the proposed development have been comprehensively assessed within the LVIA submitted as part of the application. The LVIA includes a series of representative viewpoints and photomontages from locations surrounding the site, including viewpoints located closest to Moycarkey Village and nearby residential receptors.

The submitted LVIA demonstrates that existing field boundaries, mature hedgerows, trees, roadside vegetation, intervening agricultural lands and local topography provide varying degrees of screening between the proposed GIS substation and Moycarkey Village. The viewpoints and photomontages closest to the village illustrate that visibility of the proposed development is generally filtered or partially screened by existing vegetation, and landscape features and does not result in an unimpeded or unrestricted view of the development from the majority of assessed locations.



The LVIA further assesses the proposed landscape mitigation measures and demonstrates that visual effects will reduce over time following establishment of the proposed planting. The development includes reinforcement of existing hedgerows, new native hedgerow planting and supplementary landscape planting around the substation compound designed specifically to strengthen existing screening and integrate the development into the surrounding landscape character.

The appellant contends that the proposed substation would be visible from Moycarkey Village. The submitted LVIA provides an objective assessment of visibility from representative viewpoints and confirms that visibility is influenced by existing vegetation, field boundaries, buildings and topography. The assessment concludes that the proposed development has been designed to utilise existing landscape screening while incorporating additional planting measures to further reduce visual effects over time.

The submitted P&E Report notes that the Proposed Development is separated from Moycarkey Village by intervening agricultural lands, existing hedgerows and established vegetation. The assessment of residential amenity contained within the application documentation concludes that the Proposed Development can be accommodated without giving rise to unacceptable effects on residential amenity, having regard to the separation distances involved, existing screening features and proposed mitigation measures such as additional native planting.

With regard to the appellant's suggestion that the substation should either be co-located within the permitted solar farm or returned to the previously illustrated location, the submitted application documentation demonstrates that alternative locations formed part of the site selection process, and that the selected location was identified following consideration of environmental, engineering, operational and planning constraints. The selected location has subsequently been subject to detailed assessment through the submitted assessments, all of which informed the final design and layout of the proposed development and were submitted with the application. The proposed access arrangements to the proposed development site have similarly been assessed within the Traffic and Transport related documentation submitted with the application, and demonstrate that safe access can be achieved for both construction and operational traffic associated with the proposed development.

Accordingly, the proposed location has been selected following a detailed assessment process and has been comprehensively assessed through the environmental and technical documentation, with the submitted LVIA demonstrating that existing vegetation and landform already provide substantial screening from many receptors within Moycarkey Village, while the proposed hedgerow reinforcement and landscape planting measures will further reduce visual effects following establishment. The use of compact GIS technology further reduces the overall footprint of the development when compared with a conventional substation design and forms part of the overall mitigation strategy assessed within the application documentation.

#### 2.5.5 Appeal Item 3: Size of Substation

***The proposed Development will include the following:***

***- The 110 kV Gas Insulated Substation will have a floor area of c778 sq.m Height = 16.5m***

***- The Control Buildings, of which there will be two Floor Area= 63 sq.m***

***Height= 5m***

***- Two no 110kV transformers and ancillary plant***

***- 4 Monopoles lighting masts Height = 16.5m high***



**- 15 X outdoor lighting poles Height= 3m high**

**See Sheet number 4 for a visualisation of what this will look. (It is akin to a 5 story building)**

**This will cause Visual Pollution to Moycarkey Village and the homeowners who live nearby and would be in direct eyeline of people who live nearby.**

**Because of the size and Visual Impact alternate locations should be seriously looked at AS**

**This is a Forever Structure and cannot be removed or relocated at a later time. WE HAVE ONLY ONE CHANCE TO GET THE LOCATION RIGHT.**

**The South Tipperary County Development Plan 2009, as varied, is the Statutory Development Plan Policy ED9**

**a) The Development shall not have an adverse impact on the Residential, Environmental and rural amenity of the area**

**b) Any new structure shall be of a scale appropriate to the size of the site, and be Sited and designed to ensure it does not detract from the Rural setting and landscape of the area.**

#### 2.5.6 Item 3 Appeal Response:

The appellant raises concerns regarding the scale of the proposed development, including the dimensions of the proposed 110kV GIS Substation building, control buildings, transformers, lighting infrastructure and associated electrical plant, and contends that the Proposed Development would be visually intrusive, disproportionate to its rural setting and contrary to the objectives of the South Tipperary County Development Plan.

The scale, design and operational requirements of the proposed development have been determined by EirGrid specifications and the technical requirements associated with connecting the permitted Killough Solar Farm to the national electricity network and have been subject to detailed engineering design and environmental assessment. The proposed development comprises electrical equipment and ancillary infrastructure which are required to facilitate the safe and efficient operation of the development.

The appellant refers to the dimensions of the GIS building and suggests that it is comparable in scale to a five-storey building. While the maximum height of the GIS building is identified within the application documentation, it should be noted that the building has been designed specifically to accommodate the internal clearance and safety requirements associated with 110kV electrical infrastructure.

The proposed building is not comparable in massing or visual appearance to a conventional multi-storey residential or commercial building. The GIS building is a purpose designed utility structure whose overall footprint and land take are significantly reduced through the use of GIS technology when compared to a conventional AIS substation of equivalent capacity with the GIS building having reduced both the physical scale of the development and the extent of associated visual effects when compared with a conventional substation design.

The visual effects associated with the proposed substation and ancillary infrastructure have been described within Section 2.1.8, Item 4 Appeal Response, above, and comprehensively assessed within the LVIA which includes a detailed assessment of the GIS building, transformers, lighting infrastructure, fencing and associated plant from a range of representative viewpoints, including viewpoints located closest to Moycarkey Village and nearby residential receptors.



The LVIA demonstrates that the proposed development will be viewed within an existing agricultural landscape characterised by field boundaries, hedgerows, mature vegetation, farm buildings, existing electricity infrastructure and other established rural features. The assessment concludes that existing vegetation, intervening landform and field boundaries already provide substantial screening from many viewpoints, while proposed landscape mitigation measures have been incorporated into the design to further reduce visual effects.

The appellant also raises concerns regarding the proposed lighting infrastructure. Lighting associated with the proposed development has been designed to meet operational and safety requirements while minimising light spill beyond the site boundary. The lighting and design proposals form part of the overall environmental assessment of the development and have been considered within the submitted LVIA and planning assessment documentation.

With regard to the suggestion that alternative locations should be considered on the basis of the scale of the proposed development, the submitted P&E Report outlines the site selection process undertaken for the project and demonstrates that the selected location was identified following consideration of technical, environmental, planning and operational constraints. The selected location and design have subsequently been assessed through the P&E Report, LVIA, NIS, FRA, Archaeological Assessment, Traffic and Transport Assessment and drawings which were submitted as part of the application.

With regard to the appellants specific references to Policy ED9 of the South Tipperary County Development Plan 2009. It is noted that the proposed development has been assessed against the relevant policy framework applicable to the current application, including local, regional and national planning policies relating to strategic energy infrastructure. The P&E Report concludes that the proposed development has been designed and sited to minimise impacts on residential amenity, landscape character and the rural environment through a combination of site selection, compact GIS design, existing landscape screening and proposed mitigation planting measures.

#### 2.5.7 Appeal Item 4: Interference with My Right Of Way

***Right of way registered on Co Tipperary Land Register Folio Number 13076F, copy attached for reference, See Sheet number 11.***

***(Note: Parts of the page has been blocked out to protect the privacy of other people referenced on the same page)***

***Right of way extends to a Draw Well location of which is shown on attached map, See Sheet number 12.***

***The proposed Access Road for the proposed Substation goes through the Draw Well Location and would interfere with my Right Of Way and destroy it as a potential source of water if needed.***

#### 2.5.8 Item 4 Appeal Response:

With regard to any Right Of Way, the location and design of the Proposed Development, including the proposed access arrangements, have been assessed as part of the submitted P&E Report, Traffic and Transport Assessment and supporting engineering design documentation. No proposal or evidence has been provided to demonstrate that the draw well would be removed, rendered inaccessible or that any legally established Right of Way will not be maintained or interfered with.



#### 2.5.9 Appeal Item 5: Total absence of Consultation with residents of Moycarkey Village and homeowners

***The residents of Moycarkey Village and nearby homeowners have not been offered or Given any chance to engage with the Developers, at any stage, with regard to this Development.***

***This despite the fact that the proposed Substation would be within c 227.59m of dwelling homes.***

***This has caused serious levels of stress and Mental Health Issues.***

***We know Isolation causes Mental Health Issues and in regard to this proposed Development Moycarkey Village and nearby homeowners have been victims of 'Consultation and Information Isolation'.***

***Planning and Development (Renewable Energy) Regulations 2025(Ned 111)***

***-Irish Transportation (S.I. No 402 of 2025) Updated Public Consultation required.***

***The requirement to engage with communities was not fulfilled in this Planning and Development Process.***

#### 2.5.10 Item 5 Appeal Response:

The appellant states that residents of Moycarkey Village and nearby homeowners were not afforded an opportunity to engage with the Applicant at any stage with regard to this development, and contends that the requirements relating to public consultation and community engagement were not fulfilled.

The Applicant respectfully disagrees with this assertion, and can show, that in addition to the wider Killough Solar project having two public consultation days at Killough Castle with regards to the Solar farm element in October 2024, a specific Killough Solar Farm project website was established at that time to provide updates on the overall project as the project design evolved, with this website continuing to be updated as appropriate with regard to the separate components of the wider project until the time of the SID lodgement in March 2026 ([www.killoughsolar.ie](http://www.killoughsolar.ie)).

Further to the project specific website, the Applicant also established a statutory SID website at [www.killoughsid.ie](http://www.killoughsid.ie) to provide information on the proposed 110kV GIS Substation application once the project assessments etc were finalised.

In addition to the project websites and the statutory SID website, the project Community Liaison Officer (CLO), Mr. David Linnane, was accessible throughout the entire process and people could submit queries via e-mail and the dedicated project website. This provided a direct opportunity for nearby residents to engage with the project team, and ask questions and request any further information they require before the SID application was lodged.

#### 2.5.11 Appeal Item 6: Devaluation of Private Property Values.

***The opinion of 3 different and Independent Auctioneers and Estate Agents, when asked for their opinion re the effect on house valuations and nearby Substations, was the same.***

***There would definitely be a reduction in value of private home and maybe as much as 20%.***

***Alternative locations for this proposed enormous ( akin to 5 story building) Substation should be looked for, in consultation with residents of Moycarkey Village and nearby homeowners for a suitable solution for all, including Developers.***



***Relocation to Field 22 would mitigate this somewhat and would also change the direct sight lines between homeowners and Substation.***

***Again see Sheets 2,3,4,5 for illustration.***

***Having it Co-located with Killough Solar farm and within same site would also mitigate for these negative Effects.***

***The Proposed location for the Substation is an elevated site relative to Moycarkey Village and nearby homes making the effect on Property Valuation more significant due to Sightlines being more evident.***

#### 2.5.12 Item 6 Appeal Response:

The appellant states that three un-named independent auctioneers and estate agents advised that the proposed substation would result in a reduction in nearby property values, and suggests that the substation should be relocated to reduce "*Devaluation of Private Property Values*".

The concerns raised by the appellant are primarily based on the perceived visual impact of the proposed substation. However, these matters have been comprehensively assessed within the submitted P&E Report and accompanying LVIA and photomontage.

The appellant refers to direct sightlines between nearby dwellings and the proposed 110kV GIS substation, and notes that the site occupies an elevated position relative to Moycarkey Village. These factors were specifically considered by MacroWorks within the LVIA through detailed viewpoint assessments and photomontages prepared from locations representative of nearby residential receptors and viewpoints closest to Moycarkey Village. The assessment demonstrates that existing hedgerows, mature vegetation, field boundaries and intervening topography already provide varying degrees of screening and containment of views towards the proposed development.

The LVIA also assessed the effectiveness of the proposed mitigation measures such as native planting, and demonstrates that visual effects will reduce over time following the establishment of the proposed landscape strategy. The development includes retention and reinforcement of existing hedgerows together with supplementary native planting around the substation compound designed specifically to strengthen screening and integrate the development into the surrounding landscape.

The appellant further suggests that alternative locations within the permitted Killough Solar Farm site would reduce these perceived impacts. The P&E Report outlines the site selection process undertaken for the proposed development and demonstrates that environmental, engineering, operational, landownership and planning constraints were considered in identifying the preferred location. The selected location was subsequently assessed through the full suite of environmental and technical reports submitted as part of the application.

In conclusion, the Appellants issues and concerns regarding property values, namely visual impact, residential amenity and landscape effects, have been comprehensively assessed, with the submitted assessments demonstrating that any perceived effects have been minimised through site selection, compact GIS design, existing landscape screening and proposed landscape mitigation measures.

#### 2.5.13 Appeal Item 7: Indemnity Bond/Property values

***An Indemnity Bond should be lodged by the Developer to compensate homeowners against potential damage to property during construction and operation.***



***Also to compensate for any devaluation of property values.***

#### 2.5.14 Item 7 Appeal Response:

With regards to the Appellants request for the developer provide an indemnity bond and compensate for any devaluation of property values, as described above in 2.11 *Appeal Item 6: Devaluation of Private Property Values*, the Appellants issues and concerns regarding devaluation of property values, which are namely visual impact, residential amenity and landscape effects, have been comprehensively assessed, with the submitted assessments demonstrating that any perceived effects have been minimised through site selection, compact GIS design, existing landscape screening and proposed landscape mitigation measures. Therefore, it is considered an indemnity bond or compensation for any devaluation of property value is not required or necessary which is in-line with best practice and considered to be the norm across the industry.

## 2.6 Appeal 6: Catherine McGrath

### 2.6.1 Appeal Item 1: Failure to demonstrate necessity / alternative site locations

***The application does not adequately justify selecting this greenfield site over alternatives, including a location within Killough Solar Farm, which would offer better screening and less impact on Moycarkey's rural character. The current choice appears to prioritise convenience over sound planning. The substation should be reconsidered, particularly within Killough Solar Farm, where it would better minimise landscape, residential amenity and agricultural effects and avoid unnecessary additional infrastructure. Its construction and operation would directly affect nearby homes and productive farmland, and local residents have not been adequately considered.***

### 2.6.2 Item 1 Appeal Response:

The appellant contends that the Applicant has not adequately demonstrated why the proposed greenfield site was selected in preference to alternative locations, including a location within the now permitted Killough Solar Farm site, and suggests that the selected location prioritises developer convenience over planning and environmental considerations. The site selection process undertaken for the proposed development is documented within the submitted P&E Report, and formed a key component of the overall project design process as described within Section 4: Site Selection and Alternatives, which considered a range of environmental, technical, operational, planning and land-use constraints before identifying the preferred location for the proposed 110kV GIS Substation.

The proposed substation forms part of the wider Killough Solar Farm project, but constitutes one component of 3 separate consenting procedures as a separate item of strategic electricity infrastructure requiring its own planning consent and environmental assessment under Strategic Infrastructure Development (SID). While alternative locations, including locations associated with the now permitted Killough Solar Farm, were considered during project development and design process, the selected site was identified as the most suitable location having regard to engineering requirements, grid connection constraints, land availability, environmental considerations and operational requirements.



The appellant suggests that locating the substation within the solar farm site would reduce visual impacts and improve screening. However, the visual effects of the selected site have been comprehensively assessed within the submitted LVIA, which includes viewpoint assessments and photomontages from locations surrounding Moycarkey Village and nearby residential receptors. The assessment demonstrates that existing hedgerows, mature vegetation, field boundaries and intervening topography already provide substantial screening from many viewpoints. In addition, the Proposed Development includes hedgerow reinforcement and supplementary native planting around the substation compound to further integrate the development into the landscape and reduce visual effects over time.

The application documentation also demonstrates that the proposed development has been designed to minimise land take through the use of GIS technology, which significantly reduces the footprint of the substation when compared with a conventional AIS facility.

The appellant further contends that impacts on residential amenity and agricultural land have not been adequately assessed. This is not correct, as the reports submitted with the application comprehensively assess the potential effects of the Proposed Development on aspects related to residential amenity, landscape character, agriculture, traffic, ecology, hydrology and cultural heritage. These assessments informed both the selection of the site and the final design of the Proposed Development.

The assertion that no consideration has been given to local residents is incorrect. As described in Section 2.10: Item 5 Appeal Response, the Applicant can show, that residential amenity formed a key component of the application assessments, and that the Applicant undertook both statutory and non-statutory consultation, including project websites, public information initiatives, direct engagement through open days and the project CLO conducting house visits and providing contact details to residents in proximity to the site, all of which provided opportunities for residents to engage with the project at any time if they wished to do so.

Therefore, the selected site is not the result of developer convenience, but rather the outcome of a structured site selection process informed by public consultation with local residents and consultation with the relevant planning authorities in Tipperary County Council and ACP as well as relevant engineering, environmental, planning and operational considerations.

### 2.6.3 Appeal Item 2: Lack of Community/Public Consultation

***There was inadequate public engagement and transparency before the substation site notice. The applicant did not engage meaningfully with directly affected households in Moycarkey, and early consultation could have addressed many of the issues now raised. O’Grianna v. An Bord Pleanála [2014] is relevant to SID applications, as the solar farm and substation form a single, functionally interdependent project. The materially changed substation location, together with the lack of an integrated proposal, points to a deficiency in consultation and limited meaningful community input.***

### 2.6.4 Item 2 Appeal Response:

Please refer to Section 2.5.10, Item 5 Appeal Response.

### 2.6.5 Appeal Item 3: Visual Impact and Landscape Character

***The substation, together with its security fencing, lighting columns and pylons, would introduce a visually intrusive development out of character with the rural landscape of Moycarkey Village. The proposed site also intersects a historic mass path, further questioning its suitability. The substation appears significantly larger than is necessary to serve the solar farm.***



***In addition, the proposed site directly intersects a historic mass path, further underscoring its unsuitability. The proposed substation appears significantly larger than what is necessary to service the solar farm.***

#### 2.6.6 Item 3 Appeal Response:

As described in detail in Section 2.1.8 Item 4 Appeal Response, the visual effects of all above ground elements of the proposed development, including the GIS building, transformers, fencing, lighting infrastructure and associated electrical equipment, have been comprehensively assessed within the submitted LVIA and associated documents. The submitted LVIA demonstrates that the Proposed Development will be viewed within an existing agricultural landscape characterised by farm buildings, agricultural infrastructure, existing hedgerows and mature trees, field boundaries and existing electricity infrastructure. The assessment further demonstrates that existing hedgerows, mature vegetation and intervening topography provide substantial screening from many viewpoints, including viewpoints closest to Moycarkey Village and nearby residential receptors.

The proposed development has been designed to minimise visual effects through the use of compact GIS technology, which significantly reduces the footprint and extent of external electrical infrastructure when compared to a conventional substation design. Also, the Proposed Development includes a comprehensive landscape strategy comprising retention of existing hedgerows, hedgerow reinforcement and supplementary native planting around the substation compound. The LVIA photomontages demonstrate that these measures will further integrate the development into the surrounding landscape and reduce visibility over time as planting matures.

With regard to the appellants reference of a 'Mass Path', IAC Archaeology conducted a review in preparation of this response, and note a footpath is shown on the 1905 Ordnance Survey map, which runs in an east-west direction to the immediate south of the field boundary that forms the southern boundary to the Proposed Development area, as shown in Figure 2-3, below.

Footpaths are not generally included in heritage assessments, unless they have a specific designation, as they form part of the landscape in the same way roads and field boundaries do. In this instance, the footpath slightly cuts the corner of the field that forms the southeast corner of the development area, but it is not located within the footprint of the proposed substation site. The footpath is not marked on the first edition Ordnance Survey map of 1843, although it is possible an earlier road once ran along this alignment to Moycarkey village, as suggesting in the mapping. This is not unusual, when old roads go out of use.

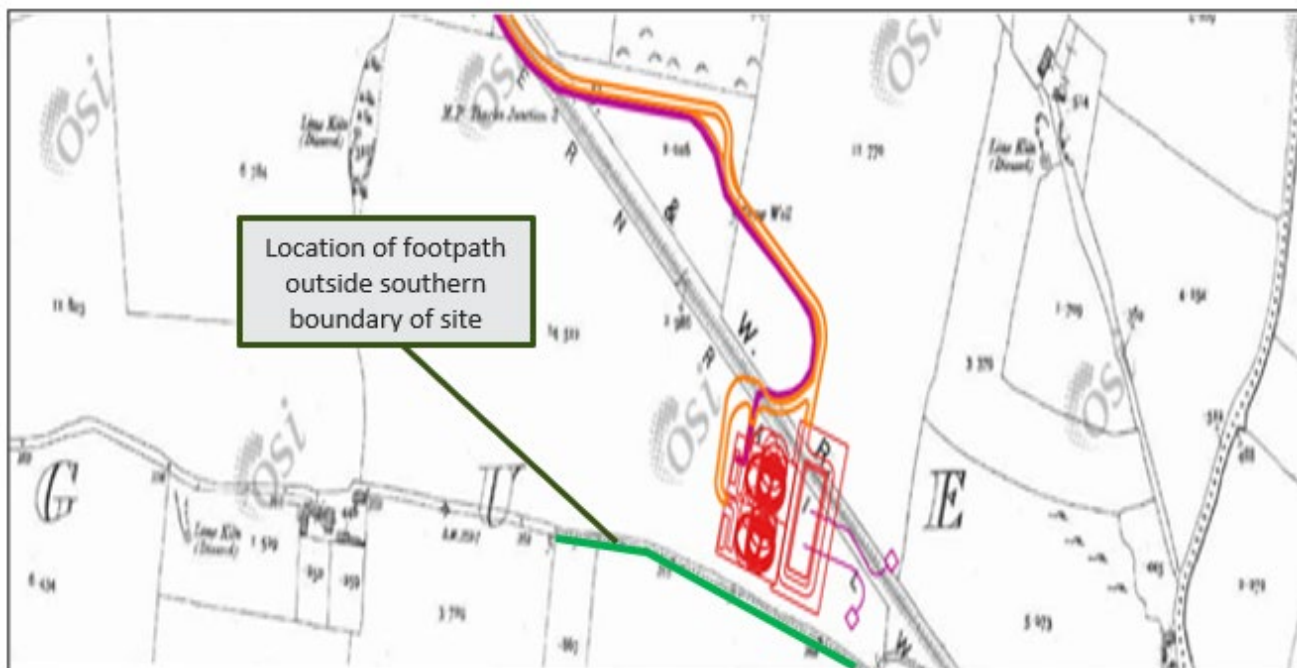


Figure 3-1: Extract from the 1905 OS map showing the proposed substation and route of footpath (highlighted in green)

IAC Archaeology state that no documents have been identified that identify this former footpath as a "Mass Path". It is not marked as such within the historic mapping and no records of it were identified during a review of the National Folklore Collection.

Whilst the footpath may be known locally as a mass path, if there are no documents to indicate this designation, it cannot be assessed as part of the baseline analysis undertaken as part of the heritage assessment. Notwithstanding that, the route of the path will remain unaffected by the Proposed Development.

#### 2.6.7 Appeal Item 4: Emissions/Prime Agricultural Land

***My land directly adjoins the proposed substation site, with livestock grazing immediately beyond the boundary ditch. The attached photographs show the adjoining fields and viewpoints. Siting a large substation on prime agricultural land would permanently remove this area from productive farming and food production.***

#### 2.6.8 Item 4 Appeal Response:

While it is accepted that the Proposed Development will result in the change of use of a limited area of agricultural land, this must be considered in both the similarities to buildings and structures associated with agricultural activities commonly seen in county Tipperary, and the context of the strategic importance of the infrastructure required to connect of renewable energy generation to the national grid. During the operational phase of the Proposed Development, the majority of surrounding lands will remain in agricultural use and existing farming activities on adjoining lands can continue as they have always done.



It is also noted that buildings and structures associated with agricultural activities such as agricultural sheds, livestock housing, slatted cattle sheds, silage infrastructure and farmyards etc. are common features within the rural landscape of County Tipperary, and similarly, involve the permanent loss of agricultural land within their footprint. Such structures are generally accepted as necessary infrastructure supporting agricultural production, and in a similar manner, the proposed substation represents essential infrastructure required to support national renewable energy and electricity network objectives.

Therefore, the limited loss of agricultural land associated with the Proposed Development is not considered to give rise to unacceptable impacts on agricultural productivity, food production or the continued agricultural use of lands within the surrounding area, with no impact on grazing cattle on adjoining lands.

#### 2.6.9 Appeal Item 5: Visual Proliferation

***In addition to the solar farm, a second industrial-scale development is now proposed in this rural area, namely the associated substation, all on high-quality agricultural land. This is wholly out of character with the existing landscape and would irreversibly affect Moycarkey Village and surrounding farmland. As shown in Photos 01, 02, 03, 09 and 10, two large pylons already exist locally, and two more, of greater height, are proposed. These would dominate the skyline and materially alter views from the village and its environs.***

***This would result in a significant cumulative visual impact on the landscape character of historic Moycarkey Village.***

#### 2.6.10 Item 5 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

#### 2.6.11 Appeal Item 6: Residential Amenity (Noise and Disturbance)

***Substations generate continuous low-frequency noise that may cause ongoing disturbance, particularly at night. The scale and proximity of the proposed facility also raise concerns about its overbearing effect on nearby homes, farms and livestock.***

***The close siting of the substation and associated large pylons also raises local concerns regarding health, safety and possible exposure to electromagnetic fields.***

#### 2.6.12 Item 6 Appeal Response:

Any impact on residential amenity and potential noise effects associated with the Proposed Development have been comprehensively assessed within the submitted noise assessment within the P&E Report. Operational noise modelling was undertaken by a qualified acoustic engineer using recognised assessment methodologies, and demonstrated compliance with applicable noise criteria at nearby noise-sensitive receptors. The Applicant also notes that the Proposed Development is a GIS substation, which is recognised as significantly reducing operational noise compared to conventional AIS substations.

The Applicant also notes that EMF associated with electricity infrastructure is regulated through established national and international guidelines, with the submitted application documentation showing that predicted EMF levels associated with the Proposed Development will remain within applicable public exposure limits.



### 2.6.13 Appeal Item 7: Traffic Hazards and Access

***Construction and operation would increase traffic, creating potential hazards and placing additional pressure on local roads that are already heavily used and unsuitable for heavy machinery. Co-locating the substation with the solar farm would reduce road disturbance and represent a more coherent planning solution.***

#### 2.6.13.1 *Item 7 Appeal Response:*

Traffic and transportation effects have been assessed within the submitted Traffic and Transport Assessment (TTA) and P&E Report, Section 9, which concluded that the local road network can accommodate the temporary construction traffic associated with the Proposed Development without significant adverse effects on road safety or traffic operations.

The operational phase will generate only occasional maintenance traffic, while construction traffic will be temporary and managed through appropriate traffic management measures as outlined within the aforementioned submitted documentation. The issue of alternative locations has been addressed elsewhere in this response report and in the site selection process outlined in Section 4 of the P&E Report.

Therefore, the Applicant considers that traffic impacts associated with the Proposed Development to have been appropriately assessed and will not result in significant adverse effects on the local road network.

### 2.6.14 Appeal Item 8: Fire Risk and Environmental Pollution

***The proposal also introduces a risk of transformer fire, with potential toxic smoke and contaminated firewater runoff, which is of particular concern given the proximity of the Cabra Wetlands.***

#### 2.6.15 Item 8 Appeal Response:

The potential environmental effects associated with the operation of the proposed 110kV GIS substation, including accidental events such as fire and pollution risks, have been comprehensively assessed within the submitted application documentation, including the P&E Report, NIS, FRA and CEMP.

Transformer fires at modern electrical substations are rare, and are considered as 'low-probability' events. The Proposed Development has been designed in accordance with applicable electrical, fire safety and environmental standards. To adhere to the high fire safety and pollution prevention standards in design, the Proposed Development incorporates dedicated containment, drainage and pollution control measures designed to prevent the uncontrolled release of contaminants to surrounding lands and watercourses.

Potential impacts on ecological receptors, including the Cabra Wetlands and European sites within the zone of influence of the project, were specifically assessed within the NIS. The NIS concluded that the Proposed Development, either alone or in combination with other plans or projects, will not adversely affect the integrity of any European site, having regard to the mitigation measures incorporated into the project.

Furthermore, the submitted FRA and site drainage design provide for the controlled management of any surface water runoff, ensuring protection of receiving water environments.



## 2.7 Appeal 7 & 8: Jim Ryan & Moycarkey Community Association

### 2.7.1 Appeal Item 1: Location, scale, and cumulative impacts

**Concerns regarding the location, scale, and cumulative impacts of the proposed development, particularly given its proximity to Moycarkey Village and surrounding residential areas.**

### 2.7.2 Item 1 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

### 2.7.3 Appeal Item 2: Proximity to Moycarkey Village and Residential Context

**The proposed development is located in close proximity to Moycarkey Village and established residential properties. Concerns include:**

- **Inappropriate siting of large-scale electrical infrastructure adjacent to a rural settlement**
- **Conflict with the existing residential character**
- **Insufficient separation between strategic infrastructure and the community**

### 2.7.4 Item 2 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

### 2.7.5 Appeal Item 3: Scale and Dominance Relative to Village and Dwellings

**The development is excessive in scale relative to:**

- **Moycarkey Village**
- **Nearby homes and agricultural holdings**

**Structures up to 16.5 metres in height will:**

- **Visually dominate the area**
- **Be disproportionate to the surrounding built environment**
- **Introduce a strong industrial character**

### 2.7.6 Item 3 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response

### 2.7.7 Appeal Item 4: Elevated Site and Visual Impact

**The site occupies an elevated position approx. 4 metres above Moycarkey village. No proposals outlined to help mitigate this visual impact e.g. Tree screening.**



**Impacts include:**

- **High visibility across the landscape**
- **Skyline intrusion from lighting masts and structures**
- **Significant long-range visual effects**

***This results in a prominent and intrusive development within a rural setting.***

2.7.8 Item 4 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

2.7.9 Appeal Item 5: Conflict with County Development Plan and Settlement Strategy

***The proposal conflicts with key objectives of the Tipperary County Development Plan, including:***

- **Supporting sustainable growth of rural villages**
- **Encouraging residential development within settlements**
- **Protecting residential amenity Potential impacts:**
- **Restriction of future expansion of Moycarkey Village**
- **Reduced attractiveness for residential development**
- **Undermining long-term planning strategy**

2.7.10 Item 5 Appeal Response:

As outlined under previous responses within Section 2.1.8, Item 4 Appeal Response relating to site selection, visual impact and residential amenity, the proposed substation is located c. 470m from Moycarkey Village and c. 200m from the nearest residential receptor. The relationship between the Proposed Development, the village and nearby residences has been comprehensively assessed within the P&E Report and LVIA.

As described in similar responses throughout this response report, the Proposed Development occupies a relatively small site within a wider agricultural landscape with agricultural type building and structures of comparable size and scale, and does not affect lands identified for future growth or expansion of Moycarkey Village. Furthermore, the issues raised regarding residential amenity, landscape character and visual impact have been addressed under previous appeal items and the Applicant refers ACP to those responses and the supporting assessments contained within previously submitted documents such as the P&E Report and LVIA.

The Applicant does not consider that the Proposed Development would restrict the future expansion of Moycarkey Village or conflict with the long-term planning strategy for the area. The development supports the delivery of strategic electricity infrastructure required to facilitate renewable energy generation and aligns with the infrastructure, climate action and renewable energy objectives of the current Tipperary County Development Plan 2022-2028, as assessed within the submitted P&E Report.



#### 2.7.11 [Appeal Item 6: Property Devaluation](#)

***There are concerns regarding:***

- ***Devaluation of nearby residential properties***
- ***Reduced desirability of the area***

***This reflects a broader impact on residential amenity and community wellbeing***

#### 2.7.12 [Item 6 Appeal Response:](#)

Please refer to Section 2.5.12, Item 6 Appeal Response.

#### 2.7.13 [Appeal Item 7: Lack of Community Consultation](#)

***The community considers that:***

- ***Meaningful engagement did not take place***
- ***Residents were not adequately consulted Given the scale of the project, early and transparent engagement should have been undertaken.***

#### 2.7.14 [Item 7 Appeal Response:](#)

Please refer to Section 2.5.10, Item 5 Appeal Response.

#### 2.7.15 [Appeal Item 8: Alternatives and Site Selection](#)

***There is insufficient evidence that alternative sites were properly considered.***

***Key concerns:***

- ***Why co-location with the permitted Killough Solar Farm was not pursued***
- ***Why proximity to existing infrastructure (e.g., 110kV line at Ballytarsna) was not prioritised***

***A robust alternatives assessment is required.***

#### 2.7.16 [Item 8 Appeal Response:](#)

Please Refer to Section 2.5.4, Item 2 Appeal Response.

#### 2.7.17 [Appeal Item 9: Flood Risk and Surface Water](#)

***Moycarkey has been identified historically as an area of flood risk, including:***

- ***References in the Tipperary County Development Plan (2010)***
- ***Local knowledge of flooding events (1960s and 1970s)***



**Concerns include:**

- **Increased runoff due to significant concrete infrastructure**
- **Alteration of drainage patterns**
- **Potential downstream flooding impacts**

2.7.18 Item 9 Appeal Response:

Flood risk and drainage have been comprehensively assessed within the submitted FRA, P&E Report and CEMP, with the submitted FRA concluding that the Proposed Development site is located within Flood Zone C, indicating a low probability of flooding, and confirms that the site itself is not at risk of flooding and concludes that the Proposed Development is appropriate for the site.

The Proposed Development incorporates a surface water drainage strategy designed to maintain greenfield runoff rates and ensure that post-development runoff does not exceed existing conditions. The FRA concludes that the development will not increase flood risk on-site, on adjoining lands or downstream of the development.

While the appellant refers to historical flooding events within the wider Moycarkey area, the FRA specifically assessed flood risk at the proposed development site, and concluded that the development is not in a location historically prone to flooding and will not adversely affect existing drainage patterns or increase flood risk elsewhere and will not result in significant adverse impacts on drainage patterns or flood risk within the area.

2.7.19 Appeal Item 10: Health Considerations and Fire Safety

**The proximity of high-voltage infrastructure raises concerns regarding:**

- **Potential health impacts**
- **Public perception and stress**
- **Fire safety – local fire station knowledge and means to deal with fires on site. A precautionary approach should be applied in siting such infrastructure near homes.**

2.7.20 Item 10 Appeal Response:

The potential effects associated with the operation of the proposed 110kV GIS substation, including accidental events such as fire and pollution risks, have been comprehensively assessed within the submitted application documentation, including the P&E Report, NIS, FRA and CEMP.

Transformer fires at modern electrical substations are rare, and are considered as 'low-probability' events. The Proposed Development has been designed in accordance with applicable electrical, fire safety and environmental standards. To adhere to the high standards in design incorporated into the Proposed Development, the substation incorporates dedicated containment, drainage and pollution control measures designed to prevent the uncontrolled release of contaminants to surrounding lands and watercourses.

Potential impacts on ecological receptors, including the Cabra Wetlands and European sites within the zone of influence of the project, were specifically assessed within the NIS. The NIS concluded that the Proposed Development, either alone or in combination with other plans or projects, will not adversely affect the integrity of any European site, having regard to the mitigation measures incorporated into the project.



Furthermore, the submitted FRA and site drainage design provide for the controlled management of any surface water runoff, ensuring protection of receiving water environments.

#### 2.7.21 [Appeal Item 11: Lighting Impact](#)

***The proposal includes significant lighting infrastructure:***

- ***15 lamp poles***
- ***4 high mast lights (16.5m) Impacts:***
- ***Light pollution***
- ***Impact on residents and wildlife***
- ***Loss of rural dark sky environment***

#### 2.7.22 [Item 11 Appeal Response:](#)

The potential effects of the proposed lighting have been assessed within the submitted P&E Report, LVIA and NIS, and outline that the proposed lighting has been included to satisfy operational safety and security requirements associated with the operation and maintenance of a strategic electricity substation. The lighting will only be used when maintenance personnel are on site and for security purposes only. Which will be infrequent, therefore the impact of lighting is considered to be temporary and not significant.

Any potential ecological effects associated with artificial lighting were assessed within the NIS. The NIS concluded that the Proposed Development, either alone or in combination with other plans and projects, will not adversely affect the integrity of any European sites.

As outlined under previous responses relating to visual impact and residential amenity, the proposed development is c. 200m from the nearest residential receptor and c. 470m from Moycarkey Village. Existing hedgerows, mature vegetation and proposed additional landscape planting will assist in screening views of the development and associated infrastructure.

The potential effects of the proposed lighting infrastructure on residential amenity, wildlife and the surrounding rural environment have been assessed within the application documentation and appropriate mitigation measures have been incorporated into the design of the proposed development.

#### 2.7.23 [Appeal Item 12: Future Greenway Impact](#)

***Concerns exist regarding:***

- ***Impact on potential Greenway development***
- ***Reduced recreational and tourism value***

***The development may conflict with future amenity and tourism objectives.***



#### 2.7.24 Item 12 Appeal Response:

As outlined within the submitted P&E Report, the review of the current Tipperary County Development Plan 2022-2028, including the settlement strategy, transport strategy, tourism strategy and associated maps, does not identify any existing, proposed or planned Greenway route within or adjacent to the Proposed Development site.

The Proposed Development occupies a relatively small site within a wider agricultural landscape, and will not impede access to public roads, recreational facilities, public rights of way or tourism assets, therefore, the Applicant does not consider that the Proposed Development would conflict with any identified Greenway proposal, recreational amenity objective or tourism policy contained within the current Tipperary County Development Plan 2022-2028.

#### 2.7.25 Appeal Item 13: Cumulative Impact

***The development must be assessed alongside:***

- ***The permitted Killough Solar Farm***
- ***Associated infrastructure***

***This represents:***

- ***A significant intensification of development***
- ***Gradual industrialisation of a rural landscape 1***

#### 2.7.26 Item 13 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

#### 2.7.27 Appeal Item 14: Conclusion and Request

***Moycarkey Community Association respectfully requests that An Coimisiún Pleanála:***

- ***Carefully assess the appropriateness of this location, particularly given its proximity to Moycarkey Village***
- ***Require a comprehensive and transparent alternatives analysis***
- ***Fully consider the impact on residential amenity and future village expansion***
- ***Reassess visual, landscape, lighting, and cumulative impacts***
- ***Ensure that flood risk and surface water management are robustly addressed***
- ***Give due consideration to health concerns and community wellbeing*** ***Oral Hearing Request*** ***In addition, given the scale, complexity, and potential long-term impacts of the proposed development, together with the level of community concern, Moycarkey Community Association formally requests that an Oral Hearing be convened under the Planning and Development Act 2000 (as amended).***



**An Oral Hearing would:**

- **Allow for a full and transparent examination of the issues**
- **Enable direct engagement between the applicant, the Board, and the community**
- **Ensure all concerns are properly explored and tested Given the significance of the proposal and its potential impact on Moycarkey Village, an Oral Hearing is considered necessary in the interests of proper planning and sustainable development**

2.7.28 Item 14 Appeal Response:

The Applicant notes that all of these matters have been comprehensively assessed within the submitted application documentation, and each of the issues raised has been specifically addressed. As such, the Applicant considers that ACP has all the relevant information to undertake a complete assessment of the Proposed Development, with details regarding public consultation outlined within Section 2.5.10, Item 5 Appeal Response.

With regards to an oral hearing, the Applicant wishes to emphasise that an oral hearing is not required for this case. From the outset of the project, the Applicant has been committed to public engagement as outlined in Section 2.5.10 of this Appeal response. This was started through assigning a CLO who facilitated a number of methods of public consultation (including workshops, information leaflets and door-to-door engagement) and was contactable at any time via phone and email. This continued into the Application, with all materials, communications and correspondence between the Applicant and ACP available for public viewing both online and in person if desired. As outlined in the case documentation, a full and thorough assessment of reasonable alternatives and design options considered has been provided. Additionally, from our professional experience facilitating an oral hearing in this instance would be unusual and the Applicant maintains that it should not be required to allow An Coimisiún Pleanála to reach a determination on this Application.

## **2.8 Appeal 9: Liam & Theresa Shanahan**

2.8.1 Appeal Item 1: Introduction/Cumulative impacts

***This submission is a comprehensive objection to the proposed development.***

***While renewable energy infrastructure is necessary, it must be delivered in a plan-led, environmentally responsible way that is sensitive to local context. This proposal does not meet that standard.***

***The development represents:***

- ***An inappropriately sited industrial installation***
- ***Excessive scale within a rural landscape***
- ***A cumulative intensification of infrastructure when considered alongside the permitted solar farm and associated cabling***

***Taken together, this amounts to the gradual industrialisation of the Moycarkey area, contrary to proper planning and sustainable development.***



### 2.8.2 Item 1 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

### 2.8.3 Appeal Item 2: Karst Geology, Groundwater Risk & Private Wells

*The site lies within a karst limestone landscape, one of the most hydrologically sensitive environments.*

*Karst geology is characterised by:*

- *Underground fissures, conduits and voids*
- *Rapid and unpredictable groundwater movement*
- *Minimal natural filtration*

*As a result:*

*Even minor contamination events can travel significant distances and impact multiple receptors.*

*The proposal includes infrastructure with inherent contamination risks, including:*

- *Transformers*
- *Oil containment systems*
- *Surface water drainage systems*

*There is no robust, site-specific hydrogeological assessment addressing groundwater flow paths, connectivity to private wells or pollutant migration.*

- *Groundwater flow paths*
- *Connectivity to private wells*
- *Potential pollutant migration*

*This is a critical failure.*

*The surrounding rural area relies on private groundwater wells, so residents depend directly on untreated supplies with little protection against contamination events.*

- *Residents depend directly on untreated groundwater*
- *There is no buffer against contamination events*

*Any failure of containment systems could result in:*

- *Long-term pollution of drinking water supplies*
- *Irreversible public health impacts*

*Given the sensitivity of karst environments, the precautionary principle must apply.*



#### 2.8.4 Item 2 Appeal Response:

Hydrology, hydrogeology and water quality have been comprehensively assessed within the submitted P&E Report, FRA, NIS and CEMP, and these assessments considered groundwater receptors, potential pollutant pathways and the potential effects of the Proposed Development during both construction and operation.

The Proposed Development incorporates embedded mitigation measures, including oil containment systems, sealed drainage infrastructure and construction-phase pollution prevention measures designed to protect groundwater and surface water resources. The NIS concluded that the Proposed Development, either alone or in combination with other plans and projects, will not adversely affect the integrity of any European site.

The Applicant refers ACP to previous responses in this report relating to hydrology, flood risk, groundwater protection and potential effects on European sites, which clearly outline that groundwater and water quality effects have been appropriately assessed and mitigated and that the Proposed Development will not result in significant adverse effects on groundwater resources or private water supplies.

In conclusion, whilst the Applicant does not explicitly call out private wells in the P&E Report which comprehensively addresses the points raised above, groundwater is extensively examined (which would include private wells) and it is ultimately concluded that no significant impact will occur on hydrology/water quality as a result of the Proposed Development.

#### 2.8.5 Appeal Item 3: Impact On European Sites (Habitats Directive)

***The site lies within the hydrological catchment of the Lower River Suir SAC, a designated European site.***

***The applicant's reliance on previous assessments carried out for the solar farm is fundamentally flawed because:***

- ***This is a separate project with distinct environmental risks***
- ***It introduces additional pollutant pathways***
- ***It contributes to cumulative impacts not previously assessed***

***There is no adequate Appropriate Assessment screening or Natura Impact Statement that addresses:***

- ***Groundwater connectivity***
- ***Downstream ecological receptors***
- ***Cumulative impacts***

***This represents a failure to comply with Article 6 of the Habitats Directive.***

#### 2.8.6 Item 3 Appeal Response:

Please refer to Section 2.1.14, Item 7 Appeal Response.

#### 2.8.7 Appeal Item 4: Conflict With Development Plan Policy

***The proposal is in direct conflict with key objectives of the Tipperary County Development Plan, including:***



- ***Protection of landscape character and visual amenity***
- ***Safeguarding of water resources and groundwater quality***
- ***Requirement to ensure development does not result in significant adverse environmental impact***

***The Planning Authority has already identified the development as: “a discordant feature in the landscape”***

***This is a significant material consideration and reinforces the unsuitability of the proposal.***

#### 2.8.8 [Item 4 Appeal Response:](#)

Please refer to Section 2.1.12, Item 6 Appeal Response.

#### 2.8.9 [Appeal Item 5: Lack Of National Planning Guidelines](#)

***There is a notable absence of clear national planning guidance governing:***

- ***The siting of large-scale solar farms***
- ***Associated substations and grid infrastructure***

***In such circumstances, decision-makers must adopt a precautionary and plan-led approach.***

***Granting permission in this instance would:***

- ***Set a dangerous precedent***
- ***Encourage piecemeal and uncoordinated infrastructure development***
- ***Undermine the integrity of the planning system***

#### 2.8.10 [Item 5 Appeal Response:](#)

The Proposed Development has been assessed against a comprehensive national, regional and local planning policy framework, including the National Planning Framework, Climate Action Plan, National Development Plan, Regional Spatial and Economic Strategy and the current Tipperary County Development Plan 2022-2028, as set out in the submitted P&E Report. The Proposed Development comprises strategic electricity infrastructure required to facilitate renewable energy generation, and is consistent with established national and regional policy objectives relating to climate action, renewable energy and electricity network development.

The issues raised regarding site selection, cumulative effects, landscape impact, residential amenity and environmental effects have been comprehensively assessed within the submitted P&E Report and supporting environmental assessments such as the NIS, FRA etc., and the Applicant refers ACP to the previous responses in this report addressing similar matters for further information which demonstrates the Proposed Development does not represent "piecemeal" or "uncoordinated" development, but forms part of the strategic electricity infrastructure required to support Ireland's renewable energy transition.

***The development is in close proximity to Moycarkey Village.***

***The development is located in close proximity to Moycarkey village.***



***This raises serious concerns regarding:***

- ***Residential amenity***
- ***Visual intrusion***
- ***Future growth potential***

***The proposal will effectively:***

- ***Sterilise surrounding lands***
- ***Restrict future residential development***
- ***Introduce a permanent industrial character***

***This is contrary to the principles of sustainable rural settlement and balanced development.***

#### 2.8.11 Item 6 Appeal Response:

As outlined under previous responses relating to site selection, visual impact, landscape character and Development Plan compliance (Refer to Please refer to Section 2.1.8, Item 4 Appeal Response and Section 2.7.26 Item 13 Appeal Response on Cumulative Impact), the Proposed Development has been comprehensively assessed within the submitted planning documents as outlined previously, and the Applicant refers ACP to the assessments contained within the P&E Report and LVIA.

In reference to the appellants contention that the Proposed Development will "*Sterilise surrounding lands*", the Applicant does not accept that the Proposed Development will sterilise surrounding lands, or restrict the future growth of Moycarkey Village. As previously outlined and referenced above, the Proposed Development is not located on lands identified for village expansion, and no evidence has been provided to demonstrate that future residential development would be precluded.

#### 2.8.12 Appeal Item 7: Visual Impact & Elevated Site

***The proposed development includes structures up to 16.5 metres high on an elevated site.***

***This significantly amplifies visual impact by:***

- ***Increasing visibility across a wide area***
- ***Breaking established skyline profiles***
- ***Creating a dominant and intrusive feature***

***The development will:***

- ***Interrupt key sightlines***
- ***Dominate the surrounding landscape***
- ***Result in long-term visual degradation***

***Proposed landscaping is:***



- *Minimal*
- *Ineffective*
- *Incapable of mitigating impacts, particularly in elevated views*

2.8.13 Item 7 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

2.8.14 Appeal Item 8: Impact On Historic Mass Path

*The proposed development directly impacts a historic mass path, a feature of recognised cultural heritage value.*

*Mass paths are:*

- *Historic routes used by communities prior to modern roads*
- *Documented on historic mapping*
- *Often associated with surviving features such as stiles and crossings Irish planning decisions have consistently found that:*
  - *The obstruction or severance of historic paths constitutes a material loss of heritage*
  - *Such routes form part of the historic landscape and cultural identity*
  - *Failure to identify and assess such features represents a serious planning deficiency*

*In this case, the applicant has:*

- *Failed to identify the mass path*
- *Failed to assess its significance*
- *Failed to provide mitigation or protection*

*The development will result in:*

- *Obstruction and degradation of the route*
- *Loss of cultural continuity*
- *Erosion of local heritage*

*This is contrary to proper planning and the protection of cultural heritage assets.*



#### 2.8.15 Item 8 Appeal Response:

As described above in Section 2.6.6, Item 3 Appeal Response, and in regard to the appellants reference of a 'Mass Path', IAC Archaeology conducted a review in preparation of this response, and note a footpath is shown on the 1905 Ordnance Survey map, which runs in an east-west direction to the immediate south of the field boundary that forms the southern boundary to the Proposed Development area, as shown in Figure 2-3, above.

Footpaths are not generally included in heritage assessments, unless they have a specific designation, as they form part of the landscape in the same way roads and field boundaries do. In this instance, the footpath slightly cuts the corner of the field that forms the southeast corner of the development area, but it is not located within the footprint of the proposed substation site. The footpath is not marked on the first edition Ordnance Survey map of 1843, although it is possible an earlier road once ran along this alignment to Moycarkey village, as suggesting in the mapping. This is not unusual, when old roads go out of use.

IAC Archaeology state that no documents have been identified that identify this former footpath as a "Mass path". It is not marked as such within the historic mapping and no records of it were identified during a review of the National Folklore Collection.

Whilst the footpath may be known locally as a mass path, if there are no documents to indicate this designation, it cannot be assessed as part of the baseline analysis undertaken as part of the heritage assessment. Notwithstanding that, the route of the path will remain unaffected by the Proposed Development.

#### 2.8.16 Appeal Item 9: Excessive Scale & Future Development Risk

***The site extends to approximately 4 hectares, which is substantial.***

***There is insufficient clarity regarding:***

- ***Future expansion***
- ***Additional infrastructure***
- ***Long-term site use***

***This creates a risk that:***

- ***The development represents only part of a larger phased project***
- ***The full impacts are not currently assessed***

***Such uncertainty is incompatible with proper planning.***

#### 2.8.17 Item 9 Appeal Response:

The Proposed Development is clearly defined within the application documentation and comprises a 110kV GIS Substation, associated electrical infrastructure, access, drainage, landscaping and all ancillary works described within the submitted reports and drawings submitted under ACP Ref. ACP-324132-26.



The issues raised regarding cumulative effects have also been assessed within the application documentation, including consideration of the wider Killough renewable energy project and other relevant plans and projects, and the Applicant refers An Coimisiún Pleanála to previous responses throughout this report relating to cumulative effects and project description. Therefore, the Applicant does not accept that there is uncertainty regarding the nature or extent of the Proposed Development, or that the environmental effects of the development have not been fully assessed.



#### 2.8.18 Appeal Item 10: Lack Of Community Engagement

*There has been no meaningful engagement with the local community.*

*Residents have been:*

- *Presented with a fait accompli*
- *Given limited opportunity to influence the proposal*

*This is contrary to best practice and unacceptable for a development of this scale.*

#### 2.8.19 Item 10 Appeal Response:

Please refer to Section 2.5.10, Item 5 Appeal Response.

#### 2.8.20 Appeal Item 11: Cumulative Impact & Overdevelopment

*When considered alongside:*

- *The permitted solar farm*
- *Associated cabling infrastructure*

*This proposal contributes to:*

- *Overconcentration of energy infrastructure*
- *Industrialisation of a rural landscape*
- *Long-term environmental and visual degradation*

#### 2.8.21 Item 11 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

#### 2.8.22 Appeal Item 12: Conclusion & Request

*The proposed development should be refused for the following reasons:*

- *Unacceptable risk to groundwater and private wells*
- *Failure to comply with Habitats Directive requirements*
- *Significant visual and landscape impact*
- *Loss of cultural heritage (historic mass path)*
- *Negative impact on Moycarkey village development*
- *Overdevelopment and cumulative impact*



- **Lack of proper planning justification**

### 2.8.23 Item 12 Appeal Response:

The Applicant notes that all of these matters have been comprehensively assessed within the submitted application documentation and responses contained within this response report, and each of the issues raised has been specifically addressed. As such, the Applicant considers that ACP has all the relevant information to undertake a complete assessment of the Proposed Development.

## 2.9 Appeal 10: Margaret C. Byrne

### 2.9.1 Appeal Item 1: Location

*The proposed substation is approximately 300 metres from Moycarkey Village and about 220 metres from dwellings there. In the earlier applications (Ref. 2560003 / ACP 323453), the substation was shown farther north in Field 22, with sightlines prepared for that location but not for the new position in Field 26.*

*That earlier location was about 300 metres farther from nearby houses. The SID and cabling documents describe the site by reference to Thurles, Holycross and Littleton, but do not mention Moycarkey Village, even though it is much closer and is listed in the Irish village classification.*

*The village is listed in the Irish classifications of villages.*

*This village has a historic castle, (See photo 2) , a working parish church, and ruins of an early church in the "Old graveyard "across the road from the church, a community hall, a parochial house and the new cemetery which is further Southeast and elevated. There is a panoramic view of the proposed substation from the cemetery. I note also that there is a difference of 4m in elevation between the village and the proposed new location of the substation (Topographical Ireland) making it even higher in relation to the village.*

### 2.9.2 Item 1 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

### 2.9.3 Appeal Item 2: Size of Development

*The proposed project is spread over 4.5 hectares. The substation building is 16.5 metres high with an area of 778 metres squared together with other buildings "See photo 1" for the size of the building only as this photo is not a 4.08-hectare site. Picture taken from the applicants SID site and doesn't represent the magnitude of the project; the photo is a misleading representation for the public.*

*A 110 kV and 220 kV substation at East Wall, Dublin, occupies about 1.1 hectares, whereas this development extends over more than 4 hectares, raising questions about its scale and whether additional infrastructure is intended.*



#### 2.9.4 Item 2 Appeal Response:

The Proposed Development is clearly defined within the associated Red Line Boundary (RLB) and submitted application documentation and comprises a 110kV GIS Substation, associated electrical infrastructure, drainage, landscaping, access arrangements and ancillary works, as described in Section 3 of the submitted P&E Report. The application site RLB includes not only the substation compound itself, but also all associated infrastructure, drainage features, landscaping, ecological mitigation, access roads, construction working areas and required stand-off distances, therefore, the size of the application site should not be confused with the footprint of the operational infrastructure.

The Proposed Development has been fully assessed within the submitted P&E Report, LVIA, NIS, FRA, CEMP and Traffic and Transport Assessment, and no additional or future infrastructure forms part of the current application.

#### 2.9.5 Appeal Item 3: Visual Aspect

***This substation is proposed on an open greenfield site about 300 metres from Moycarkey Village, with little existing screening beyond maintained ditches. It would be visible for several kilometres from surrounding roads and properties.***

***The substation would sit between Killough Hill and residents in the village, interrupting views and introducing a large industrial feature into the landscape around Moycarkey and Graigue.***

#### 2.9.6 Item 3 Appeal Response:

Please refer to Please refer to Section 2.1.8, Item 4 Appeal Response.

#### 2.9.7 Appeal Item 4: Development plan

***The Rural development policy 2021-2025 states “The vision of this policy is for a thriving rural Ireland which is integral to our national economic, social, cultural and environmental wellbeing “ . “An ambition of this policy is to support a Just Transition for rural communities to a sustainable, resilient and climate neutral economy and society. “Agriculture is both a primary economic driver and a critical component of the social fabric which sustains rural communities. “The Plan has a role to play in ensuring balance in the protection, management and planning of the landscape***

***Is this plan being upheld here?***

***The Rural development plan is to encourage village living, as opposed to ribbon development. This proposed Substation doesn’t uphold this plan and actively discourages movement into the village and surrounding the village.***

#### 2.9.8 Item 4 Appeal Response:

Please refer to Section 2.1.12, Item 6 Appeal Response.

#### 2.9.9 Appeal Item 5: Property Devaluation

***Three auctioneering arms, including two local and one from Dublin, agreed that a large substation positioned near the village would likely decrease property values by 10-20%. (See email, No 8 enclosed) from one of the Auctioneers***



***Again, I ask are the rights of one sector sacrificed for the rights of another.***

***What are the gains for Moycarkey in this? None, just loss.***

2.9.10 Item 5 Appeal Response:

Please refer to Section 2.12: Item 6 Appeal Response.

2.9.11 Appeal Item 6: Right of way

***The cabling route blocks a Right of Way which a resident has to a Draw well (Land registry Re Folio 13076F), see also enclosed map No 9.***

2.9.12 Item 6 Appeal Response:

Please refer to Section 2.5.8, Item 4 Appeal Response.

2.9.13 Appeal Item 7: Communication with the Local community

***Apart from the two open days for the solar farm, there has been no meaningful engagement with residents or businesses on the L4156 or around historic Moycarkey Village, despite claims that every resident was visited.***

***Opportunities for genuine consultation and collaboration have been denied.***

***There has been a complete lack of care and compassion and an incomplete analysis of the impact on the local community.***

2.9.14 Item 7 Appeal Response:

Please refer to Section 2.5.10, Item 5 Appeal Response.

2.9.15 Appeal Item 8: Alternative Locations.

***Alternative locations should have been explored. The solar farm extends to about 700 acres, and the substation could be placed there, away from Moycarkey Village, rather than in a location that is more intrusive for the local community.***

2.9.16 Item 8 Appeal Response:

Please refer to Section 2.5.4, Item 2 Appeal Response.

2.9.17 Appeal Item 9: Incomplete Documentation

***There are discrepancies within the 3 projects***

***1. The substation is moved around to different locations. There are at Least 2 different locations in this SID 324132. A different location in the initial project.***



**2. No consistency with road numbering within the projects. In the cabling application e2660228 the roads were corrected on the instruction of Tipperary Co. Council yet there are consistent mis labelling of roads in the Substation application. The road L- 4106 is mentioned 39 times in the substation plan despite the council advising the applicant that it is incorrect and should be L-4156**

**3. There are Maps missing within material.**

**These mistakes destroy my confidence in the accuracy of the project.**

**Mapping and location are the corner stone of planning.**

**Hence is this a valid application?**

#### 2.9.18 Item 9 Appeal Response:

The Proposed Development is clearly defined within the application documentation submitted under ACP Ref. ACP-324132-26, including the P&E Report, drawings and environmental assessments, and was accepted by An Coimisiún Pleanála as a valid SID application.

The road numbering issue relates solely to a change in Tipperary County Council's road naming convention and does not affect the location, extent or nature of the Proposed Development. Following correspondence dated 25th March 2026, ACP confirmed that the use of the road designation L4106/L4156 within the application documentation was acceptable, with use of the updated road number of L4156 required going forward.

The Applicant further notes that the relationship between the Proposed Development, the permitted Killough Solar Farm and the associated grid connection is clearly explained within Section 3 of the submitted P&E Report, while each application has been subject to its own site-specific assessment and planning process. Therefore, the Applicant considers that sufficient information has been submitted to facilitate a full assessment of the Proposed Development and that the matters raised do not affect the validity of the application.

#### 2.9.19 Appeal Item 10: Project Splitting

**The solar farm, cabling route and substation are all parts of one project but are being examined separately, which is confusing for residents and lacks transparency.**

#### 2.9.20 Item 10 Appeal Response:

The Applicant notes that while these developments form components of the wider Killough renewable energy project, each requires a separate statutory consent process under the Planning and Development Act 2000 (as amended), The relationship between the three components of the developments are clearly described in Section 3 of the P&E Report, with each application supported by its own site-specific plans and environmental assessments. Each separate component is as follows:

- Proposed 110kV GIS Substation: Strategic Infrastructure Development (SID) application made directly to An Coimisiún Pleanála under Sections 182A-182D of the Planning and Development Act 2000 (as amended) (ACP-324132-26);
- Permitted Killough Solar Farm: Planning permission granted by Tipperary County Council under section 34 of the Planning and Development Act 2000 (as amended), subsequently subject to appeal before An Coimisiún Pleanála (Pl. Ref. 2560003 / ACP-323453-25);
- Pending Grid Connection Route: Planning application submitted to Tipperary County Council under Part III of the Planning and Development Act 2000 (as amended) (Pl. Ref. 2660228).



The Applicant further notes that the road numbering issue relates solely to a change in Tipperary County Council's road naming convention and does not affect the assessment or description of the Proposed Development. As previously outlined, ACP confirmed on 25th March 2026 that the use of the L4106/L4156 designation within the application documentation was acceptable.

#### 2.9.21 Appeal Item 11: Risk of flooding

*In the "Variation to the North Tipperary County Development Plan 2010 (as varied) Stage 1 Flood Risk Assessment page 211 to 213 "it is reported that Moycarkey is a flood risk area.*

*Moycarkey Flood Map 2.2 Draft Flood Maps prepared under the CFRAMs Study Draft. Flood maps produced under the Draft Suir CFRAMS Study have has not been published to date.*

*There was definite flooding in the 1960s and 1970s. Oral accounts by elders in the village say the whole centre area of the village was flooded.*

*The proposed substation is on an elevated site from the village. Is it likely that massive amounts of concrete and digging into areas where wells exist will cause flooding.*

*Who would be responsible for the damage caused?*

#### 2.9.22 Item 11 Appeal Response:

Please refer to Sectio 2.7.18, Item 9 Appeal Response.

#### 2.9.23 Appeal Item 12: Health

*Ozupak (2021) examined a 154 kV transmission line and observed that the magnetic flux density increased from 0.607 pT directly beneath the line to 0.401 pT at a distance of 75 m. The measured values exceeded the safety limits established by the SNI 04-6950-2003 standard, suggesting that magnetic field levels around high-voltage lines may present potential health risks at certain distances.*

*Health Effects of Electromagnetic Radiation Ozupak (2021)*

*The health effects include,*

*Neurological effects*

*Balmori (2022) examined 38 studies involving people residing close to base stations and discovered that 73.6% reported cancer or long-term outcomes.*

*Adverse health effects also including headaches, sleep disturbances, fatigue, oxidative stress, DNA damage, and an increased risk of cancer.*

*Genotoxic effect that is the alteration of DNA strands*

*Reproductive Health especially testicular and sperm count.*

*Leukaemia in children*



**Health is a vital factor when deciding the minimum distances acceptable from dwelling houses to substations and power lines.**

**Note : There are children in this village, as well as babies not more than 300 metres from the substation.**

2.9.24 Item 12 Appeal Response:

Please refer to Section 2.7.20, Item 10 Appeal Response.

2.9.25 Appeal Item 13: Greenway and Tourism and Amenity

**The Proposed Greenway from Clonmel to Thurles would be totally undermined by both the proposed cable route and proposed substation. The feasibility study was carried out by Clandillon Civil Engineering and was funded by the EU LEADER programme 2014-2022 in conjunction with the Department of Rural and Community Development. This proposed substation would put an end to its development.**

**Killough hill is a proposed a National Heritage area PNHA 00959. A substation would aesthetically be out of sync. with the area.**

2.9.26 Item 13 Appeal Response:

Please refer to Section 2.7.24, Item 12 Appeal Response.

2.9.27 Appeal Item 14: Social Contract/location

**If the Rights of one sector become more important than the Rights of others, facilitated by Government and laws to force situations on the public, they don't want and are not needed then the "Social Contract" is Broken.**

**1 respectively ask the ACP to decline this application in its present form and maintain that the substation should be placed on the Solar Industrial farm and keep the industrialised areas together.**

2.9.28 Item 14 Appeal Response:

Please refer to Section 2.5.4, Item 2 Appeal Response.

## **2.10 Appeal 11: Martin Lavelle**

2.10.1 Appeal Item 1: Project Splitting

**This development involves project splitting.**

2.10.2 Item 1 Appeal Response:

Please refer to Section 2.9.20, Item 10 Appeal Response.

2.10.3 Appeal Item 2: Planning Map

**No Townlands or Townland Boundaries provided**



#### 2.10.4 Item 2 Appeal Response:

The Applicant notes that the application drawings, site location maps and planning documentation clearly identify the location of the Proposed Development, and provide sufficient information to accurately establish the site context and extent of the development. The planning application documentation was validated by ACP, confirming that the information submitted was adequate for the purposes of assessment.

The Applicant further notes that the Proposed Development is located within clearly defined landholdings and that the site boundaries, access arrangements and relationship with surrounding lands are illustrated on the drawings accompanying the application. The absence of separately delineated townland boundaries does not affect the ability of the Planning Authority, prescribed bodies, third parties or ACP to assess the Proposed Development, therefore, ACP has shown it has sufficient information to conduct a full and proper assessment of the Proposed Development.

#### 2.10.5 Appeal Item 3: Road numbering

***CEMP Map: Note Road numbers are incorrect & this is repeated throughout the application & the previous application.***

#### 2.10.6 Item 3 Appeal Response:

Please refer to Section 2.1.4, Item 2 Appeal Response.

#### 2.10.7 Appeal Item 4: Ownership to centre of road

***LAND REGISTRY MAP showing ownership to centre of road [See Dromada Windfarm (ROI) V Denis Cremins, HC. (2023)IEHC 417 below, where trespass on grass verge was determined by HC]. Permission from landowners is required for cable laying & joint box construction. This permission wasn't sought or given. It is not permissible to provide a road opening licence where trespass is involved. The proposed use of a Road Opening Licence is a wanton interference with the adjoining landowners rights.***

#### 2.10.8 Item 4 Appeal Response:

The issues raised in Appeal Item 4 relate to the proposed underground grid connection and associated cable installation works submitted under a separate consenting request to Tipperary County Council, rather than the Proposed Development which is the subject of this SID application. The SID application does not involve trenching along the public road other than the new site entrance and localised works within the substation site.

The Applicant notes that questions relating to landownership, easements, wayleaves, property rights and alleged trespass are private legal matters and are not matters for determination through the planning process. Therefore, the matters raised in this item are not relevant to the assessment of the Proposed Development and do not provide a basis for refusing permission.

#### 2.10.9 Appeal Item 5: Project Splitting

***This application has been divided into 3 elements, which constitutes Project Splitting. The first application did not include grid connection. Note reference to L-4106***



#### 2.10.10 Item 5 Appeal Response:

Please refer to Section 2.9.20, Item 10 Appeal Response.

#### 2.10.11 Appeal Item 6: Drawings

***The submitted drawings under the three submissions are not similar. The location of the 110Kv Gas insulated switchgear substation is shown at two different locations.***

#### 2.10.12 Item 7 Appeal Response:

As described within Section 2.9.20, Item 10 Appeal Response, the Applicant notes that the permitted Killough Solar Farm, the underground grid connection and the Proposed Development are separate developments, each subject to a separate statutory consent process.

The location of the Proposed Development is clearly identified on the drawings accompanying this SID application, and reflects the final site selected following the assessment process. Therefore, the Applicant considers that sufficient information has been provided to clearly identify the location and extent of the Proposed Development.

### 2.11 Appeal 12: Michael & Liz Ryan

#### 2.11.1 Appeal Item 1: Location of Substation

##### ***Grounds for Observation:***

- ***It is concerning that Moycarkey village is not meaningfully addressed in the planning application, beyond a reference to the electoral district, despite the proposed substation being located within 390 metres of the village, and in close proximity to St Peter's Church.***
- ***As can be seen from the images above at the time planning permission was granted for the solar farm, the substation was identified in a different location to that now proposed. The location appears to have moved approximately 300 metres closer to***
- ***The proposed development represents a substantial industrialisation of a rural landscape currently characterised by agricultural land use, open countryside, and low-density development.***
- ***At a community consultation held with a TD in October 2025, the issue was raised as to why the substation cannot be co-located within the proposed solar farm.***
- ***There is no evidence in the application that genuinely alternative sites were assessed. The relocation appears limited to adjustments within the same landholding rather than a comparative site selection process.***
- ***In our view, the proposal does not demonstrate that this is the most suitable or least impactful location for this type of infrastructure, particularly given the availability of alternative options that appear not to have been properly explored.***
- ***We believe the current proposal would have an unnecessary and avoidable impact on local residents and does not represent proper planning and sustainable development.***



- *The introduction of large-scale electrical infrastructure, associated buildings, perimeter security fencing, lighting, and increased vehicular movements would materially alter the established rural character and visual amenity of the area.*
- *By introducing an industrial-scale structure into a rural setting, the proposal would diminish the overall quality and attractiveness of the area and hinder any future development of the village. Under the most recent county development plan the council is encouraging housing inside speed zones.*
- *The proposed substation site is about 3.5 km from an active quarry, and this is a concern because blasting at the quarry can cause ground vibration and air pressure waves that may affect sensitive equipment and structures. Because of this, the site presents a real and avoidable risk to the safe operation of the substation, and this risk has not been properly addressed.*

#### 2.11.2 [Item 1 Appeal Response:](#)

Please refer to Section 2.1.8, Item 4 Appeal Response.

#### 2.11.3 [Appeal Item 2: Size and Visual Scale of the Substation](#)

##### **Grounds for Observation:**

- *The comparison of the proposed substation to a 'large farm shed' is misleading. A 110kV substation is an industrial installation in both scale and function and bears no resemblance to typical agricultural structures in the area.*
- *The proposed substation (Figure 2-1: above) would be an industrial-scale development placed within a rural field and cannot reasonably be compared to a typical farm shed.*
- *Despite references to existing and proposed hedgerows, such screening would take years to establish and would not adequately conceal the scale or visual impact of the structure in the interim. This locality is closely monitored by Birdwatch Ireland and Cabragh wetlands, due to the unique and special biodiversity of species in the area, and removing hedgerows will be detrimental to the safeguarding of protected bird and bat species.*
- *The introduction of a large, engineered facility clad in so-called 'natural' or 'earthy' materials does not negate its fundamentally industrial appearance, which would be out of keeping with the surrounding countryside.*
- *While acoustic insulation and 'stringent noise limits' are referenced, the presence of external transformers raises legitimate concerns regarding continuous low-level noise, which can significantly impact residential amenity and rural tranquillity. The proposal therefore risks introducing visual intrusion and persistent noise into what is currently a quiet, agricultural landscape. Furthermore, electromagnetic pulses and vibrations from the substation will prove a nuisance to local residents. Substations can produce a low-frequency hum and vibrations that may be perceived as a nuisance by residents, especially in our quiet, rural setting in Moycarkey Village.*

*A structure measuring 16.5 metres in height is comparable to a five-storey building and is therefore significantly out of scale with the surrounding rural dwellings and typical farm buildings in the area.*



- *The Tipperary County Development Plan 2024–2029 highlights that a key consideration in site layout is the protection of neighbouring amenities. Furthermore, Figure 8 of the same document emphasises that developments should, where possible, complement the existing landscape. While this document is presented as a rural housing design guide, the underlying principles regarding scale, visual impact, and integration into the landscape should reasonably be applied to all forms of development, including infrastructure such as substations.*
- *The proposed palisade fencing appears to function solely as a security measure. In addition, a 1.5-metre-high boundary fence is proposed externally. However, both rail structures remain visible beyond the screened enclosure, which undermines the effectiveness of the purported visual mitigation measures.*
- *The proposed 3-metre-high lamp posts for external lighting, as indicated on drawing P24169-FT-XX-XX-DR-PL-0600, appear to include two light fixtures per pole, directed towards the 16.5-metre-high substation structure. This arrangement is likely to result in light reflecting off the building, contributing to increased levels of nighttime visual intrusion and light pollution within a rural setting.*
- *Such impacts would be particularly pronounced during the winter months, when longer periods of darkness in the mornings and evenings would exacerbate these visual effects.*
- *Such a transformation risks establishing a precedent for further industrial-type development on lands that are neither zoned nor intended for such purposes, thereby undermining the integrity and policy objectives associated with the rural environment.*
- *The proposed 21.5m high overhead line towers, in combination with the existing 17.0m structures, would form a visually dominant and intrusive feature in the landscape, resulting in a substantial obstruction of views and an erosion of the area's open rural character.*
- *There is a discrepancy between the application documents and the accompanying drawings, with the former referring to 4 Nr 16.5 m high monopole lighting masts and the latter identifying these structures as lightning masts. This inconsistency requires clarification.*

#### 2.11.4 [Item 2 Appeal Response:](#)

Please refer to Section 2.1.8, Item 4 Appeal Response and Section 2.9.18, Item 9 Appeal Response.

#### 2.11.5 [Appeal Item 3: Cumulative Impact and Future Development](#)

*While the application relates to a 110kV substation, the supporting documentation indicates that the proposed development may form part of a broader, longer-term installation within the national transmission network.*

##### **Grounds for Observation:**

- *There is insufficient clarity as to whether the proposal has been designed to accommodate future expansion, additional infrastructure, or increased capacity.*
- *There is a significant concern that the site could be subject to incremental expansion over time, without a comprehensive assessment of the cumulative impacts on the surrounding area. Such impacts may include effects on visual amenity, noise levels, and traffic generation.*



- *It is essential, in the interests of proper planning and sustainable development, that the full extent of the proposed development — including any reasonably foreseeable future expansion is clearly defined, assessed, and subject to appropriate environmental evaluation at this stage.*

- *The scale of the proposed 110kV GIS substation appears disproportionate to the operational requirements of the permitted solar farm. This raises legitimate concerns that the infrastructure may be designed to facilitate additional future grid connections. Consequently, questions arise regarding the adequacy of the environmental assessment and whether the cumulative impacts of the overall development have been properly identified, assessed, and mitigated.*

#### 2.11.6 Item 3 Appeal Response:

Please refer to Section 2.7.26 Item 13 Appeal Response.

#### 2.11.7 Appeal Item 4: Inconsistency in Baseline Data (Number of Receptors)

##### **Grounds for Observation:**

- *The documentation states that there are 41 nearby properties (receptors) located within 500 metres of the site. However, the breakdown provided appears to identify approximately 48 dwelling houses, 8 mixed-use buildings (comprising residential and commercial use), and 1 commercial property. This gives a total of approximately 57 properties, rather than 41, and therefore presents a clear inconsistency in the figures relied upon in the assessment.*

- *As no adequate explanation is provided as to whether these categories overlap, whether certain properties have been grouped together, or whether some receptors have been excluded from the total, it appears that the overall number of nearby properties may have been reported incorrectly. This is a significant matter, as the reliability of the environmental assessment depends on the accuracy of the baseline data. If the receptor numbers are incorrect, the conclusions reached in relation to potential impact may likewise be unreliable.*

- *Accordingly, the applicant should be required to provide a corrected and verified total number of nearby properties, together with a clear explanation of the methodology used to classify and count each receptor.*

*This statement appears to directly conflict with earlier sections of the documentation which indicate that there are no receptors within 500 metres of the site. If a noise sensitive receptor is identified at approximately 200 metres from the proposed substation, then the earlier description of the receiving environment is clearly inaccurate or incomplete.*

#### 2.11.8 Item 4 Appeal Response:

The figures referenced within the application documentation relate to different assessment methodologies and receptor classifications used for specific environmental topics. Residential, commercial and mixed-use receptors are identified within differing distances depending on the assessment, and assessed according to the requirements of the relevant technical assessments.



For example, noise assessments at receptors near a development may be required near a development, where visual assessments can be required at a more significant distance, therefore, receptor totals presented within different chapters or assessments should not be interpreted as representing a single cumulative total. Therefore, identification of a noise-sensitive receptor for the purposes of the Noise Assessment does not conflict with the broader receiving environment descriptions contained elsewhere in the application documentation. The assessment of residential amenity, noise, landscape and visual effects has been undertaken using topic-specific methodologies and appropriate study areas, as set out in the relevant sections of the P&E Report and supporting technical assessments.

With regard to the referenced baseline environment, the Applicant can confirm the Proposed Development has been appropriately characterised and that the environmental assessments are robust and based on suitable receptor datasets and assessment methodologies.

#### 2.11.9 Appeal Item 5: Landscape and Visual Impact

***Although the planning application contains a Visual Impact Assessment with photomontages, it notably omits viewpoints from the village of Moycarkey and residential properties most directly impacted by the proposed substation. This represents a significant deficiency, as it fails to accurately assess the true visual impact of residents in the village.***

##### ***Grounds for Observation:***

• ***No visual impact assessment has been provided from Moycarkey village or from the approach roads leading to the village, where there are direct lines of sight to the proposed substation site.***

***From the photos we provide above we would like to point out the following.***

• ***Photo 04: is from the village of Moycarkey which is approximately 14.3 metres above sea level, with lower areas at around 10.1 metres. The proposed substation site, at approximately 29.9 metres above sea level, would therefore be positioned on substantially higher ground. This elevation difference would increase the visibility and visual dominance of the development when viewed from the village and surrounding approach roads***

• ***Photo 08: highlights a key approach road into Moycarkey village, where there are uninterrupted views towards Killough Hill (pNHA, Site Code 00959). The proposed siting of a substation in this location would result in a visually intrusive development that would obscure and materially degrade these important views.***

• ***Photo 28: highlights a valued sunset view from Moycarkey village. The introduction of a substation at the proposed location would result in an irreversible change to this landscape, significantly diminishing its visual quality and rural character.***

***This aerial views below clearly demonstrates the close proximity of the proposed development to nearby residential properties, raising concerns regarding its potential impact on residential amenity. Aerial footage of Moycarkey village can be viewed on the following link.***

<https://www.youtube.com/watch?v=t8hfOY3qK50>

<https://www.youtube.com/watch?v=v2p1PDudXkY>

<https://www.youtube.com/watch?v=vLLHPcrEgUs>



#### 2.11.10 Item 5 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

#### 2.11.11 Appeal Item 6: Noise

***The application states that no baseline noise survey was carried out.***

##### ***Grounds for Observation:***

- ***The entire noise assessment is based on assumptions rather than measured data.***

***This undermines its reliability and fails to demonstrate that nearby residents will not be adversely affected.***

- ***The applicant acknowledges that construction noise limits will be exceeded at multiple residential properties along the grid connection route. This demonstrates that the development will result in significant disturbance to nearby residents during construction. The reliance on mitigation measures such as temporary barriers does not negate the fact that unacceptable noise impacts are predicted to occur.***
- ***The assessment is not based on measured conditions. Without baseline data, it's impossible to verify existing quiet levels and the true impact of added noise.***
- ***Continuous Transformer Hum (24/7 Noise Source) introduces a continuous low frequency noise source into a rural environment, which is likely to adversely affect residential amenity, particularly during night-time periods.***
- ***The applicant has not demonstrated that tonal noise will not arise. Reliance on postconstruction mitigation is not an acceptable substitute for proper assessment and design at application stage.***
- ***The operational noise predictions are based on assumed equipment specifications and modelling scenarios, rather than confirmed final design data, introducing uncertainty into the assessment.***
- ***The combined impact of several sources of electrical noise has not been adequately assessed in terms of long-term effects, including how it may affect nearby residents.***
- ***With reference to the noise sensitive locations within 1km of the proposed site. The 1km study area contains a substantial number of residential properties, demonstrating that the development is located within an established rural community rather than an isolated setting. The scale of potential impact is therefore considerable.***
- ***The development is spread over a large area, combining a solar farm, substation and grid connection, resulting in cumulative impacts across a wide rural area.***

#### 2.11.12 Item 6 Appeal Response:

Any potential noise impact from the development has been comprehensively addressed in the P&E Report submitted with the application for consent and has been undertaken in accordance with best industry practice. To summarise what was included in this comprehensive assessment, after the Applicants detailed survey efforts to establish a noise baseline for the environs and the thorough assessment of same, it was concluded that the Proposed Development will have no significant impact following the implementation of best practice and standard mitigation measures.



### 2.11.13 Appeal Item 7: Strategic Interaction with the Proposed Clonmel–Thurles Greenway

*The proposed development must also be assessed in light of its interaction with other strategic objectives and investments, including the proposed Clonmel–Thurles Greenway, which is identified in policy as a long-term active travel, recreation, and tourism asset.*

*The Greenway constitutes:*

- *A high-value public amenity*
- *A linear infrastructure asset with bridges, retaining structures, embankments, and surface layers*
- *An environment intended for continuous public occupation, including vulnerable users.*

*Grounds for Observation:*

*The proposed Clonmel to Thurles Greenway available here <https://e0c54cdc1d.clvawcdnwnd.com/9aff0b0e95dbfeff53733807fa95d85c/200000076-176f3176f5/TGW-RP-AL-0001I02-2.pdf?ph=e0c54cdc1d> represents a significant opportunity to support and enhance tourism and cultural connectivity within County Tipperary. As outlined in the feasibility report, the development of a greenway aligns strongly with regional objectives to promote sustainable tourism, recreation, and access to heritage assets.*

*The route would also complement and strengthen access to nationally and internationally important heritage sites, including the Cashel UNESCO heritage area, by improving sustainable travel options and encouraging longer visitor stays within the region.*

*At a more local level, the greenway would enhance connectivity to community-based and cultural attractions such as the Littleton Labyrinth and other cultural destinations, supporting their visibility and accessibility while contributing to the local economy.*

*Furthermore, consideration should be given to the presence of historically significant mass paths within the study area. These routes form an important part of the cultural and social history of rural communities, and their integration into or protection alongside the greenway would add heritage value and deepen the cultural experience for users.*

### 2.11.14 Item 7 Appeal Response:

Please refer to Section 2.7.24, Item 12 Appeal Response.

## 2.12 Appeal 13: Michael Lowry

### 2.12.1 Appeal Item 1: Scale and Visual Impact of GIS Building

*The proposed GIS building, with a stated floor area of approximately 774 square metres and a height of 16.5 metres, is of substantial scale. It is considered that such a structure may represent a significant visual intrusion within the receiving rural landscape. The height and massing of the building may adversely affect the character of the area and the amenity of nearby dwellings.*



***Should permission be granted, it is considered necessary that the positioning of the GIS building within the landholding be re-examined, with a view to setting the structure further back where feasible. This may assist in reducing its visual prominence particularly from the nearby village. Furthermore, it is recommended that a comprehensive and enforceable landscaping and screening plan be conditioned, incorporating native planting and appropriate boundary treatments to mitigate visual impact.***

***In conclusion, while the broader objectives of the development are recognised, it is submitted that the concerns outlined above require detailed consideration. It is respectfully requested that these matters be fully addressed, and that any permission granted be subject to stringent conditions to ensure the protection of residential amenity and the character of the local landscape.***

#### 2.12.2 Item 1 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

### 2.13 Appeal 14: Sean Ryan

#### 2.13.1 Appeal Item 1: Cabling in public road

***The road infrastructure at Graigue Lane, Moycarkey is solid rock and will not be able to take the heavy traffic and will not support been dug up and discommoded for cabling of this nature.***

#### 2.13.2 Item 1 Appeal Response:

The Applicant notes issues raised in Appeal Item 1 of this submission relate to the proposed underground grid connection application submitted to Tipperary County Council rather than the Proposed Development of the 110kV SID application to ACP. The SID application does not involve trenching along the public road other than the new site entrance and localised works within the substation site.

#### 2.13.3 Appeal Item 2: Contrary to the County Tipperary Development Plan

***The development will come close to the village of Moycarkey and will hinder and future development of the village. Given that under the most recent county development plan the council is encouraging housing inside speed zones this proposal runs contrary to the County Tipperary Development Plan 2024-29.***

#### 2.13.4 Item 2 Appeal Response:

Please refer to Section 2.1.12, Item 6 Appeal Response.

#### 2.13.5 Appeal Item 3:

***Why was the option of co-location of the substation and the Solar farm at Killough not explored? The solar farm was granted planning permission earlier this year. If this colocation option had been explored it would have rendered this cabling application obsolete.***



#### 2.13.6 Item 3 Appeal Response:

As detailed in Section 2.5.4, Item 2 Appeal Response, this option was considered and subsequently omitted due to the requirement for the substation to be located in close proximity to the 110kV line to facilitate a viable connection to export power to the national grid.

#### 2.13.7 Appeal Item 4: Impact on agriculture

***This planning application will cause prolonged disruption to the lives of local residents some of whom have working farms on Graigue Lane. No provision is made in the plans for the movement of fodder etc. Also no provision has been made to the disruption to the lives of the 45 people who live of Graigue Lane.***

#### 2.13.8 Item 4 Appeal Response:

The Applicant acknowledges that some temporary disruption may occur during the construction phase, however, this will be temporary construction traffic, and access arrangements to the site will be accessing the site from the L4106/L4156/L4156 to the north of the site, and will not be traversing Graigue Lane. As shown in the submitted documentation, traffic has been assessed within the Traffic and Transport Assessment and supporting application documentation, with appropriate traffic management measures will be implemented during construction to maintain access for local residents, farms, businesses and emergency services.

The Proposed Development is a relatively short construction period and very low traffic generation during operation, therefore, any construction-related disruption will be temporary in nature and managed through the implementation of a CEMP and Traffic Management Plan, ensuring the Proposed Development will not result in significant adverse effects on local residents, agricultural activities or access arrangements.

#### 2.13.9 Appeal Item 5: Issues with structural damage to houses

***There is no provision in the plans for structural damage to houses etc in the area of Graigue Lane. Surely the provision of a bond should be in the terms and conditions.***

#### 2.13.10 Item 5 Appeal Response:

Please refer to Section 2.5.14, Item 7 Appeal Response.

#### 2.13.11 Appeal Item : No public consultation

***There has been little or no consultation with local residents which would have helped alleviate concerns.***

#### 2.13.12 Item 6 Appeal Response:

Please refer to Section 2.5.10, Item 5 Appeal Response.

#### 2.13.13 Appeal Item 7: Risk to water table

***There is also a huge risk to critical infrastructure in the area most particularly the water table. Many homes in this area are connected to a rural water scheme and this development poses a huge risk to the water supplies in this area.***



#### 2.13.14 Item 7 Appeal Response:

Please refer to Section 2.4.2, Item 1 Appeal Response.

#### 2.13.15 Appeal Item 8: Greenfield option for cabling

***The application fails to explain what greenfield options were explored or exhausted for the cabling route as an alternative to disturbing the public realm.***

#### 2.13.16 Item 8 Appeal Response:

The Applicant notes that this item relates to the separate underground grid connection application submitted to Tipperary County Council (Pl. Ref. 2660228) and does not relate to the Proposed Development of a 110kV Substation, which is the subject of this SID application.

### 2.14 Appeal 15: Thomas J. & Martina Cummins

#### 2.14.1 Appeal Item 1: Substation location

***The proposed substation is located unacceptably close to existing dwellings and mature landscape features. It is respectfully submitted that the development should be relocated a minimum of 150 metres in the direction of the originally proposed site in order to mitigate its visual, environmental, and acoustic impacts.***

***This request is consistent with the precautionary principle embedded in the Tipperary County Development Plan, which seeks to protect rural amenity and ensure that infrastructure is sensitively located and integrated.***

#### **Relevant Policies:**

- ***TCDP Policy CDP-SP-01 – Requires development to be consistent with the proper planning and sustainable development of the county***
- ***TCDP Policy CDP-CE-07 – Seeks to protect the amenity and character of rural communities from inappropriate development***

#### 2.14.2 Item 1 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response and Section 2.5.4, Item 2 Appeal Response.

#### 2.14.3 Appeal Item 2: Landscape Integration and Screening Deficiencies

***The proposal fails to provide meaningful or effective landscape screening. Substation developments require comprehensive landscape treatment as part of the site selection and Environmental Impact Assessment process.***

***Should this application be approved, we must insist that the substation be set sufficiently back from the existing high hedgerow to allow for the planting of 3 staggered rows of semi-mature trees to provide permanent, year-round screening.***

#### **Recommended Planting Specification:**



- **Minimum 35 cm circumference**
- **Root-balled specification**
- **Mixed species planting including:**

o *Carpinus (Hornbeam)*

o *Sorbus aucuparia (Mountain Ash)*

o *Quercus ilex (Holm Oak – evergreen)*

***This approach would provide visual mitigation, ecological enhancement, and limited attenuation of noise and light pollution.***

**Relevant Policies:**

- ***TCDP Policy CDP-BIO-02 – Protection and enhancement of biodiversity and ecological connectivity***
- ***TCDP Objective CDP-LCA-01 – Protection of landscape character and scenic value***
- ***Development Management Standards – Sections 3.4, 3.6 & 3.7 (Urban Greening, Noise, Biodiversity)***

2.14.4 Item 2 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.

2.14.5 Appeal Item 3: Impact on Residential Amenity

***The Planning Authority must give proper consideration to the protection of residential amenity in line with Tipperary County Council Development Plan. The proximity of the substation, combined with insufficient screening, will materially injure the living conditions of nearby residents through:***

- ***Visual dominance,***
- ***Noise generation***
- ***Light pollution***
- ***No 3D models or definitive mapping have been provided, from the perspective of Moycarkey village residents. Indeed, Moycarkey residents have not been consulted in any meaningful way as enshrined in both Irish and European Law, and the Aarhus Convention, particularly article 6.***

***This aerial views below clearly demonstrates the close proximity of the proposed development to nearby residential properties, raising concerns regarding its potential impact on residential amenity. Aerial footage of Moycarkey village can be viewed on the following links:***

***[killough.ie/moycarkey\\_village/](https://www.youtube.com/watch?v=t8hfOY3qK50&t=9s)***

***<https://www.youtube.com/watch?v=t8hfOY3qK50&t=9s>***

***<https://www.youtube.com/watch?v=v2p1PDudXkY>***



<https://www.youtube.com/watch?v=vLLHPcrEgUs&t=195s>

***The developer has not demonstrated that all reasonable mitigation measures have been taken.***

**Relevant Policies:**

- ***TCDP Policy CDP-DEV-09 – Protects residential amenity from adverse impacts***
- ***TCDP Development Management Standards, Section 3.6 (Noise)***

2.14.6 Item 3 Appeal Response:

As described within Section 2.1.8, Item 4 Appeal Response, above, and within the submitted P&E Report, LVIA, CEMP, any potential effects of the Proposed Development on residential amenity have been comprehensively assessed. These assessments considered nearby residential properties, and concluded that the Proposed Development will not give rise to any significant adverse effects following the implementation of the proposed mitigation measures.

To assess the views of the Proposed Development, photomontages, wirelines, viewpoint assessments and detailed mapping were prepared as part of the LVIA to assess visual effects from representative viewpoints. Landscaping, existing hedgerow retention and additional native planting are incorporated into the design of the Proposed Development to further integrate the development into the receiving landscape.

In relation to public consultation, the Applicant undertook the statutory consultation procedures required under the Planning and Development Act 2000 (as amended) and the Strategic Infrastructure Development process. Members of the public were afforded the opportunity to review the application documentation and make submissions to ACP, therefore, the Applicant considers that the Proposed Development complies with the residential amenity objectives of the Tipperary County Development Plan 2022 - 2028, including Policy CDP-DEV-09, and will not result in significant adverse effects on residential amenity.

2.14.7 Appeal Item 4: Tourism, Amenity and Proposed Greenway

***It is noted that a proposed Greenway linking Thurles to Clonmel passes through this area and that a feasibility study has already been commissioned. This aligns with national and county policy promoting active travel, recreation, and sustainable tourism. Indeed, plans are afoot for an application for Cashel to achieve Unesco heritage status, and greenways and blueways in close proximity to the architectural heritage in the local area should be duly considered.***

***Many medieval sites are extant in this area, recorded on <https://www.archaeology.ie> and gis***

***websites-***

***<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>***

***The introduction of a visually intrusive industrial installation at this location risks undermining:***

- ***The scenic and recreational value of the route***
- ***Long-term tourism investment***
- ***Public enjoyment of the landscape***



**Relevant Policies:**

- ***TCDP Policy CDP-TOU-04 – Supports sustainable tourism and greenways***
- ***TCDP Policy CDP-TR-06 – Promotion of walking, cycling, and amenity routes***
- ***National CycleConnects & Greenway objectives referenced by the NTA***

2.14.8 Item 4 Appeal Response:

As outlined previously within this response report, the Tipperary County Development Plan 2022-2028 does not identify any proposed greenway, active travel route or tourism infrastructure within or adjacent to the Proposed Development site, therefore, there is no identified conflict between the Proposed Development and any adopted greenway objective.

The potential effects of the Proposed Development on landscape character, visual amenity and cultural heritage have been comprehensively assessed within the submitted P&E Report, LVIA and Archaeological Impact Assessment which concluded that the Proposed Development will not result in significant adverse effects on the tourism, recreational or heritage value of the area and is consistent with the relevant objectives of the Tipperary County Development Plan 2022–2028 relating to tourism, recreation and sustainable development.

2.14.9 Appeal Item 5: Cultural Heritage – Historic Mass Path

***A historic Mass Path runs along the boundary ditch and crosses a corner of the subject site, clearly identifiable on agricultural and historical mapping. Such routes form an important part of the intangible cultural heritage of rural Ireland.***

***The proposal fails to adequately protect or respect this heritage feature, either physically or in its setting.***

**Relevant Policies:**

- ***TCDP Policy CDP-BH-01 – Protection of built and cultural heritage***
- ***TCDP Policy CDP-BH-05 – Protection of non-designated heritage features including historic routes and patterns***

2.14.10 Item 5 Appeal Response:

Please refer to Section 2.6.6, Item 3 Appeal Response.

2.14.11 Appeal Item 6: Lack of Demonstrable Community Benefit

***The village of Moycarkey is a small, rural settlement valued for its character and amenity.***

***This proposal offers no identified long-term benefit to local residents, and notably:***

- ***No binding commitment to return generated output to the local or national grid***
- ***No assurance of continued local access to the proposed National Heritage Area***
- ***No community gain, benefit fund, or amenity enhancement proposed***



• ***Failure to engage with the community in an open and honest manner where the full project was outlined to the community of Moycarkey, and where 3D imaging should have been presented so that the full implications of the project could be considered in its entirety***

***This is contrary to the principles of sustainable development and will constitute a nuisance for local residents.***

***Relevant Policies:***

- ***TCDP Core Strategy – Balanced development that benefits communities***
- ***TCDP Policy CDP-SOC-01 – Supports development that strengthens rural communities and quality of life***

2.14.12 [Item 6 Appeal Response:](#)

Please refer to Section 2.1.16, Item 8 Appeal Response.

2.14.13 [Appeal Item 7: Failure to Deliver Promised Community and Amenity Benefits](#)

***At a public open day, representatives of Killough Solar stated commitments to:***

- ***Providing a social amenity accessible to local residents***
- ***Maintaining continued access to woodland within the Proposed Natural Heritage Area***

***However, these commitments are entirely absent from the planning application documentation. This represents a material inconsistency between public representations and the formal planning submission.***

***Planning decisions must be based on what is applied for, not informal assurances. The absence of these elements significantly undermines the credibility of the proposal.***

2.14.14 [Item 7 Appeal Response:](#)

This submission states that commitments made during a public open day regarding community amenities and continued access to woodland areas are not reflected in the application documentation, and therefore undermine the credibility of the proposal.

However, the matters raised relate mostly to the permitted Killough Solar Farm and associated lands, rather than the Proposed Development, which is the subject of this SID application. The Proposed Development forms part of the wider Killough renewable energy project, with matters related to community benefits described in Section 2.1.16, Item 8 Appeal Response.

2.14.15 [Appeal Item 8: Conflict with Proposed Greenway and Strategic Tourism Assets](#)

***The proposed substation conflicts directly with a proposed greenway corridor for which a feasibility study has already been completed and which is currently under consideration by Tipperary County Council. This was omitted from pre planning documents with An Coimisiún Pleanála.***

***This greenway holds strategic importance due to its links with:***

- ***Tipperary tourism development***
- ***The Cashel UNESCO heritage area***



- ***The Littleton Labyrinth and other cultural destinations***

- ***A historically significant mass path***

2.14.16 Item 8 Appeal Response:

Please refer to Section 2.7.24, Item 12 Appeal Response.

2.14.17 Appeal Item 9: Impact on Archaeological and Cultural Heritage

***The Moycarkey area is a concentrated archaeological landscape, containing:***

- ***Moycarkey Castle (medieval tower house and bawn)***
- ***The ruins of the former parish church***
- ***An associated historic graveyard***
- ***The historic village core evidencing continuous settlement***

***The proposed cable route/substation is within close proximity of a recorded National Monument (TN047-061). The area around Moycarkey Village is a culturally rich area, with several recorded antiquities and monuments registered in the area: Historic Environment Viewer***

<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>

***These features are protected under the Record of Monuments and Places and national planning legislation. Their significance extends beyond individual footprints to include their historical setting.***

***The applicant has failed to demonstrate that impacts on this heritage landscape have been avoided or that reasonable alternatives have been fully explored, contrary to national heritage policy and the precautionary principle.***

2.14.18 Item 9 Appeal Response:

The appellant notes that the ‘*applicant has failed to demonstrate that impacts on this heritage landscape have been avoided*’, when referencing the village of Moycarkey. The village is outside of the study area for the heritage assessment that was completed for the application, but reference to it is included in the historic background of the report as part of the wider landscape content. The recorded graveyard is located c. 440m east of the proposed development, with the recorded church c. 460m to the east.

The site of the medieval settlement is recorded c. 500m east of the development area, whilst the castle is 690m east of the proposed substation. The Proposed Development will not result in impacts on these heritage sites, given the distance of separation between the monuments and the Proposed Development.



#### 2.14.19 Appeal Item 10: Biodiversity and Protected Species

Moycarkey lies within a surveyed Bird Atlas square with records of conservation-priority species including Yellowhammer, Barn Owl, Corncrake, Whooper Swan, Grey Partridge, Lapwing, Golden Plover, Kingfisher, Buzzard and Skylark. Disturbance from excavation, vibration and hedgerow loss may disproportionately affect these species and must be assessed under the EU Birds Directive, the Planning and Development Act 2000 and the EIA Directive. Bat species known in the area include common pipistrelle, soprano pipistrelle, Leisler's bat, brown long-eared bat, Daubenton's bat and potentially lesser horseshoe bat; all bats and their roosts are protected under the Wildlife Acts and the EU Habitats Directive. In the absence of comprehensive, site-specific ecological and bat surveys undertaken at the appropriate time of year, the proposal does not properly apply the precautionary principle and does not demonstrate compliance with biodiversity protection requirements. The development is also in close proximity to Cabragh Wetlands and the Lower River Suir SAC.

#### 2.14.20 Item 10 Appeal Response:

As described above in Section 2.1.14, Item 7 Appeal Response, all ecological effects associated with the Proposed Development have been comprehensively assessed within the P&E Report, NIS and supporting ecological surveys. These assessments were undertaken by suitably qualified ecologists and informed by site-specific survey work completed in accordance with relevant guidance and best practice, with any potential effects on habitats, protected species, the Cabragh Wetlands pNHA and the Lower River Suir SAC assessed in detail. The NIS concluded that the Proposed Development, either alone or in combination with other plans and projects, will not adversely affect the integrity of any European site.

Appropriate mitigation measures, including the retention of existing hedgerows where possible and the implementation of ecological protection measures during construction, are incorporated into the Proposed Development, and the Applicant considers that biodiversity, protected species and designated sites have been appropriately assessed and that the Proposed Development complies with the requirements of the Habitats Directive, Birds Directive and relevant national planning policy.

#### 2.14.21 Appeal Item 11: Suitable Site Alternative and Screening

***As the substation location has already changed during project evolution, the Applicant should now move it approximately 270 metres further from Moycarkey toward the original site so as to increase separation from receptors and the village and allow more effective screening with semi-mature root-balled trees.***

#### 2.14.22 Item 11 Appeal Response:

Please refer to Section 2.1.8, Item 4 Appeal Response.



### 3. CONCLUSION

In summary, it is submitted that the items for which An Comision Pleanála sought additional information on have been comprehensively addressed in this submission.

We submit that the proposed development of a 110kV GIS substation represents a robust proposal, which has been prepared in full accordance with the statutory and best practice requirements, has appraised all relevant potential impacts on the surrounding environment, in line with European, national, regional and local energy and planning policy and is in accordance with the proper sustainable development of the area.

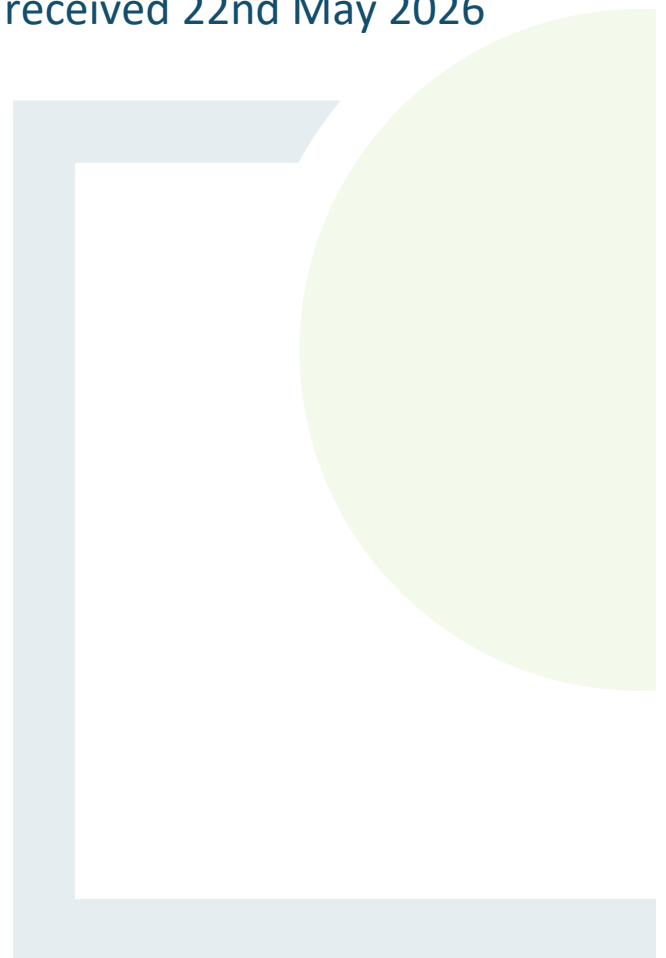


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## **APPENDIX 1**

Further Information  
Request from An  
Coimisiún Pleanála  
received 22nd May 2026



**ACP-324132-26**


---

From Housing Manager DAU <Manager.DAU@npws.gov.ie>

Date Wed 4/22/2026 2:59 PM

To SIDS <sids@pleanala.ie>

Cc LAPS <laps@pleanala.ie>

 1 attachment (233 KB)

ACP-324132-26 Tipperary SID-TN-2026-007.pdf;

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A Chara,

Attached please find the Heritage observations/recommendations of the Department in relation to the aforementioned Strategic Infrastructure Development.

Can you please confirm receipt of same?

Regards  
Diarmuid

**Diarmuid Buttimer**  
*Executive Officer*

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
**Department of Housing, Local Government and Heritage**  
**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*

**Oifigí an Rialtais**  
*Government Offices*

**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90**  
Newtown Road, Wexford, County Wexford, Y35 AP90

---

[Diarmuid.Buttimer@npws.gov.ie](mailto:Diarmuid.Buttimer@npws.gov.ie)  
[Manager.DAU@npws.gov.ie](mailto:Manager.DAU@npws.gov.ie)



Your Ref: **ACP-324132-26**  
Our Ref: **SID-TN-2026-007**

22 April 2026

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Via email to [sids@pleanala.ie](mailto:sids@pleanala.ie) ; [laps@pleanala.ie](mailto:laps@pleanala.ie)

Re: Notification under the Planning and Development Act, 2000, as amended.

**Proposed Strategic Infrastructure Development (SID): Marmoris Limited trading as Killough Solar: Development of a 110kV electrical Gas Insulated Switchgear (GIS) substation: Graigue, Co. Tipperary.**

A chara

I refer to correspondence in connection with the above. Outlined below are heritage-related observations/recommendations coordinated by the Development Applications Unit under the stated headings.

### **Archaeology**

It is noted that the planning application documentation includes an Archaeological Impact Assessment (AIA) which was carried out in relation to the proposed development by IAC Ltd (date November 2025).

The AIA acknowledges that there is a potential that previously unknown sub-surface archaeological features or deposits may be present within the proposed development site (PDS). If present, these would be directly impacted by the proposed development.

It is noted that the assessment has been informed by an Advance Archaeological Geophysical Survey and Advance Archaeological Test Excavation as well as by a walkover survey. However, it is noted that these advance investigations were focused on the planned solar farm development site (including a section of the grid connection route) and so do not fully encompass the full footprint of this proposal (in particular the proposed sub-station site). The Department advises that advance archaeological geophysical survey and advance archaeological test excavation of all greenfield areas of the PDS should be carried out in



advance of any development to determine if previously unknown sub-surface archaeological features or deposits are present. If such material is present, then additional mitigation measures to ensure the preservation in situ or preservation by record (i.e. full archaeological excavation) of such discoveries will be necessary. It is advised that this can be addressed by the inclusion of an appropriate condition, if the development is permitted.

The Department of Housing, Local Government and Heritage therefore advises that the following should be included as a condition of any grant of permission. Note these recommended conditions align with Sample Conditions C3, C5 and C6 as set out in *OPR Practice Note PN03: Planning Conditions* (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the AIA.

**Archaeological Requirements:**

1. All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Impact Assessment (IAC Ltd; date November 2025) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.
  
2. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out a pre-development Archaeological Geophysical Survey and a pre-development Archaeological Test Excavation at the location for the sub-station and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.
  - a. The Archaeological Geophysical Survey must be carried out under licence from the Department and in accordance with an approved method statement. Having completed the work, the archaeologist shall submit a written report to the Department and the Planning Authority describing the results of the Archaeological Geophysical Survey.
  - b. The archaeologist shall liaise with the Department to establish—based on the results the Archaeological Geophysical Survey—the appropriate scope of the Archaeological Test Excavation to adequately characterise the character and extent of any potential sub-surface archaeological material within the development site.
  - c. The report on the Archaeological Test Excavation shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-



- situ, preservation by record (archaeological excavation) and/or monitoring may be required.
- d. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.
  - e. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority.
3. The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Archaeological Impact Assessment (IAC Ltd; date November 2025) and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
4. The planning authority and the Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie), or to the following address:

The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90



Is mise, le meas

*Julie Sullivan*

---

Julie Sullivan  
Assistant Principal  
Development Applications Unit  
Administration

---

**ACP case ref. VA92.324132 (Marmoris Limited, trading as Killough Solar)**

---

**From** Landuse Planning <LandUsePlanning@tii.ie>

**Date** Fri 4/17/2026 5:31 PM

**To** SIDS <sids@pleanala.ie>

 1 attachment (296 KB)

ACP case ref. VA92.324132.pdf;

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**TII ref. TII26-135560**

Dear Sir / Madam,

Please find attached a copy of TII observations on the above Electricity Development Application.

Yours sincerely,  
Michael McCormack  
Senior Land Use Planner

In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasáí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

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Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do [postmaster@tii.ie](mailto:postmaster@tii.ie), le do thoil, agus scrios an ríomhphost bunaidh agus aon cheangaltáin.

The Secretary  
An Coimisiún Pleanála  
64 Marlborough St.  
Dublin 1  
D01 V902

by e.mail; sids@pleanala.ie

**Dáta | Date**

**17 April 2026**

**Ár dTag | Our Ref.**

**TII26-135560**

**Bhur dTag | Your Ref.**

**Re: Strategic Infrastructure Development Application for the proposed development of a 110kV GIS substation providing connection to the national grid via a loop in / loop out connection to the existing Killhill - Thurles 110kV Overhead line and ancillary development at Graigue, Co. Tipperary**

**ACP case ref. VA92.324132**

Dear Sir / Madam,

The Authority acknowledges receipt of referral of the above proposed Electricity Development Application on behalf of Marmoris Limited, trading as Killough Solar. Transport Infrastructure Ireland (TII) acknowledges that the subject development proposal can contribute to achieving the national target of renewable energy generation and reduction in greenhouse gas emissions.

In that regard, TII welcomes and is supportive of proposals aimed at achieving the transition to a low carbon and climate resilient economy, increasing renewable energy generation and enhancing energy security giving effect to National Strategic Outcome no. 8 of the National Planning Framework 'Transition to a Low Carbon and Climate Resilient Society'.

Within the foregoing context, it is proposed to address the proposed development in relation to the provisions of official policy and in relation to national road network maintenance and safety to ensure the proposed development can proceed complementary to the requirements of official policy concerning maintaining the strategic capacity and safety of the national road network in accordance with National Strategic Outcome no. 2 of the National Planning Framework 'Enhanced Regional Accessibility'.

TII notes reference in the applicants cover letter to the related Solar Farm planning application permitted under planning file ref. 25/60003 and appeal case ref. PL92.323453 and advises that the Authority has no record of consultation in relation to either case.



## **1. Official Policy**

The Commission will be aware that official policy concerning development management and access to national roads is outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).

Section 2.5 of the DoECLG Guidelines sets out policy that seeks to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses (i.e. non-public road access) to national roads, to which speed limits greater than 50 kph apply.

Section 1.3.1 of the Planning and Environmental Report that accompanied the application indicates that access to the proposed substation site is achieved via the L-4106 local road to the north of the site, in the first instance, which it is stated been designed to Tipperary County Council site entrance design parameters. In that regard, the Authority acknowledges that the application documentation submitted indicates no direct access requirements to the national road network.

## **2. National Road Network Maintenance and Safety**

Notwithstanding the above, in the Authority's opinion there are a number of operational issues related to the subject development proposal, in combination with the related planning application, that are required to be considered to address network maintenance and road safety prior to any decision on this planning application.

### **2.1 Proposed Substation Component Haul Route**

Section 9.3.1 of the Planning and Environmental Report that accompanied the application addresses 'Abnormal Loads' and outlines that one abnormal load delivery to site is expected to form part of the development associated with the delivery of the 110kV Transformer.

A delivery route to site for the transformer unit from Belview Port via the N29, N25, N9, N24, M8 and N62 national roads is outlined.

No temporary works to the national road network are identified as being required.

Notwithstanding, in the interests of clarity, TII advises that the national road network is managed by a combination of PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities. The applicant/developer should consult with all PPP Companies, MMaRC Contractors and road authorities over which the haul routes traverse to ascertain any operational requirements such as delivery timetabling, etc. and to ensure that the strategic function of the national road network is maintained.

TII requests referral of all proposals agreed between the road authorities, PPP Concessions and MMaRC Companies and the applicant impacting on national roads. Mitigation measures identified by the applicant should be included as conditions in any decision to grant permission.

Where temporary works within any MMaRC Contract Boundary are required to facilitate the transport of any abnormal loads to site, the applicant/developer shall contact [thirdpartyworks@tii.ie](mailto:thirdpartyworks@tii.ie) in advance, as a works specific Deed of Indemnity will be needed by TII before the works can take place.

In the interests of clarification, any proposed works to the national road network to facilitate substation component delivery to site shall comply with TII Publications and shall be subject to Road Safety Audit as appropriate. Works should ensure the ongoing safety for all road users and prior to any development necessary licenses, approvals or agreements with the local road authorities shall be in place.

All national road and ancillary overground/underground assets shall be subject to proper undamaged reinstatement and properly certified to the relevant standards in accordance with the assets' functions together with any working widths/depths which they require.

Any damage caused to the pavement of the existing national road due to the turning movement of abnormal 'length' loads (eg. tearing of the surface course) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

TII acknowledges that Section 9.3.1 of the Planning and Environmental Report that accompanied the application outlines that a permit for moving abnormal loads to the site will be sought from An Garda Síochána and the applicable local authorities on the selected route with a transportation plan for the time of delivery established prior to construction stage. Any accommodation works within the public road corridor will be carried out in advance of the delivery in agreement with the local authority. TII welcomes this commitment.

## **2.2 Structures**

Section 9.3.1 of the Planning and Environmental Report that accompanied the application outlines that the abnormal load delivery to site associated with the transformer unit is abnormal by virtue of its dimension. However, no details of the load weight appear to be provided.

In that regard, in the interests of clarity, TII outlines the following observations for the Commissions consideration.

Any operator who wants to transport a vehicle or load whose weight falls outside the limits allowed by the Road Traffic (Construction Equipment & Use of Vehicles) Regulations 2003, SI 5 of 2003, must obtain a permit for its movement from each Local Authority through whose jurisdiction the vehicle shall travel.

With specific reference to national road structures on any proposed haul route, all structures should be checked by the applicant/developer to confirm that all the structures can accommodate the proposed loading associated with the delivery of development components to site where the weight of the delivery vehicle and load exceeds that permissible under the Road Traffic Regulations.

While an abnormal load is defined as anything above 46 tonnes and below 180 tonnes, any load above 180 tonnes, represents an 'Exceptional Abnormal Load' ('EAL'). All structures to be crossed will need a full structural assessment by the developer in accordance with TII Publications AM-STR-06048 to verify that they can sustain any 'EAL' load safely and without any damage. Reference should be made to Department of Transport Circular RW18 of 2024 ('Exceptional Abnormal Loads') in that regard.

Full details of the transportation of all Abnormal Loads and all 'Exceptional Abnormal Loads' associated with the subject development shall be agreed with all planning and road authorities along all proposed haul routes prior to the commencement of any development.

## **2.3 Grid Connection Routing**

Connection to the national grid is detailed as being via a Loop In / Loop Out (LI/LO) connection to the existing Killhill - Thurles 110kV overhead (OH) line. Figure 1.1 of the Planning and Environmental Report that accompanied the application outlines the site extents and indicates no interactions with the strategic national road network in the area.

Notwithstanding, and in the interests of clarity, TII refers the Commission to Department of Transport Circular RW 07 of 2025 and the 'Interim Guidance to Road Authorities (placement

of Medium or High Voltage electricity assets)' and the associated update issued with Circular RW 05 of 2026, both of which can be accessed at; <https://www.gov.ie/en/publication/ece06-electricity-transmission-infrastructure-development-roads-sector-engagement-framework-interim-guidance/>.

The 'Interim Guidance', as outlined in the Circular, are issued pro tem until the development of any procedures for the planning, regulation, construction and management of Medium or High Voltage cables under public roads.

In relation to high voltage transmission infrastructure development, regard should also be had to the 'Electricity Transmission Infrastructure Development – Roads Sector Engagement Framework' included in DoT Circular RW 07 of 2025.

## **2.4 Greenways**

In relation to any Greenway or Active Travel proposals in the vicinity of the proposed works, consultation with Tipperary County Councils own internal project and/or design staff is recommended.

## **Conclusion**

It is requested that the above matters are taken into consideration prior to any decision on the subject application.

In the interests of clarification, no part of this submission shall be construed as TII giving consent to access or alter any national road infrastructure assets including drainage regimes, vehicle restraint and safety systems, ducting, HDD crossings, structures, etc.

In the event that any damage is caused by any development works to the national road or associated assets, overground or underground, costs arising to fully remediate all impacted infrastructure assets to TII Publications standards and requirements will be pursued by or on behalf of TII.

The Authority trusts that the foregoing comments prove of assistance to the Commission in dealing with this matter.

Yours faithfully,




---

**Michael McCormack**  
**Senior Land Use Planner**

## Submission re ACP-324132-26 Killough Solar

---

**From** Keaveney, AnnMarie <annmarie.keaveney@tipperarycoco.ie>  
**Date** Tue 4/14/2026 3:56 PM  
**To** SIDS <sids@pleanala.ie>  
**Cc** Quinn, Geraldine <geraldine.quinn@tipperarycoco.ie>

 1 attachment (822 KB)

Planning Submission to ACP -324132-26.pdf;

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A Chara,

Please find attached a copy of Tipperary County Council's submission re the above named file- due by the 22nd April.

Please confirm receipt at your convenience.

Kind Regards,  
Ann-Marie

**Ann-Marie Keaveney**

Staff Officer, Planning

Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

**Telephone: 0818 06 5000 Ext: 6386**

**E-mail: [planning@tipperarycoco.ie](mailto:planning@tipperarycoco.ie)**

**Website: [www.tipperarycoco.ie](http://www.tipperarycoco.ie)**

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**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

**Planning Report on proposed Electricity Development Application**  
**in accordance with Section 182(A) of the Planning and Development Act 2000 (as amended)**

**April 2026**

An Comisuin Pleanála Ref. No:	ACP-324132-26
Applicant:	Marmoris Limited - Killough Solar
Proposed Development:	Proposed development of a 110kV GIS substation providing connection to the national grid via a loop in/loop out connection to the already existing Killhill - Thurles 110kV Overhead line and ancillary development
Development Location	Graigie, Co. Tipperary

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## PART 1. SITE LOCATION & DEVELOPMENT DESCRIPTION OVERVIEW

The development is located at Graigue, Co. Tipperary 1.2km west of Moycarky National School. The site is accessed from the L4156-13 and beside the 110km overhead power line to which the development will connect. The substation will be set back over 500 metres south the public road. Lands surrounding the substation site are agricultural.

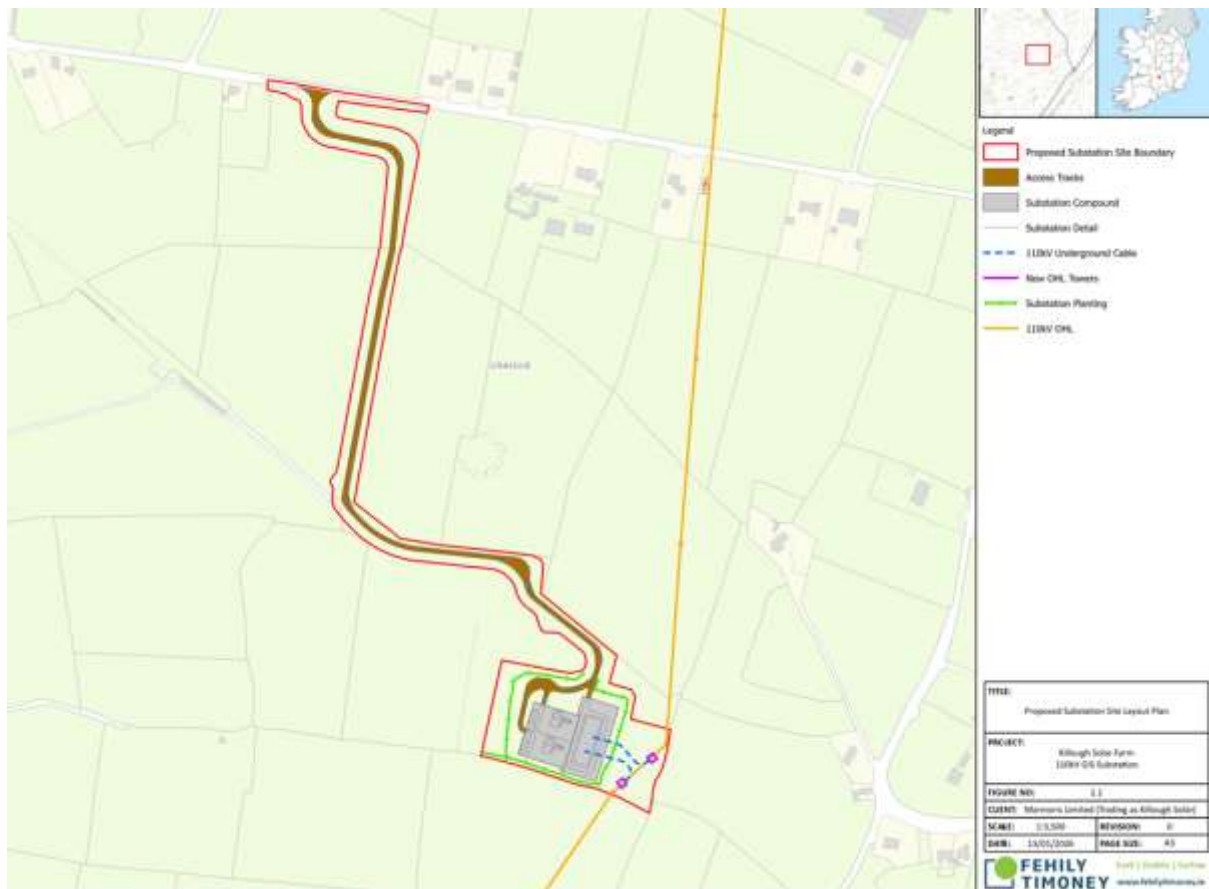
The proposals forms part of a wider renewable energy development.

A solar farm was permitted on lands c.2km west of the site on 17th December 2025 by An Comisiun Pleanala (Reference PL92.323453). Permission is sought under PI Ref 2660228 for underground cabling to connect the permitted solar farm to the proposed 110kv substation and then onto the grid via the adjoining 100kv power line.

Figure 1 Development location (in red) relative to permitted Killough solar farm (yellow outline)



Figure 2 Development layout.



The Proposed Development will comprise the construction of a 110kV Gas Insulated Switchgear (GIS) substation and ‘Loop In-Loop Out’ (LILO) connection and associated works on a site of 4.08 hectares to incorporate the following;

- 1 no. 110 kV Gas Insulated Switchgear (GIS) Substation with a floor area of c.778sq.m, with a mono sloped roof and an overall height of 16.5m;
- 2 no. Control Buildings with a floor area of 63 sq.m each and a height of 5m.
- 2 no. 110 kV transformers and ancillary plant. • Compound fencing and 15 no. 3m high lamp poles for outdoor lighting.
- 4no. monopole lighting masts of 16.5m in height.
- 2 no. underground cable corridor of approximately 75m in length and provision of 2 no. 21.5m high mast structures linking the proposed substation to the adjacent existing overhead 110kV Killhill Thurles Over Head transmission line;
- Associated construction works, drainage and landscaping.
- New entrance to the substation site from the L4106 Local Road

## **PART 2. CONSIDERATIONS OF PLANNING AUTHORITY ON THE PROPOSED DEVELOPMENT**

Below is a summary of the considerations of Tipperary County Council of the development against the proper planning and sustainable development of the area and commentary on items identified in the letter from An Comisúin Pleanála dated 18<sup>th</sup> March 2026.

### **2.1 Relevant Plan status**

Relevant Plans and their status are set out below:

- Tipperary County Development Plan 2022-2028 (TCDP). This Plan came into force in August 2022. The Tipperary Renewable Energy Strategy is an Appendix to the TCDP (Appendix 2, Volume 3). The TCDP is currently undergoing a variation details of which can be found at:

[PROPOSED VARIATION NO. 1 TO THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022-2028 | Tipperary County Council's Online Consultation Portal](#)

The Proposed Variation is to align the Tipperary County Development Plan 2022-2028, with the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were published to give effect to the National Planning Framework First Revision (2025).

- Tipperary County Council Climate Action Plan 2024-2029 (LACAP). The LACAP was made in 12<sup>th</sup> February 2024.

## **2.2 Development Plan Provisions and views on the proposed development**

The key policies and objectives of the Tipperary County Development Plan 2022 that are relevant to the development are outlined below. Relevant policies and objectives in higher tier plans are set out in the Environmental Report that accompanies the application.

The Planning Authority note the following regarding the development:

- The proposed development forms part of a wider renewable energy development and is to provide infrastructure to connect the Killough Solar Farm to the national grid.
- The effects of the development on European Sites under the Habitats Directive was examined in the assessment of the Killough Solar Farm Development (as a whole project).
- The documentation included with the application references the local roadway as L4106. The serving local road number is L4156. The sightline requirement for this roadway is 120 metres Y distance from a set back (X distance) of 4.5 metres. Drawing P24169-FT-XX-XX-DR-PL-0504 shows sightlines from an X distance of 2.4 metres which is not in accordance with the requirements of Section 6 of Volume 3 of the TCDP 2022
- The proposed GIS Building is a large structure with a floor area of 774 sq m and height of 16.5 metres, The Planning Authority is concerned with the height and scale of this building and its impact on the landscape. The submitted photomontages provide a limited representation of the development as it would appear from local roadways and residences. Photomontage VP13b illustrates the development as a discordant feature in the landscape.

**Tipperary County Development Plan 2022-2028**

Volume 1 Written Statement

<p><b>3.0 Low Carbon Society &amp; Climate Action</b></p>	<p><b>3 – 1</b> Promote and facilitate renewable energy development, in accordance with the policies and objectives of the Tipperary Renewable Energy Strategy 2016 (and any review thereof), and the Tipperary Climate Adaptation Strategy 2019.</p> <p><b>3-E</b> - Support, in collaboration with stakeholders, research and innovation in smart renewable energy technologies and initiatives to accelerate diversification away from fossil fuels.</p>
<p><b>10.0 Renewable Energy and Bioeconomy</b></p>	<p><b>10 - 1</b> Support and facilitate new development that will produce energy from local renewable sources such as hydro, bioenergy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.</p> <p><b>10 – A</b> - Support the Climate Action Plan (DECC, 2019) as it relates to renewable energy production, having consideration to the strategic importance and potential benefits of renewable energy investment to rural communities.</p> <p><b>10- C</b> To continue to support renewable energy development and to maintain a positive framework for development through the review of the Renewable Energy Strategy over the lifetime of the Plan.</p>
<p><b>11.0 Environment and Natural Assets</b></p>	<p><b>11 - 1</b> In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive, no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects59).</p> <p><b>11 - 2</b> Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, ‘Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities’, (DEHLG 2009) or any amendment thereof and relevant Environmental Protection Agency (EPA) and European Commission guidance documents.</p>

	<p><b>11 - 3</b> Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.</p> <p><b>11 - 4</b></p> <ul style="list-style-type: none"> <li>(a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.</li> <li>(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider green infrastructure networks as an essential part of the design process.</li> <li>(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions to SUDS, in so far as practical, as part of water management systems, public realm design and landscaping, in line with best practice.</li> <li>(d) Where trees or hedgerows are of particular local value, the Council may seek their retention, or where retention is not feasible, their replacement and will seek a proactive focus on new tree-planting as part of new development.</li> </ul> <p><b>11 - 16</b> Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the Landscape Character Assessment, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.</p> <p><b>15-7</b> Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <ul style="list-style-type: none"> <li>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,</li> <li>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</li> <li>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</li> <li>(d) The slow-down in the movement of water.</li> </ul>
--	---

## 6.0 Policies and objectives for Renewable Energy

### **Policy RE1: Protection of the Environment**

It is the policy of the Council that renewable energy developments and associated supporting infrastructure shall be assessed for compliance with the environmental standards and policies as set out in the County Development Plan (as varied) and the Development Management standards set out in Chapter 10.

### **Policy RE2: Landscape Capacity and Renewable Energy Development**

It is the policy of the Council to facilitate new development which integrates with and respects the character, sensitivity and value of the landscape in accordance with the guidelines set out in the Tipperary Landscape Character Assessment 2016 and the policies as set out in the County Development Plan (as varied) and the Development Management standards set out in Chapter 10.

### 6.8 Solar Energy Strategy

There has been recent interest in the development of large-scale ground mounted solar PV installations. The Council will facilitate proposals for solar PV installations; subject the demonstration by the applicant that the proposal will not have a significant adverse impact on the built and natural environment, the visual character of the landscape or on residential amenity. Particular care must be taken in respect to proposals for commercial PV in Primary and Secondary Amenity Areas, where the Council may require a Visual Impact Assessment (VIA) in support of the proposal, particularly where there is potential for cumulative visual impact as a result on existing and permitted solar development in the area.

Key considerations are:

- (a) Site aspect, area and topography,
- (b) Availability and method of grid connection,
- (c) Impact on sensitive receptors including roads, residential development, areas of tourism and landscape amenity value, airfields and ecology,
- (d) The visual impact of the proposal and other permitted large-scale solar PV developments on the visual character of the area having regard to the provisions of the LCA 2016,
- (e) Management, fencing and upkeep of the site,
- (f) Construction phase activities and impacts,
- (g) Proposed lifespan of the development,
- (h) Decommissioning and reinstatement of site subject to the satisfaction of the council.

### **Policy RE10: Ground Mounted for Solar PV Installations**

It is the policy of the Council to facilitate solar energy installations where it is demonstrated to the satisfaction of the Council that there will be no significant adverse impact on the built and natural environment, the visual character of the landscape or on residential amenity.

### **SO1**

It is an objective of the Council to support the implementation of the targets and objectives of the White Paper for Energy 2015.

### **SO13**

It is an objective of this Renewable Energy Strategy to support the objectives of the White Paper for Energy 2015 as they relate to energy storage as an important element of renewable energy systems in the county.

Table 2.1 Likely drivers of change and likely landscape effects

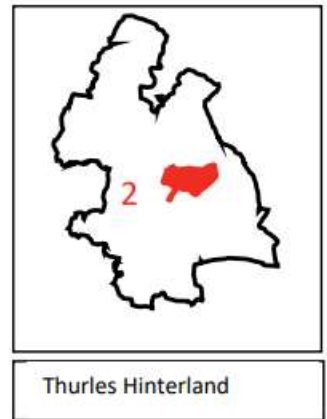
FACTOR	LIKELY DRIVER OF CHANGE	LIKELY LANDSCAPE EFFECTS			
		Uplands	Lakelands	Foothills	Plains
Infrastructure	Transportation	High	Very High	Moderate	High
	Energy - Large Transmission Lines	Very High	Very High	Moderate	Moderate
	Energy – Wind Farms	Very High	Very High	High	High
	Energy – Solar Farms	High	Moderate	Moderate	Low
	Water Services	Moderate		Low	Low

**A. The Plains**

Figure 3.3 The Plains, River Suir near Newcastle

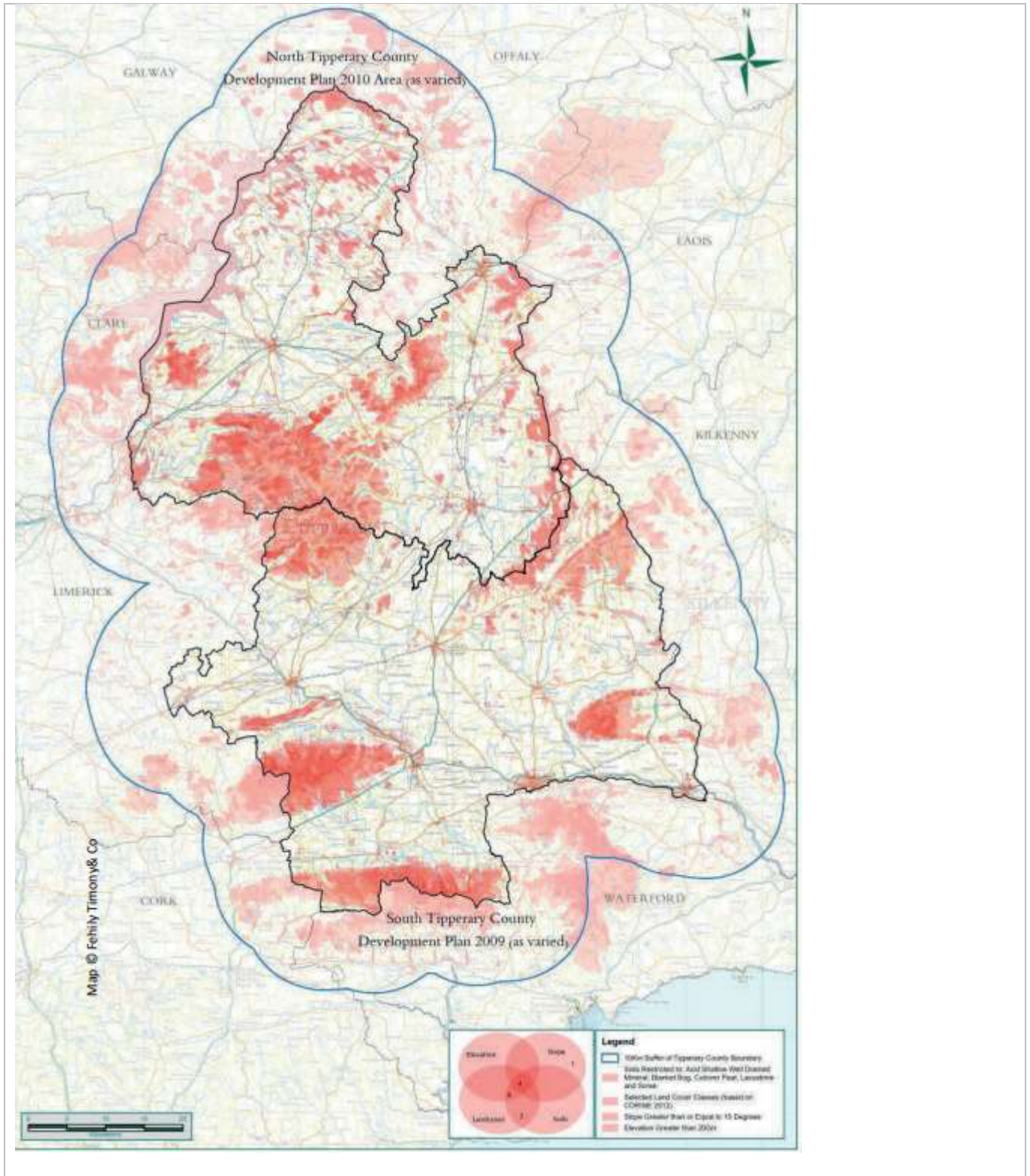
These are working landscapes containing most settlements and services as well as large continuous areas used for pasture, tillage and peat harvesting. This landscape also contains major rivers and many historic sites.

Archetypes	Landscape Character Types
A. The Plains	<b>A1 Lowland Pasture &amp; Arable</b> This is the most common type of landscape in Tipperary. It consists mainly of grasslands and tillage enclosed by hedges. These areas also contain areas of woodlands, rivers and settlements – as well as a dense network of roads, utility lines and farm buildings. The character and appearance of these areas can be significantly different depending on proximity to other landscapes such as uplands and hills.
	<b>A2 Peatlands &amp; Wet Mixed Farmland</b> This type of landscape occurs in separate compartments within the plains. There is a lower intensity of farming in these areas – resulting in fewer houses and roads and more areas of natural vegetation.



Archetypes	Landscape Character Types	Landscape Character Areas
A. The Plains	A1 Lowland Pasture & Arable	1. Urban and Fringe Areas
		2. Thurles Hinterland
		3. Nenagh Corridor
		4. River Suir Central Plain / Nenagh Corridor
		5. Templemore Plains
		6. West Tipperary Farmland mosaic
	A2 Peatlands & Wet Mixed Farmland	7. Borrisokane Lowlands
		8. Littleton Raised Bog
		9. Littleton Farmland Mosaic and Marginal Peatland





Landscape Types	Principle Landscape Character Areas	Sensitivity Class	Objectives	Guideline
A1 Lowland Pasture & Arable	1. Urban and Fringe Areas	0	Improve	Encourage development that will <b>improve</b> the appearance and character of the area.
	2. Thurles Hinterland	1		
	3. Nenagh Corridor	1		
	4. River Suir Central Plain / Nenagh Corridor	1	Continue	Facilitate development that <b>continues</b> established patterns of use and settlement
	5. Templemore Plains	1		
	6. West Tipperary Farmland mosaic	1		

## 6.2 LAND-USE COMPATIBILITY BETWEEN LCAs AND LAND-USE TYPES

Table 6.2 Land-Use Compatibility between LCAs and Land-Use Types

Compatibility Key		Sensitivity Class	AGRICULTURE AND FORESTRY		HOUSING	URBANISATION			INFRASTRUCTURE	EXTRACTION		ENERGY	
			Agriculture	Forestry		Rural Housing	Urban Expansion	Industrial Projects		Tourism Projects	Major Powerlines		Sand/Gravel
Most	High		0										
High	Medium		1										
Medium	Low		1										
Low	Least		1										
Least			1										

Volume 3 Appendix 6 Development Management Standards

## 6.0 Parking, Traffic & Road Safety

### 6.1 Road Design & Visibility at a Direct Access

A direct access is a vehicular access from any residential, commercial or agricultural property to and from a public road. New direct accesses shall not be permitted within 90m of the exit of a roundabout on a national road, or within 50m of the exit on a non-national road.

Any direct access to a rural national primary or rural national secondary road shall comply with the visibility parameters contained in Section 5.6.3 of TII Publication DN-GEO-03060, Geometric Design of Junctions, which is available for download from the TII Publications website (<https://www.tiipublications.ie/>). Any direct access to an urban national primary or national secondary road shall comply with the visibility parameters contained in Section 4.4.5 of the Design Manual for Urban Roads published by the Department of Transport, Tourism and Sport, which is available for download from the following website (<https://www.gov.ie/en/publication/3360b1-design-manual-for-urban-roads-and-streets/>).

On all national and non-national roads, the full 'Y – Distance' shall be to an object height of 1.05m above the road surface level measured at the near edge of the travelling lane (the yellow line, or if none exists, the edge of the paved surface). Forward visibility equal to the Y-Distance shall also be provided along the public road on the approaches from each side of an access.

The distance back along the minor road or direct access from which the full visibility is measured is known as the 'X-Distance'. It is measured back along the centreline of the minor road or direct access from the continuation of the line of the nearside edge of the paved surface (including hardstrip or hard shoulder) of the major road. The 'X-Distance' on the minor road for visibility measurements shall be as defined in Table 6.1 below.

**Table 6.1: X-Distance Requirements**

Major Road Use	Minor Road use/Direct Access	X-Distance
National Roads	Simple Junctions, Stop control	2.4m
Regional & Local Roads	All junctions and accesses, Stop control	2.4m
Regional & Local Roads	All junctions and accesses, Yield control	3.0m
National Roads, Regional & Local Roads	Multiple residential, Commercial, Agricultural or other	4.5m
Regional & Local Roads	Accesses lightly trafficked (single residence)	2.0m

For direct access to a non-national road, the same principles apply as for national roads. Where posted mandatory speed limits are provided the design speeds and associated Y-Distances in Table 6.2 shall apply:

**Table 6.2: Design Speeds and associated Y-Distances**

Mandatory Speed Limit	Design Speed (operational Speed)	Rural Non-National Road	Urban Non-National Road
km/h	km/h	Y-Distance (m)	Y-Distance (m)
30	40	N/A	33
40	50	70	45
50	60	90	59
60	70	120	72
80	85	160	N/A
100	100	215	N/A

On non-national roads, in cases of particular difficulty, the use of a lower design speed for a given mandatory speed limit (as set out in table 6.2) may be accepted by the Council. In such a case, the applicant must demonstrate to the satisfaction of the Council that the 'operational speed' of the road is less than the specified design speed. In such cases, the Council may accept the use of the lower speed than identified in column 2 of Table 6.2 above.

#### 6.1.1 Measuring 'Operational' Speed

The operational speed shall be determined by measurement of actual speeds between 07:00 am and 07:00 pm over a period of three days, excluding weekends or public holidays. It represents the 85th percentile speed of the traffic travelling on that section of road during that period. The 85th percentile speed is the speed at or below which 85% of the traffic is travelling.

As an alternative, the applicant may use the methodology described in Section 10.2 of TII publication DN GEO 03031: Rural Road Link Design to determine a design speed based on the physical characteristics of the road section.

The minimum design or operating speed that will be allowable under any circumstances for a rural non-national road shall be 50kph, and for an urban non-national road it shall be 40kph. The Council's decision on the appropriate design or operating speed shall be final.

### 2.3 Planning History

Relevant Planning history for the lands are set out below.

On Site and adjoining
2660228 - Permission sought for laying of underground cables to connect the permitted Killough Solar PV development to a proposed 110kv substation (RED III Development).
Nearby lands
ACP-323453-25 (Council File Reference 2560003)-Permission granted for a Solar farm on lands 2k west of the proposed substation site.

### 2.4 Relevant designations

The site is within the drainage catchment of the Lower River Suir SAC and Cabragh Wetlands pNHA

### 2.5 Landscape/ Visual

The proposed GIS building, given its height and form, is considered to be a discordant feature in the landscape.

### 2.6 Community Gain

The Planning Authority will rely on An Comisuin Pleanala to address matters of community gain.

### 2.7 Roads/Traffic

The site entrance onto the L4156 must demonstrate sightlines in accordance with the requirements of the Tipperary County Development Plan 2022. The sightlines demonstrate are not in accordance with Development Plan requirements.

## 2.8 General Contributions

Development contributions are payable under the Tipperary County Council Development Contribution Scheme 2020 under the following Class;

<b>Class</b>	<b>Description</b>	<b>Rate</b>
19	The provision of overhead and/or underground distribution lines for the distribution of electricity and/or telecommunications inclusive of transmission lines to grid connection	€10 per metre distribution lines

In the event of a grant of permission Tipperary County Council request An Comisuin Pleanala to attach conditions for the payment of development contributions in line with the Tipperary County Council Development Contribution Scheme 2020

Signed: Jonathan Flood

Date: 30/3/2026

Senior Executive Planner

Signed: Amelie Dany

Date: 02/04/2026

Senior Planner

Signed: Brian Beck

2.4.2026

Director of Services

Date:

---

**FW: 110kV electrical Gas Insulated Switchgear (GIS) substation in the townland of Graigue, Co. Tipperary. ACP - 323627-25 UE Ref: PN26000038371**

---

**From** Communications <communications@pleanala.ie>

**Date** Fri 4/10/2026 9:47 AM

**To** Marine <marine@pleanala.ie>

 1 attachment (147 KB)

UÉ\_PlanningResponse\_PN26000038371.pdf;

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**From:** Emmett Hegarty(C) <emmett.hegarty@water.ie>

**Sent:** Thursday 9 April 2026 16:32

**To:** Bord <bord@pleanala.ie>

**Cc:** Niamh Curtin <niamh.curtin@ftco.ie>

**Subject:** 110kV electrical Gas Insulated Switchgear (GIS) substation in the townland of Graigue, Co. Tipperary. ACP - 323627-25 UE Ref: PN26000038371

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good afternoon

Please find attached Uisce Éireann's comments in response to the proposed Strategic Infrastructure Development (SID) Planning Application for the development of a 110kV electrical Gas Insulated Switchgear (GIS) substation in the townland of Graigue, Co. Tipperary. ACP Ref: ACP - 323627-25, UE Ref: PN26000038371

If there are any questions or issues, please do not hesitate to let me know.

**Emmett Hegarty**

Development Management Planning

**Uisce Éireann**

Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX

M +353 87 345 9798

[emmett.hegarty@water.ie](mailto:emmett.hegarty@water.ie)

[www.water.ie](http://www.water.ie)

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaráithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas

maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaráithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Uisce Éireann accepts no liability for actions or effects based on the prohibited usage of this information. Uisce Éireann is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Uisce Éireann accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Uisce Éireann may be monitored to ensure compliance with Uisce Éireann's policies and standards and to protect our business. Uisce Éireann is a designated activity company limited by shares, established pursuant to the Water Services Acts 2007-2022, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

**Uisce Éireann's Ref:** PN26000038371

**Planning Ref:** Document Issue No. 47 - P24-169 - Killough Solar Farm Stage II Feasibility – Coolmore (T&M) (ACP - 323627-25)

**Planning Authority:** Tipperary County Council

**Issue Date:** 9 April 2026

**Uisce Éireann**  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

**Uisce Éireann**  
PO Box 448  
South City  
Delivery Office  
Cork City

[www.water.ie](http://www.water.ie)

**Development Location:** Graigue, Co. Tipperary

**Development Description:** Application for a Strategic Infrastructure Development (SID) Planning Application for the development of a 110kV electrical Gas Insulated Switchgear (GIS) substation in the townland of Graigue, Co. Tipperary.

A Chara,

As the National Water Utility Uisce Éireann delivers water services pursuant to the Water Services Act (and other legislation) and in accordance with our statutory functions and ancillary responsibilities and in a manner which is consistent with public policy.

Uisce Éireann is responsible for the delivery of all public water and wastewater services in Ireland. We are committed to continuously upgrading and developing critical infrastructure to support growth in our economy, while protecting the environment and safeguarding water supplies. Our primary function is to provide clean drinking water to customers and to treat and return wastewater safely to the environment. In providing these services we play a central role in enabling economic growth, protecting both the environment and the health and safety of our customers and the wider public.

Please accept this submission in respect of the above-referenced strategic infrastructure development application.

### **Risk to public infrastructure**

It is noted that the route of the proposed route of the underground interconnector cabling runs along a section of the L4106 running from Graigue to Cloghogue, with drawings indicating that this cabling is to be installed within the public road. Uisce Éireann operates in situ underground network infrastructure along this road, namely a 150mm uPVC watermain serving the Thurles Regional Public Water Scheme

Please note that Uisce Éireann cannot permit build over of its network assets. Furthermore, in work proximate to its assets, Uisce Éireann requires that minimum separation distances from its assets be always achieved as outlined in Uisce Éireann's codes of Practice and Standard Details. Where it is anticipated that such distances cannot be achieved or any other deleterious impact be envisaged, the applicant will be required to engage with Uisce Éireann's diversions team at [diversions@water.ie](mailto:diversions@water.ie) to agree an appropriate mitigation, prior to the commencement of works.

Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)

Yours sincerely,



**Dermot Phelan**  
**Connections and Developer Services**

**Advisory Note(s):**

\*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section ([diversions@water.ie](mailto:diversions@water.ie)) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

\*\* Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent\*\* to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.

Catherine Brittain,  
Graigue,  
Moycarkey,  
Thurles,  
Co Tipperary.  
E41 NX79  
085 1477729.

[cathorion@hotmail.com](mailto:cathorion@hotmail.com)

20/04/2026

The Secretary,  
An Coimisiun Pleanala,  
64 Marlborough Street,  
Dublin 1.  
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	057435-26
ACP-	
21 APR 2026	
Fee: €	57 Type: <i>CPA</i>
Time: 11:36	By: <i>Heal</i>

CASE REFERENCE: VA92.324132

LOCATION: TOWNLAND OF GRAIGUE, CO TIPPERARY.

PROPOSED DEVELOPMENT OF A 110KV GIS SUBSTATION

With reference the above Planning Application I wish to make a Submission under the following headings

- 1- Road naming discrepancy between Cabling Route Application and Substation Application.
- 2- Location of Substation.
- 3- Size of Substation.
- 4- Interference with My Right Of Way.
- 5- Total absence of Consultation with residents of Moycarkey Village and homeowners.
- 6- Devaluation of Private Property Values.
- 7- Indemnity Bond.

I WISH TO REQUEST AN ORAL HEARING RE. THIS PLANNING APPLICATION.

Regards

*Catherine Brittain*  
Catherine Brittain

**1- ROAD IDENTIFICATION DISCREPANCY BETWEEN CABLING ROUTE  
AND SUBSTATION APPLICATIONS.**

The first Planning application for the Cabling Route (to connect to Substation Location) Tipperary Co Council Planning Ref: 2660202, submitted 05/03/2026 was deemed invalid by the County Council (letter dated 09/03/2026) due to Incorrect Road Number use i.e. The L-4106.

A new revised Application was submitted, Tipperary Planning Ref: 2660228, to Tipperary County Council on the 12/03/2026 amending the Road Reference Number to the correct Reference number L-4156 (including the Entrance to proposed Substation Location).

The Planning Application to An Coimisiun Pleanala for the Substation has referenced to the road Number L-4106.

As this Road number and first Application (Tipperary Co Council Ref: 2660202) was deemed Invalid by Tipperary County Council and in the Interest of Proper Public Record keeping and avoiding confusion now and in the future, this Application should be rejected and also deemed Invalid by the ACP in its current form.

(See Sheets 1, 1A, 1B Copy of Tipperary Co Council letter re. Invalidation of Tipperary Planning ref: 2660202 for ease of reference)

## 2- LOCATION OF SUBSTATION.

The location of the Proposed Substation is currently at a distance of c470m from Moycarkey Village and would be in a direct eyeline for homeowners living in the village and close by.

In the Planning Application for the Killough Solar Farm ( Tipperary Co Council Planning Ref 2560003, and Comisiun Pleanala Planning Ref 323453) the then proposed location for the Substation (Field 22) was set further away from Moycarkey Village and homeowners and not in the direct eyeline of private homeowners or Moycarkey Church or the Parish Hall.

See Sheet number 2 showing Table of distances to the now proposed Substation Position and the First Proposed SUBSTATION (Field 22 ) and Moycarkey Village and homeowners.

See also Sheets number 3 and 3A attached, maps showing the original proposed location of Substation and how it has been moved closer to Moycarkey Village and homeowners.

See Sheet number 4 for a visual representation of a typical 110 kV GIS Substation.

See Sheets numbers 5 and 6-10 containing photos and location of where photos were taken from, to illustrate the direct sight lines from my home to the permanent and Forever Structure i.e. The Substation.

### Mitigation Measure-

- 1) A Co-location of the Proposed Substation within the site of the Killough Solar Farm, which the Substation is being proposed to facilitate.

OR

- 2) Return the location of the proposed Substation to Field 22 which would lead to
  - A safer Distance from Moycarkey Village , Parish Hall and residents.
  - An improvement in the direct sight lines and reduction of Visual Pollution for Moycarkey Village and homeowners directly affected by what will be a permanent and forever feature in our neighbourhood and Landscape.
  - The first proposed location (Field 22 ) would also give a more direct line of access from the proposed permanent entrance on the L4156 for emergency vehicles and maintenance and upkeep of the Substation.

### 3- SIZE OF SUBSTATION.

The proposed Development will include the following

- The 110 kV Gas Insulated Substation will have a floor area of c778 sq.m  
Height = 16.5m
- The Control Buildings, of which there will be two  
Floor Area = 63 sq.m  
Height = 5m
- Two no 110kV transformers and ancillary plant
- 4 Monopoles lighting masts Height = 16.5m high
- 15 X outdoor lighting poles Height= 3m high

See Sheet number 4 for a visualisation of what this will look.  
(It is akin to a 5 story building)

This will cause Visual Pollution to Moycarkey Village and the homeowners who live nearby and would be in direct eyeline of people who live nearby.

Because of the size and Visual Impact alternate locations should be seriously looked at AS

This is a Forever Structure and cannot be removed or relocated at a later time,  
**WE HAVE ONLY ONE CHANCE TO GET THE LOCATION RIGHT.**

The South Tipperary County Development Plan 2009, as varied, is the Statutory Development Plan Policy ED9

- a) The Development shall not have an adverse impact on the Residential, Environmental and rural amenity of the area
- b) Any new structure shall be of a scale appropriate to the size of the site , and be Sited and designed to ensure it does not detract from the Rural setting and landscape of the area.

4- DISRUPTION OF MY RIGHT OF WAY.

Right of way registered on Co Tipperary Land Register Folio Number 13076F, copy attached for reference, See Sheet number 11.

(Note : Parts of the page has been blocked out to protect the privacy of other people referenced on the same page)

Right of way extends to a Draw Well location of which is shown on attached map, See Sheet number 12.

The proposed Access Road for the proposed Substation goes through the Draw Well Location and would interfere with my Right Of Way and destroy it as a potential source of water if needed.

5- TOTAL ABSENCE OF CONSULTATION EITHER PUBLIC OR PRIVATE.

The residents of Moycarkey Village and nearby homeowners have not been offered or Given any chance to engage with the Developers, at any stage, with regard to this Development.

This despite the fact that the proposed Substation would be within c227.59m of dwelling homes.

This has caused serious levels of stress and Mental Health Issues.

We know Isolation causes Mental Health Issues and in regard to this proposed Development Moycarkey Village and nearby homeowners have been victims of 'Consultation and Information Isolation'.

Planning and Development (Renewable Energy) Regulations 2025(Ned 111)  
-Irish Transportation (S.I. No 402 of 2025) Updated  
Public Consultation required.

The requirement to engage with communities was not fulfilled in this Planning and Development Process.

6- EFFECT ON PROPERTY VALUES.

The opinion of 3 different and Independent Auctioneers and Estate Agents, when asked for their opinion re the effect on house valuations and nearby Substations, was the same.

There would definitely be a reduction in value of private home and maybe as much as 20%.

Alternative locations for this proposed enormous ( akin to 5 story building) Substation should be looked for, in consultation with residents of Moycarkey Village and nearby homeowners for a suitable solution for all, including Developers.

Relocation to Field 22 would mitigate this somewhat and would also change the direct sight lines between homeowners and Substation.

Again see Sheets 2,3,4,5 for illustration.

Having it Co-located with Killough Solar farm and within same site would also mitigate for these negative Effects.

The Proposed location for the Substation is an elevated site relative to Moycarkey Village and nearby homes making the effect on Property Valuation more significant due to Sightlines being more evident.

7- INDEMNITY BOND.

An Indemnity Bond should be lodged by the Developer to compensate homeowners against potential damage to property during construction and operation.

Also to compensate for any devaluation of property values.

Conclusion: Whereas we all appreciate the need for Renewable Energy, I feel it should be achieved in a way that recognises the Local Communities, Local Villages and Local residents where ever this is possible.

With regard to this Planning Application there are other options for the Substation Location Site.

**Tipperary County Council**

**PLANNING & DEVELOPMENT REGULATIONS 2001 (as Amended)  
ARTICLE 26 NOTICE**

Planning Ref. No: 2660202

**Notices (Newspaper/Site)**

- Incorrect road number indicated on public notices. L-4106 indicated, correct reference is L-4156 as per Tipperary County Council GIS mapping system.

**Application Form**

- Q9 indicates incorrect road number, correct reference is L-4156.
- Q19 indicates incorrect pre-planning reference number.

**Fee**

Incorrect fee submitted. Correct fee is:  
Class 13.  $3.23 / 0.1 = 32.3 \times \text{€}10 = \text{€}323.00$

**Advice**

- Please ensure correct landowner consent letter is uploaded with application.
- Public road number does not need to be stated on public notices.

**Please note the above may not be an exhaustive list and any subsequent application will be assessed on its own merits.**

Ref ACP Case VA92.324132  
(For information only.)

SHEET 1



Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
Cluain Meala,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Clonmel,  
Co. Tipperary  
E91 N512

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
An tAonach,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Nenagh,  
Co. Tipperary  
E45 A099

t 0818 06 5000  
e customerservice  
@tipperarycoco.ie  
tipperarycoco.ie

Ref:2660202

Date: 09/03/2026

Marmoris Limited, Trading as Killough Solar,  
C/o Anthony Ryan  
Core House  
Pouladuff Road  
Cork  
T12 D773

A Chara,

With reference to your application for PERMISSION for The Renewable Energy Development (RED III) will consist of; laying of underground 33kV medium voltage electrical cables, 6 no. joint bays, with associated ducting and ancillary development. The cables will be laid under public roads and private lands within the townlands of Clohoge and Graigue Co. Tipperary, with c. 860m within the L-4106 and c. 540m within the L-41561 public road and c. 1,092m located on private agricultural land within the townland of Graigue. The underground cable is intended to connect the permitted Killough Solar Farm, approved by Tipperary County Council (Pl. Ref. 2560003), and An Coimisiún Pleanála (Ref No. 323453-25), to a proposed 110kV Gas Insulated Switchgear (GIS) substation, which will be subject to a separate application for consent to An Coimisiún Pleanála. Temporary alternative access to residential properties on the L-41561 will be provided during the laying of the cable, provided by an existing access track on lands in the townland of Graigue which will connect to the future access track associated with the substation site, allowing direct access to the L-4106 from the L-41561 for the duration of the construction period. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the Application. Permission is sought for a period of 10 years at Townlands of Clohoge and Graigue, County Tipperary received on 05/03/2026 I am to inform you that your application is invalid and does not constitute a valid planning application. It is invalid due to the reasons detailed on the enclosed Notice.

Arrangements have been made to refund your application fee. To enable you to prepare your new application you can clone this one on <https://planning.localgov.ie/>

**You are advised that any valid planning application will be subject to a Completeness Check in accordance with Section 34D of the Planning and Development Act 2000, as amended.**

SHEET 1A

Mise le meas.

Patricia McCormack  
**for Director of Services**

Tipperary Planning Authority - Inspection Purposes Only

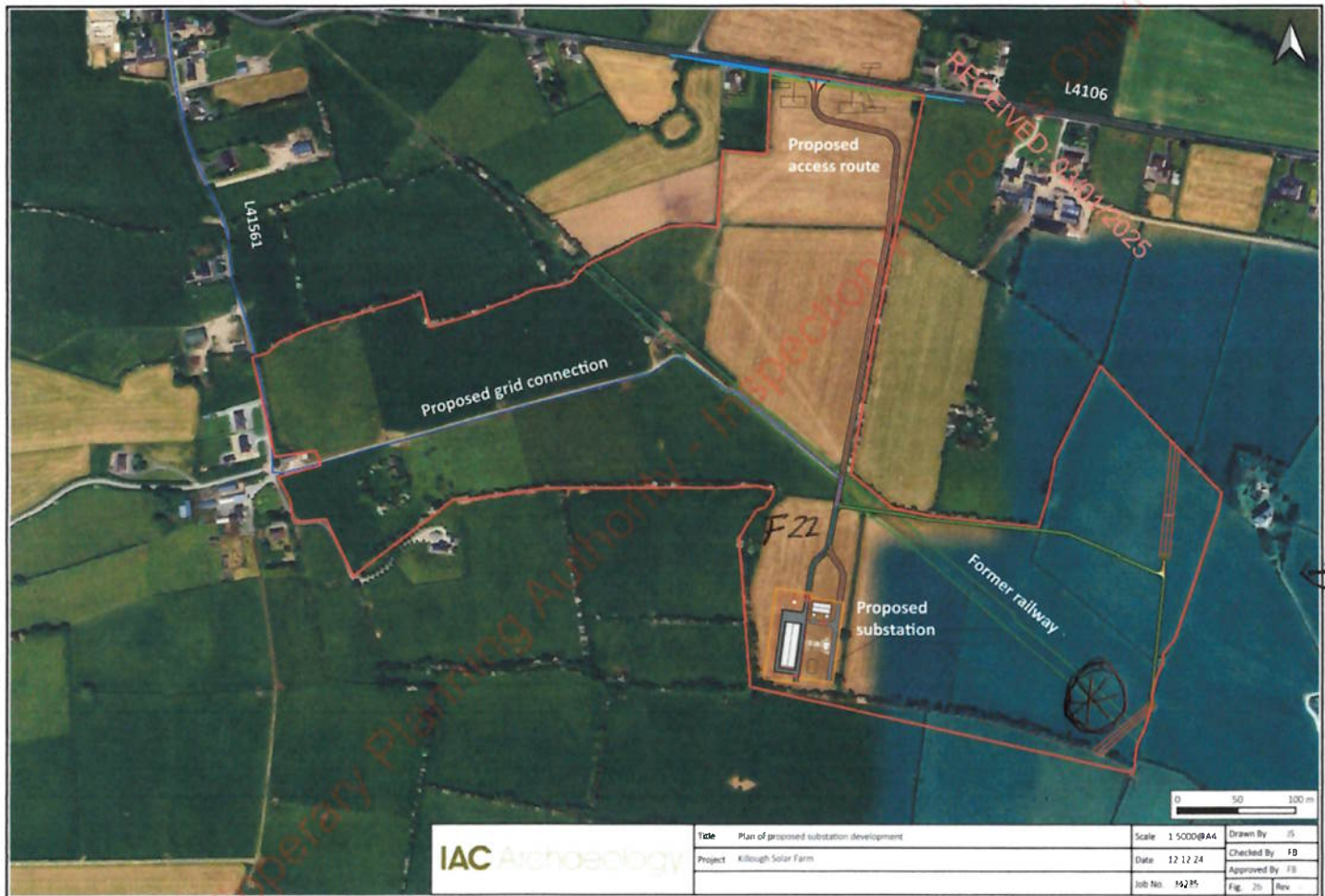
SHEET 1B

Re Tipperary County Council Planning Application Ref: 2660228

DISTANCES BETWEEN ORIGINAL AND NEW END POINT OF CABLING ROUTE AND  
HENCE SUBSTATION LOCATIONS AND PRIVATE DWELLINGS

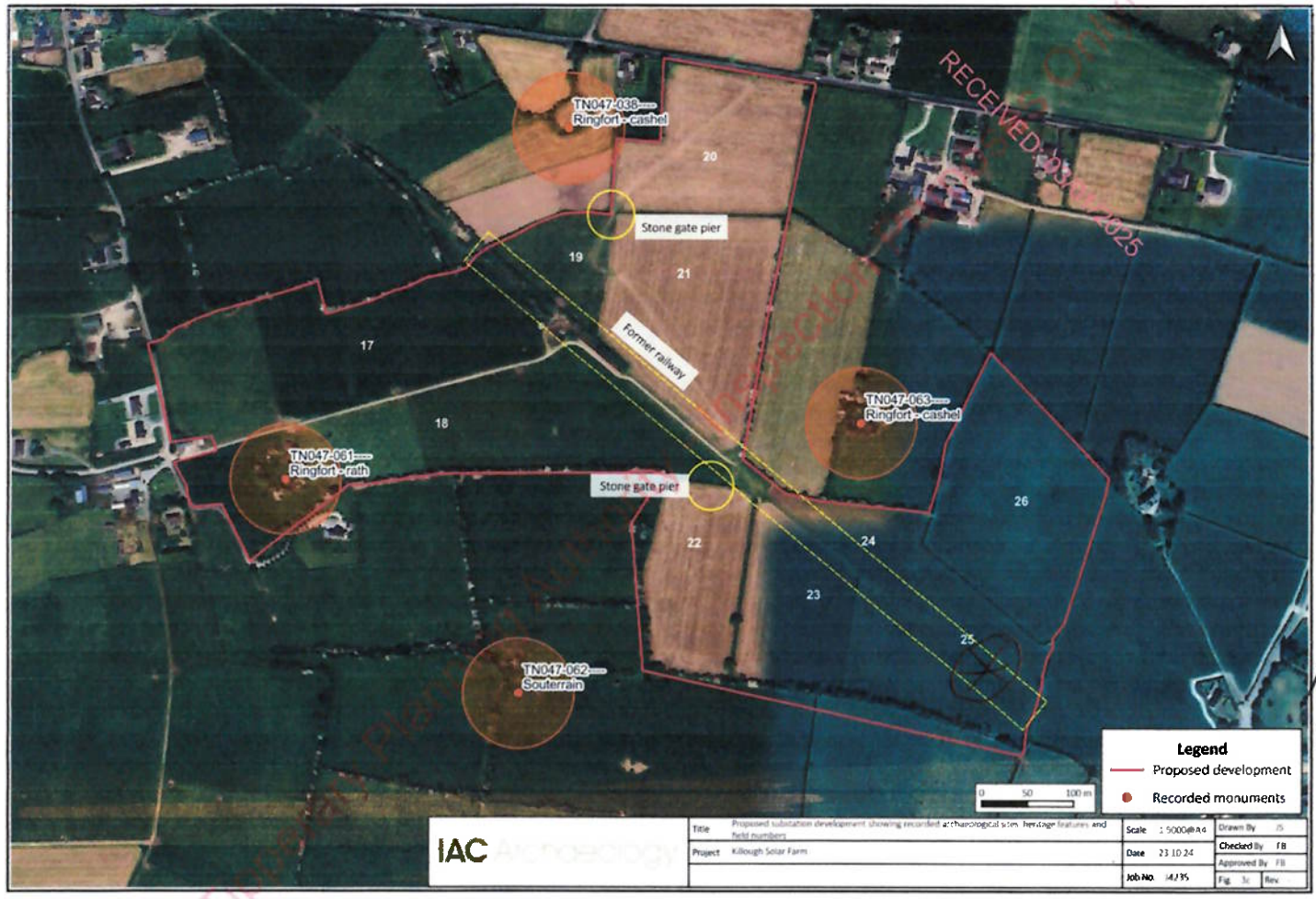
<u>Dwellings Ref</u>	<u>Distance from Original proposed Substation Location.</u>	<u>Distance from Revised proposed Substation Location</u>
<u>Moycarkey Village Parish Church, St. Peters</u>	<u>805.91m</u>	<u>478.99m</u>
<u>Property A</u>	<u>548m</u>	<u>227.59m</u>
<u>Property B</u>	<u>670.7m</u>	<u>349.54m</u>
<u>Property C</u>	<u>502.5m</u>	<u>369.11m</u>
<u>Property D</u>	<u>699.94m</u>	<u>436.45m</u>
<u>Property E</u>	<u>403.46m</u>	<u>231.7m</u>
<u>Property F</u>	<u>369.21m</u>	<u>503.04m</u>
<u>Property G</u>	<u>828.57m</u>	<u>503.74m</u>

Original proposed Substation site to new proposed Substation site MOVED 365m CLOSER to Moycarkey Village and residential properties.



Moyrathoy Village

⊛ New Proposed Location of Substation  
 F. 22 First Proposed location of Substation



*Moyrahey Village*

Legend	
<span style="color: red;">—</span>	Proposed development
<span style="color: red;">●</span>	Recorded monuments

<b>IAC</b> Archaeology	Title	Proposed substation development showing recorded archaeological sites, heritage features and field numbers	Scale	1:5000@A4	Drawn By	JL
	Project	Kilbough Solar Farm	Date	23.10.24	Checked By	FB
			Job No.	14/25	Approved By	FB
					Fig. 3:	Rev.

⊛ New Proposed Location of Substation  
 Field 22 Was First Proposed Location of Substation

# PHOTO 13

SHEET 7

\* Proposed Substation location & Height  
from my kitchen window  
of Direct Sight Line



Reg ACP Case : VA92.324132)

SHEET 4



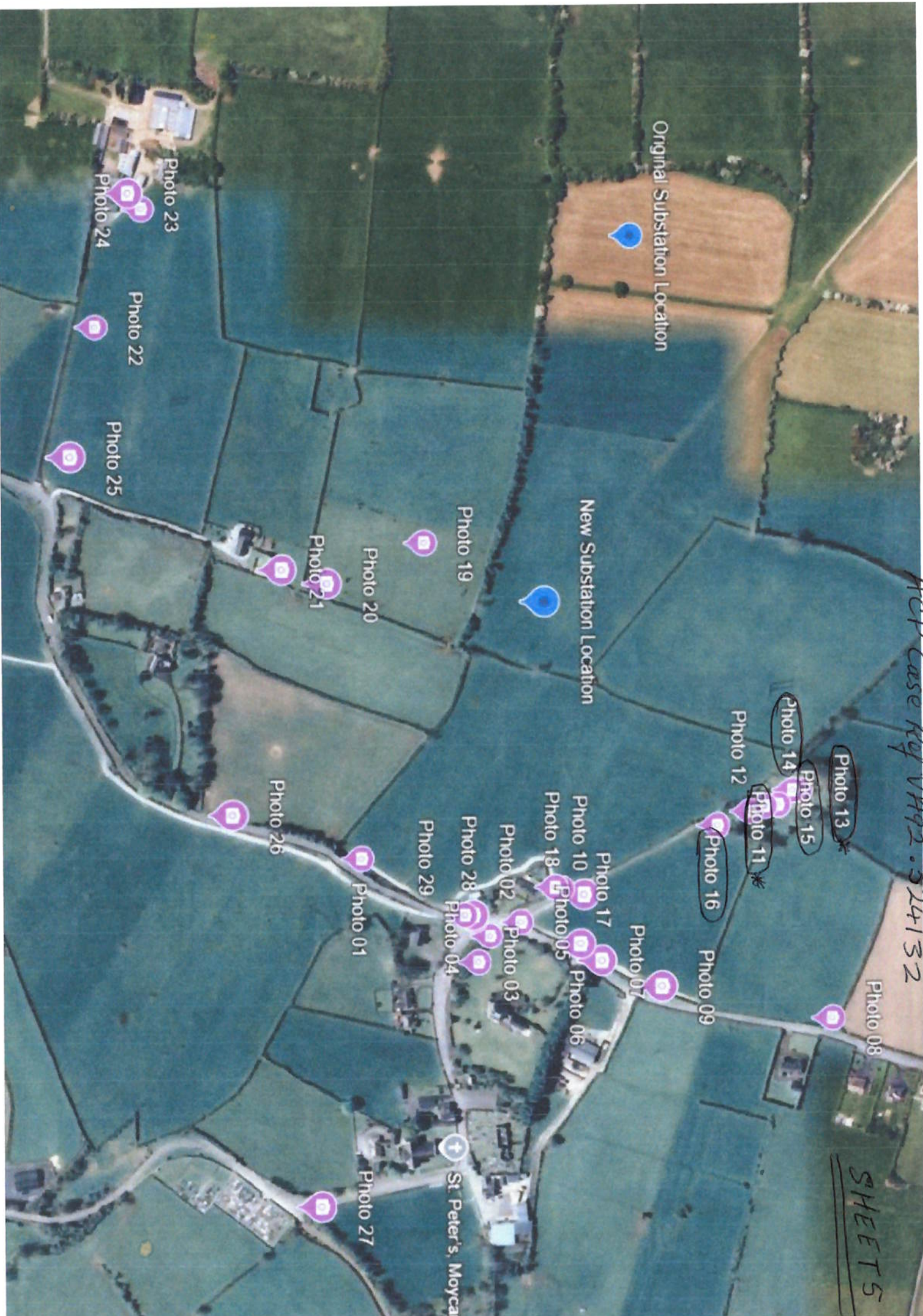
Figure 2-1: Typical 110kV GIS Station Layout (Source: H&MV)

Visual Representation

SHEET. 4

ACP Case Ref V1992-324132

SHEETS



Original Substation Location

New Substation Location

Photo 23  
Photo 24

Photo 22

Photo 25

Photo 19

Photo 20

Photo 21

Photo 26

Photo 01

Photo 27

Photo 29

Photo 28

Photo 02

Photo 18

Photo 10

Photo 17

Photo 07

Photo 04

Photo 03

Photo 05

Photo 06

Photo 12

Photo 14

Photo 15

Photo 11

Photo 13

Photo 09

Photo 08

St. Peter's, Moycar

# PHOTO 11

ACP Case Ref: VA92.324132

SHEET 6

• \* Substation Proposed  
Location & Height  
Direct Sight line from front of my house .



PHOTO 14

ACP Case No. VA92. 324132

SHEET 8



Substation \*

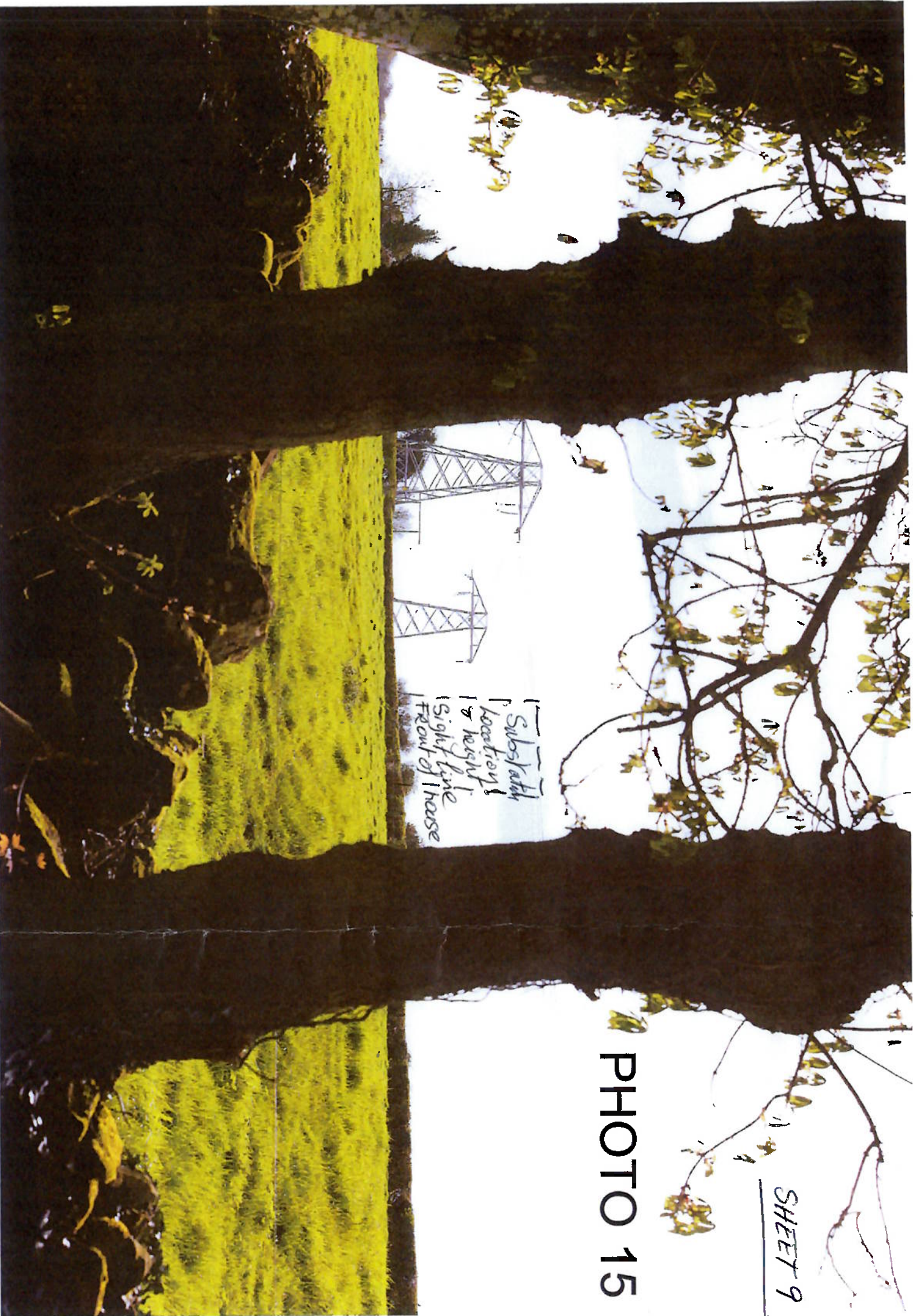
Direct Sight line  
from inside my home

ACP Case Ref: VA92.324132

SHEET 9

PHOTO 15

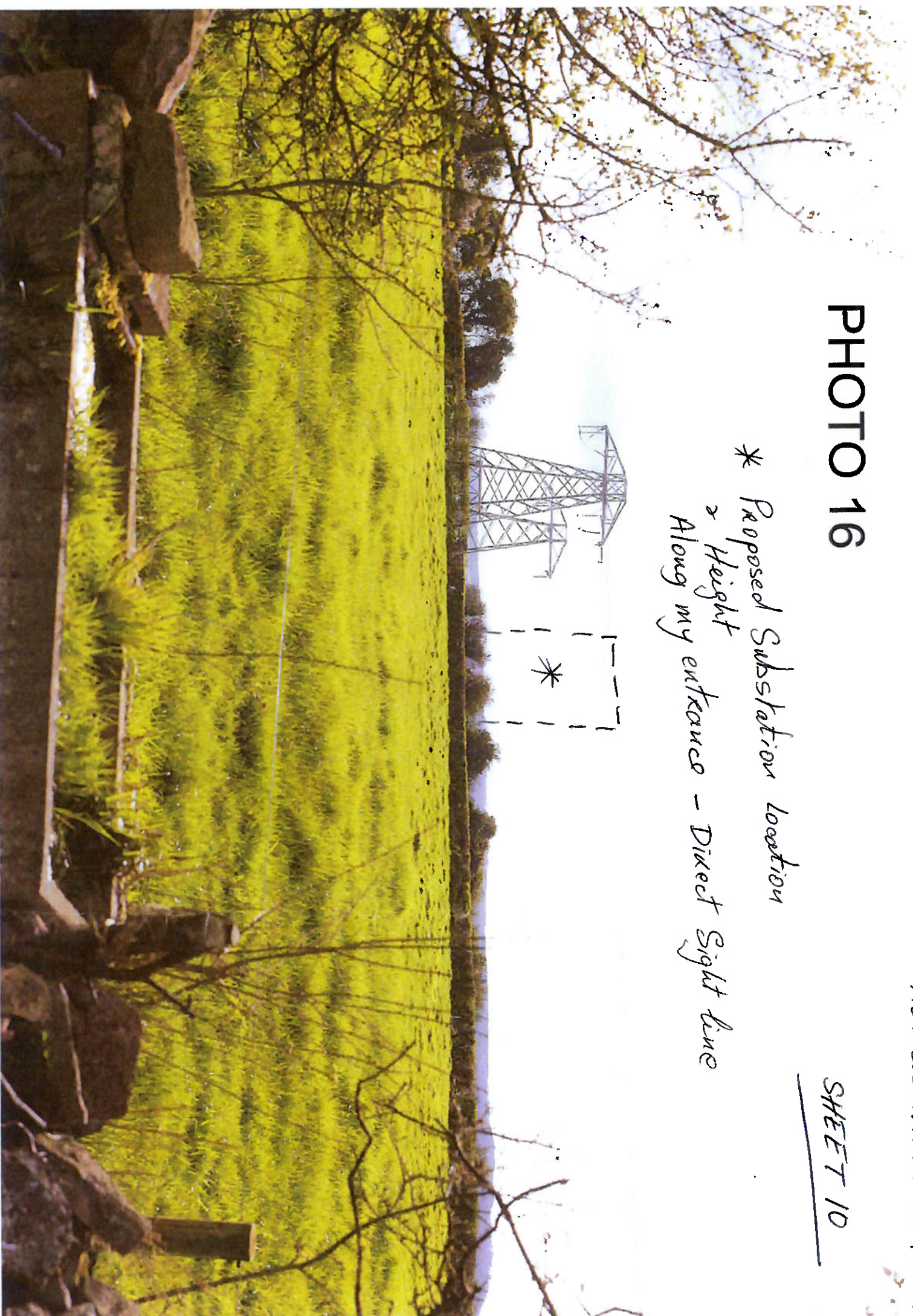
Substation  
Location &  
Height  
Sight line  
From house



# PHOTO 16

SHEET 10

\* Proposed Substation location  
x Height  
Along my entrance - Direct Sight line



# Land Registry

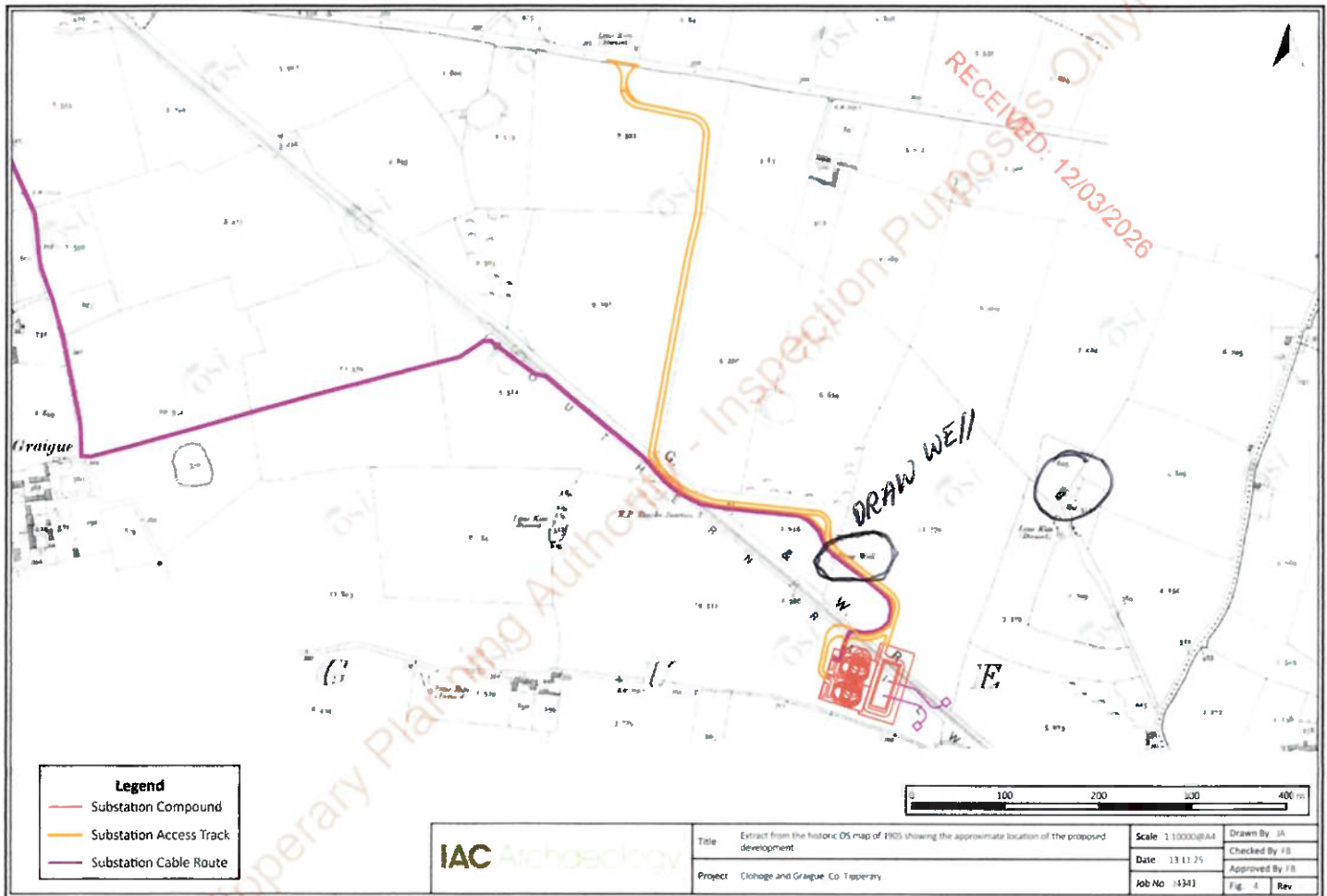
County Tipperary

Folio 13076F

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
-----	-------------

3	<p data-bbox="280 1126 427 1182">03-MAR-1988 T1436/88</p> <p data-bbox="515 1126 1345 1279">The right of Vivian Brittain and Catherine Brittain the registered owners of Folio TY14987F County Tipperary their administrators, successors and licensees of passage at all times for all purposes with or without vehicles of any description and animals of any description by the ways shown coloured yellow on Plan 16117_2 on the Registry Maps.</p> <p data-bbox="557 1283 1358 1498">The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.</p> <p data-bbox="557 1550 1155 1579">Description revised. See Rule 8(4) and D2014LR131355M.</p>
---	---



MAP SHOWING POSITION OF DRAW WELL AND PROPOSED ACCESS ROAD TO PROPOSED SUBSTATION SITE

Moycarkey,  
Thurles,  
Co. Tipperary.  
E41DA24  
21/04/2026

[cmmcgrath79@gmail.com](mailto:cmmcgrath79@gmail.com)

An Coimisiun Pleanála,  
64, Marlborough Street,  
Rotunda,  
Dublin 1  
DO1V902

AN COIMISIÚN PLEANÁLA	
LDG-	087438-26
ACP-	
21 APR 2026	
Fee: €	57
Time:	11:38

Catherine M<sup>c</sup>Grath

I wish to lodge a submission for Case Ref. VA92. 324132

Erection of Substation in the townland of Graigue, Co Tipperary.

The location of the substation for the Killough Solar Farm Ref 2560003, (Coimisiun Pleanála Ref. P323453-25) and the end point of the cabling Ref. 2660228, overlooks a quite idyllic rural village-Moycarkey. This large industrial type of development will have a negative visual aspect on the village. The size, scale and height of the proposed substation and pylons will devalue the houses and the good agricultural land in this lovely tranquil village.

**1. Failure to Demonstrate Necessity/ Alternative site locations**

The planning applicants have failed to adequately demonstrate as to why this greenfield site was chosen over available alternative sites such as within Killough Solar Farm (Ref 2560003, Planning application, South Tipperary and An Coimisiun Pleanála Ref PL.323453-25) which would offer better visual screening and less impact on the local rural character of Moycarkey village. The current site selection appears to prioritise developer convenience over robust planning considerations. I strongly request that the proposed substation location be reconsidered, with particular attention given to locating it within Killough Solar Farm (Ref 2560003, Planning application, South Tipperary and An Coimisiun Pleanála Ref PL.323453-25), where it would represent a more appropriate and balanced solution. Locating the substation within the solar farm footprint would better align with good-practice planning guidelines and site-selection principles by minimising landscape, residential-amenity, and agricultural impacts and avoiding the need for unnecessary additional infrastructure eg. Additional pylons etc. Its construction and long-term operation will have direct impacts on nearby residential properties and on productive agricultural land, none of which have been assessed in sufficient detail. No consideration has been given to the locals living in the area.

## **2.Lack of Community/Public Consultation**

There has been a failure in public engagement and transparency prior to the site notice of the substation. Ref VA92. 324132. The applicant did not engage, or attempt to engage, with the households directly affected in Moycarkey village. This represents a significant shortcoming in the consultation process. Meaningful early engagement with the local community could have identified and addressed many of the issues now arising over the substation. **O’Grianna v. An Bord Pleanála [2014]**: notes that this case also applies to SID applications. It maintains that a solar farm and its substation are a single indivisible project and functionally interdependent. This proposed substation location has fundamentally and materially changed from the site location originally outlined in the Solar Farm permission (Ref 2560003, Planning application, South Tipperary and An Coimisiun Pleanala Ref PL.323453-25. The material change in the substation location, together with the absence of an integrated proposal for both the solar farm and the substation, indicates a shortfall in the public consultation process and has limited opportunities for meaningful community input.

## **3. Visual Impact and Landscape Character**

The substation, together with the associated security fencing, lighting columns, and pylons, would introduce a visually intrusive element that is out of character with the rural landscape of Moycarkey village. In addition, the proposed site directly intersects a historic **mass path**, further underscoring its unsuitability. The proposed substation appears significantly larger than what is necessary to service the solar farm

## **4. Emissions**

My land directly adjoins the proposed substation site, and livestock will be grazing immediately on the opposite side of the boundary ditch. The attached photographs illustrate the adjoining fields and the angle from which they were taken. The placement of a large substation on prime agricultural land could permanently remove this area from productive agricultural and food-production use. Ref.

PHOTO 01

PHOTO 02

PHOTO 03

PHOTO 09

PHOTO 10

### **5. Visual Proliferation**

In addition to the solar farm, there is now a proposal for a second, separate industrial-scale development in this rural area (Ref 2560003, Planning application, South Tipperary and An Coimisiun Pleanála Ref PL.323453-25, namely the associated substation (Ref. Coimisiún Pleanála case (VA92.324132) all located on high-quality agricultural land. Such a development is wholly out of keeping with the established rural landscape and would result in an irreversible impact on both Moycarkey village and the surrounding farmland. As illustrated in Photos 01, 02, 03, 09, and 10, two large pylons already exist in the area, and the proposal includes two additional pylons of significantly greater height. These new structures would dominate the skyline and substantially alter the scenic views experienced from Moycarkey village and its immediate surroundings.

This will result in a significant cumulative visual impact on the landscape character of the historical, Moycarkey village.

### **6. Residential Amenity (Noise and Disturbance)**

Substations generate continuous low-frequency noise, which will result in ongoing disturbance, particularly during night-time hours. The scale and proximity of the proposed facility also raise concerns regarding its overbearing presence in relation to nearby homes, farms, and livestock. In addition, the close siting of the substation and associated large pylons has prompted local concern regarding potential health and safety implications, including increased exposure to electromagnetic fields.

### **7. Traffic Hazards & Access**

The construction of this development would lead to increased traffic during both the construction and operational phases, creating potential traffic hazards and placing additional pressure on local roads that are already heavily used and unsuitable for heavy machinery. Co-locating the substation with the solar farm would substantially reduce road-related disturbance and represents a more coherent and efficient planning approach.

### **8. Fire Risk and Environmental Pollution**

The proposal also introduces an increased risk of transformer fires, which can generate toxic smoke and contaminated firewater runoff—an issue of particular concern given the close proximity of the Cabra Wetlands.

I request an oral hearing regarding this submission.

Catherine McGrath

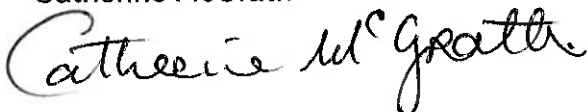


PHOTO 01

Case VA92,  
Ref. 324132-~~0~~

McCreath's Field,

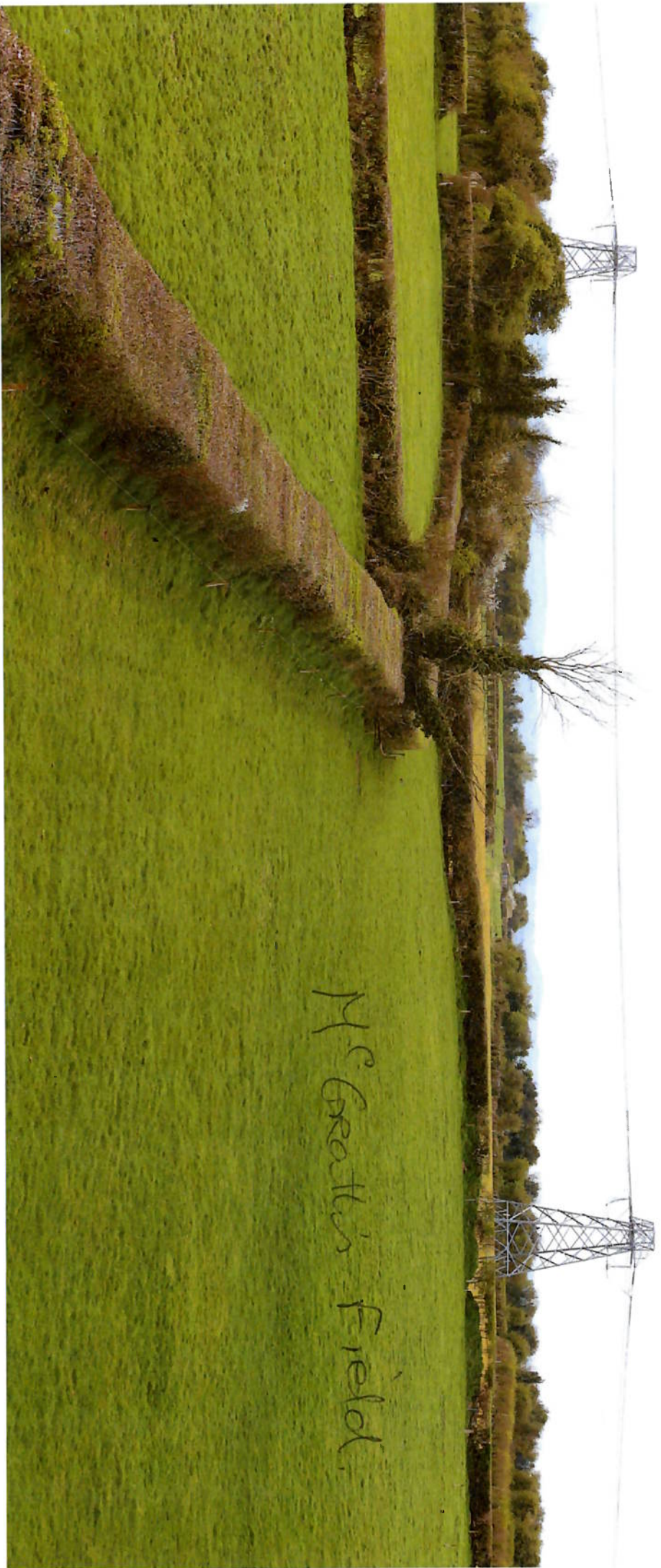


Photo 01

Case VAA92 324132 -

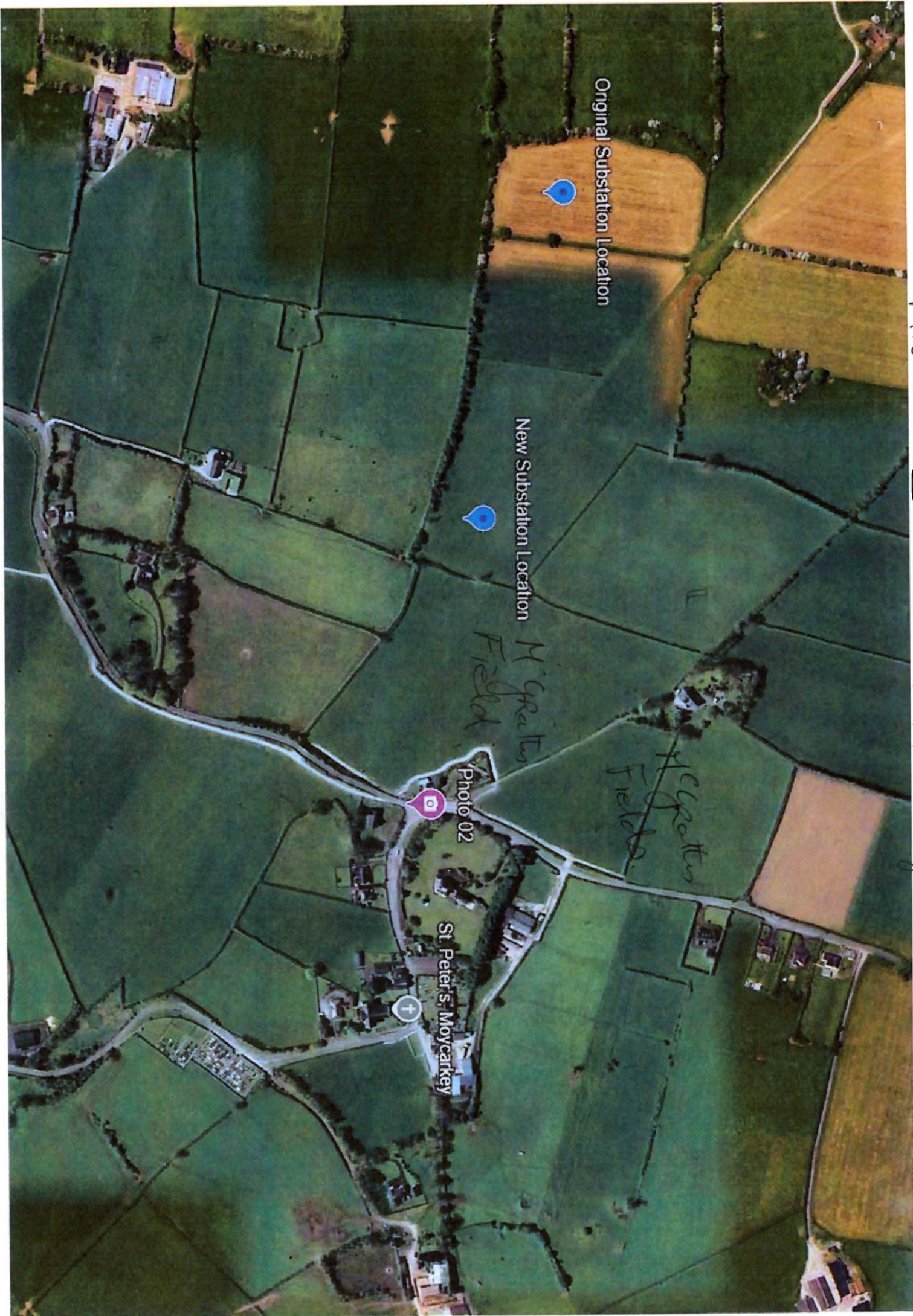


PHOTO 02

Case V492,  
Ref. 324132-~~0~~



PHOTO 02: Case V492: Ref: 324/32 =



Original Substation Location

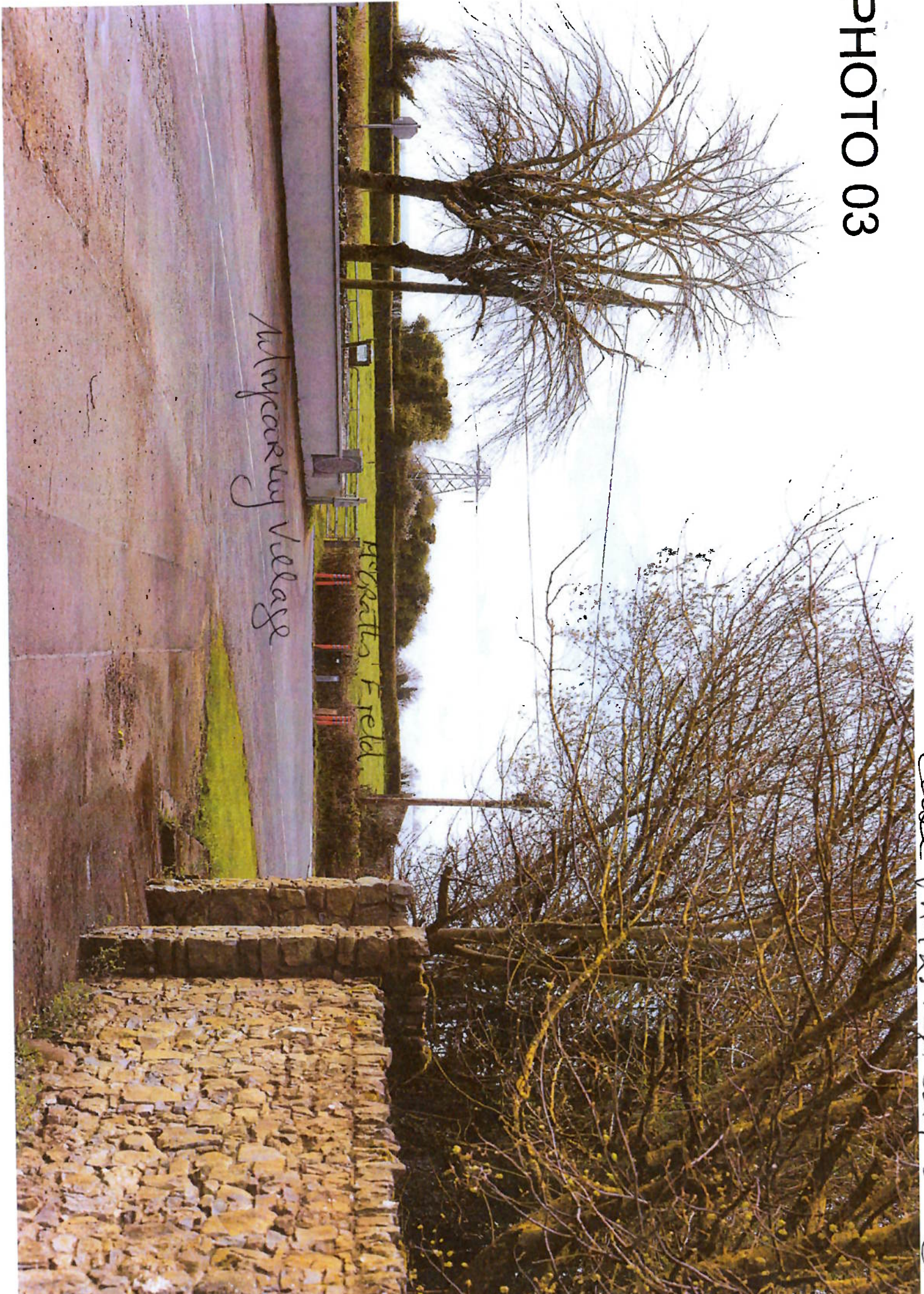
New Substation Location

Photo 02

St. Peter's, Moycarkey

Moycarkey Fields

PHOTO 03



Case VA92, Ref. 324132

Original Substation Location



New Substation Location



McGrath's Field

McGrath's Fields



Photo 03



St. Peter's, Moycarkey

PHOTO 03  
Case VA921, Ref: 324132



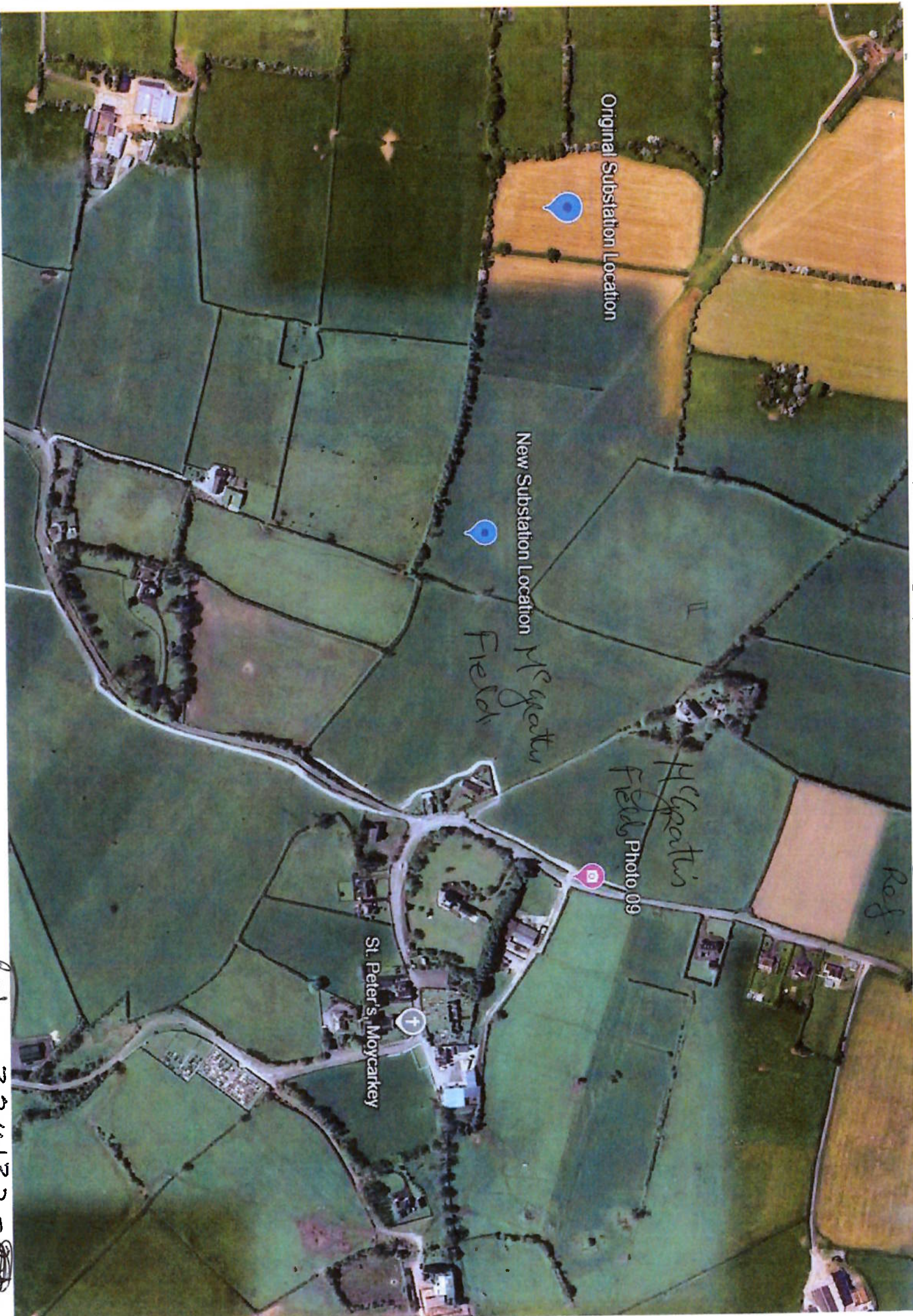
PHOTO 09

Case VA92,  
Ref. 324132 - ~~02~~.



PHOTO 09.

Case V492



Original Substation Location

New Substation Location

Mcgrath's Fields

Mcgrath's Fields

Ref.

St. Peter's, Moycarkey

Photo 09

Rd. 324132 -

# PHOTO 10

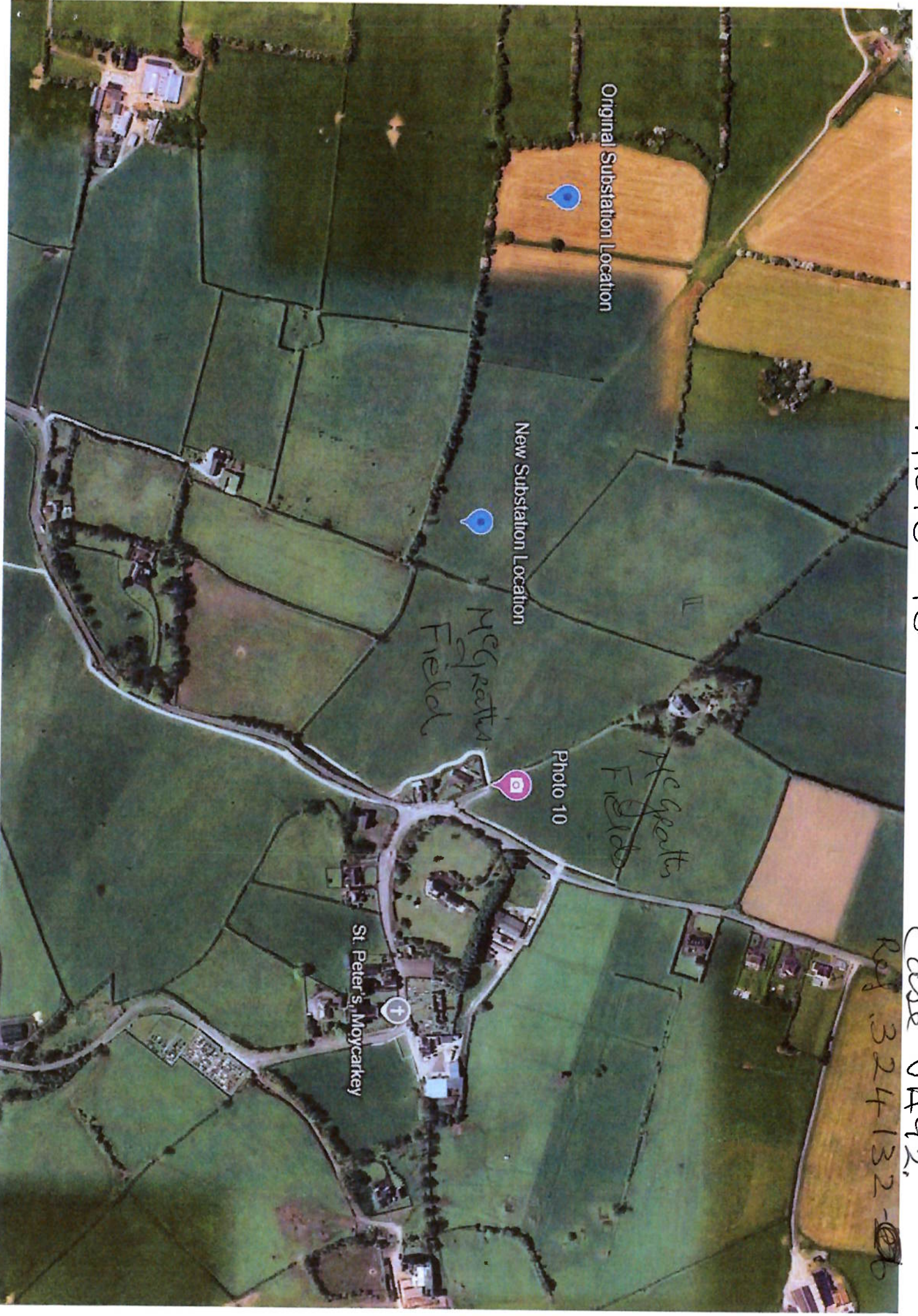
Case NA92,  
Ref. 324132 - ~~324132~~



PHOTO 10.

Case VA92,

Ref. 324132-06



Original Substation Location

New Substation Location

McGrath Field

McGrath Fields

Photo 10

St. Peter's, Moycarkey

OBSERVATION SUBMISSION Strategic Infrastructure Development Application To: An Coimisiún Pleanála Re: Proposed 110kV GIS Substation and Associated Works Applicant: Marmoris Limited (trading as Killough Solar) Location: Graigue, County Tipperary On behalf of: Jim Ryan, Mill Road, Thurles, Co Tipperary. Date: 20/04/2026 Case Reference: VA92.324132

1. I wish to submit this observation in respect of the proposed 110kV Gas Insulated Switchgear (GIS) substation at Graigue, County Tipperary. While recognising the importance of national energy infrastructure and the transition to renewable energy, I have serious concerns regarding the location, scale, and cumulative impacts of the proposed development, particularly given its proximity to Moycarkey Village and surrounding residential areas.

2. Proximity to Moycarkey Village and Residential Context The proposed development is located in close proximity to Moycarkey Village and established residential properties. Concerns include:

- Inappropriate siting of large-scale electrical infrastructure adjacent to a rural settlement
- Conflict with the existing residential character
- Insufficient separation between strategic infrastructure and the community

3. Scale and Dominance Relative to Village and Dwellings The development is excessive in scale relative to:

- Moycarkey Village
- Nearby homes and agricultural holdings

Structures up to 16.5 metres in height will:

- Visually dominate the area
- Be disproportionate to the surrounding built environment
- Introduce a strong industrial character

4. Elevated Site and Visual Impact The site occupies an elevated position approx. 4 metres above Moycarkey village. No proposals outlined to help mitigate this visual impact e.g. Tree screening. Impacts include:

- High visibility across the landscape
- Skyline intrusion from lighting masts and structures
- Significant long-range visual effects

This results in a prominent and intrusive development within a rural setting.

5. Conflict with County Development Plan and Settlement Strategy The proposal conflicts with key objectives of the Tipperary County Development Plan, including:

- Supporting sustainable growth of rural villages
- Encouraging residential development within settlements
- Protecting residential amenity

Potential impacts:

- Restriction of future expansion of Moycarkey Village
- Reduced attractiveness for residential development
- Undermining long-term planning strategy

6. Property Devaluation There are concerns regarding:

- Devaluation of nearby residential properties
- Reduced desirability of the area

This reflects a broader impact on residential amenity and community wellbeing.

7. Lack of Community Consultation The community considers that:

- Meaningful engagement did not take place
- Residents were not adequately consulted

Given the scale of the project, early and transparent engagement should have been undertaken.

8. Alternatives and Site Selection There is insufficient evidence that alternative sites were properly considered. Key concerns:

- Why co-location with the permitted Killough Solar Farm was not pursued
- Why proximity to existing infrastructure (e.g., 110kV line at Ballytarsna) was not prioritised

A robust alternatives assessment is required.

9. Flood Risk and Surface Water Moycarkey has been identified historically as an area of flood risk, including:

- References in the Tipperary County Development Plan (2010)
- Local knowledge of flooding events (1960s and 1970s)

Concerns include:

- Increased runoff due to significant concrete infrastructure
- Alteration of drainage patterns
- Potential downstream flooding impacts

10. Health Considerations and Fire Safety The proximity of high-voltage infrastructure raises concerns regarding:

- Potential health impacts
- Public perception and stress
- Fire safety – local fire station knowledge and means to deal with fires on site.

A precautionary approach should be applied in siting such infrastructure near homes.

11. Lighting Impact The proposal includes significant lighting infrastructure:

- 15 lamp poles
- 4 high mast lights (16.5m)

Impacts:

- Light pollution
- Impact on residents and wildlife
- Loss of rural dark sky environment

12. Future Greenway Impact Concerns exist regarding:

- Impact on potential Greenway development
- Reduced recreational and tourism value

The development may

conflict with future amenity and tourism objectives. 13. Cumulative Impact The development must be assessed alongside:

- The permitted Killough Solar Farm
- Associated infrastructure

This represents:

- A significant intensification of development
- Gradual industrialisation of a rural landscape

14. Conclusion and Request Moycarkey Community Association respectfully requests that An Coimisiún Pleanála:

- Carefully assess the appropriateness of this location, particularly given its proximity to Moycarkey Village
- Require a comprehensive and transparent alternatives analysis
- Fully consider the impact on residential amenity and future village expansion
- Reassess visual, landscape, lighting, and cumulative impacts
- Ensure that flood risk and surface water management are robustly addressed
- Give due consideration to health concerns and community wellbeing

Oral Hearing Request In addition, given the scale, complexity, and potential long-term impacts of the proposed development, together with the level of community concern, Moycarkey Community Association formally requests that an Oral Hearing be convened under the Planning and Development Act 2000 (as amended). An Oral Hearing would:

- Allow for a full and transparent examination of the issues
- Enable direct engagement between the applicant, the Board, and the community
- Ensure all concerns are properly explored and tested

Given the significance of the proposal and its potential impact on Moycarkey Village, an Oral Hearing is considered necessary in the interests of proper planning and sustainable development

Signed: Jim Ryan

## FORMAL PLANNING OBSERVATION / APPEAL

**To:** An Coimisiún Pleanála

**Re:** Application Ref. ACP-324132-26

**Proposed 110kV GIS Substation at Graigue, Co. Tipperary**



### 1. INTRODUCTION

This submission constitutes a **comprehensive and detailed objection** to the proposed development.

While renewable energy infrastructure is acknowledged as necessary, it must be delivered in a manner that is **plan-led, environmentally responsible, and sensitive to local context**. This proposal fails to meet those standards.

The development represents:

- An **inappropriately sited industrial installation**
- **Excessive scale within a rural landscape**
- A **cumulative intensification of infrastructure** when considered alongside the permitted solar farm and associated cabling

Taken together, this amounts to the **gradual industrialisation of the Moycarkey area**, contrary to the principles of proper planning and sustainable development.



### 2. KARST GEOLOGY, GROUNDWATER RISK & PRIVATE WELLS

The subject site is located within a **karst limestone landscape**, which is widely recognised as one of the most **hydrologically sensitive environments**.

Karst geology is characterised by:

- Underground fissures, conduits and voids
- Rapid and unpredictable groundwater movement
- Minimal natural filtration

As a result:

Even minor contamination events can travel significant distances and impact multiple receptors.

The proposal includes infrastructure with inherent contamination risks, including:

- Transformers
- Oil containment systems
- Surface water drainage systems

There is a **clear absence of a robust, site-specific hydrogeological assessment**, particularly in relation to:

- Groundwater flow paths
- Connectivity to private wells
- Potential pollutant migration

This is a critical failure.

The surrounding area is **rural and reliant on private groundwater wells**, meaning:

- Residents depend directly on untreated groundwater
- There is **no buffer against contamination events**

Any failure of containment systems could result in:

- **Long-term pollution of drinking water supplies**
- **Irreversible public health impacts**

Given the known sensitivity of karst environments, the **precautionary principle must apply**.



### **3. IMPACT ON EUROPEAN SITES (HABITATS DIRECTIVE)**

The site lies within the **hydrological catchment of the Lower River Suir SAC**, a designated European site.

The applicant's reliance on previous assessments carried out for the solar farm is fundamentally flawed because:

- This is a **separate project with distinct environmental risks**
- It introduces **additional pollutant pathways**
- It contributes to **cumulative impacts not previously assessed**

There is **no adequate Appropriate Assessment screening or Natura Impact Statement** that addresses:

- Groundwater connectivity
- Downstream ecological receptors
- Cumulative impacts

This represents a failure to comply with **Article 6 of the Habitats Directive**.



#### **4. CONFLICT WITH DEVELOPMENT PLAN POLICY**

The proposal is in direct conflict with key objectives of the Tipperary County Development Plan, including:

- Protection of **landscape character and visual amenity**
- Safeguarding of **water resources and groundwater quality**
- Requirement to ensure development does not result in **significant adverse environmental impact**

The Planning Authority has already identified the development as:

**“a discordant feature in the landscape”**

This is a significant material consideration and reinforces the unsuitability of the proposal.



#### **5. LACK OF NATIONAL PLANNING GUIDELINES**

There is a **notable absence of clear national planning guidance** governing:

- The siting of large-scale solar farms
- Associated substations and grid infrastructure

In such circumstances, decision-makers must adopt a **precautionary and plan-led approach**.

Granting permission in this instance would:

- Set a **dangerous precedent**
- Encourage **piecemeal and uncoordinated infrastructure development**
- Undermine the integrity of the planning system



#### **6. IMPACT ON MOYCARKEY VILLAGE**

The development is located in close proximity to Moycarkey village.

This raises serious concerns regarding:

- Residential amenity
- Visual intrusion
- Future growth potential

The proposal will effectively:

- **Sterilise surrounding lands**
- Restrict future residential development
- Introduce a **permanent industrial character**

This is contrary to the principles of **sustainable rural settlement and balanced development**.



## 7. VISUAL IMPACT & ELEVATED SITE

The proposed development includes structures up to **16.5 metres in height**, located on an **elevated site**.

This significantly amplifies visual impact by:

- Increasing visibility across a wide area
- Breaking established skyline profiles
- Creating a dominant and intrusive feature

The development will:

- **Interrupt key sightlines**
- **Dominate the surrounding landscape**
- Result in **long-term visual degradation**

Proposed landscaping is:

- Minimal
- Ineffective
- Incapable of mitigating impacts, particularly in elevated views



## 8. IMPACT ON HISTORIC MASS PATH

The proposed development directly impacts a **historic mass path**, a feature of recognised cultural heritage value.

Mass paths are:

- Historic routes used by communities prior to modern roads
- Documented on historic mapping
- Often associated with surviving features such as stiles and crossings

Irish planning decisions have consistently found that:

- The **obstruction or severance of historic paths constitutes a material loss of heritage**
- Such routes form part of the **historic landscape and cultural identity**
- Failure to identify and assess such features represents a **serious planning deficiency**

In this case, the applicant has:

- Failed to identify the mass path
- Failed to assess its significance
- Failed to provide mitigation or protection

The development will result in:

- **Obstruction and degradation of the route**
- Loss of cultural continuity
- Erosion of local heritage

This is contrary to proper planning and the **protection of cultural heritage assets**.



## **9. EXCESSIVE SCALE & FUTURE DEVELOPMENT RISK**

The site extends to approximately **4 hectares**, which is substantial.

There is insufficient clarity regarding:

- Future expansion
- Additional infrastructure
- Long-term site use

This creates a risk that:

- The development represents **only part of a larger phased project**
- The full impacts are **not currently assessed**

Such uncertainty is incompatible with proper planning.



## **10. LACK OF COMMUNITY ENGAGEMENT**

There has been **no meaningful engagement with the local community**.

Residents have been:

- Presented with a **fait accompli**
- Given limited opportunity to influence the proposal

This is contrary to best practice and unacceptable for a development of this scale.



## 11. CUMULATIVE IMPACT & OVERDEVELOPMENT

When considered alongside:

- The permitted solar farm
- Associated cabling infrastructure

This proposal contributes to:

- **Overconcentration of energy infrastructure**
- **Industrialisation of a rural landscape**
- Long-term environmental and visual degradation



## 12. CONCLUSION & REQUEST

The proposed development should be **refused permission** for the following reasons:

- Unacceptable risk to **groundwater and private wells**
- Failure to comply with **Habitats Directive requirements**
- Significant **visual and landscape impact**
- **Loss of cultural heritage** (historic mass path)
- Negative impact on **Moycarkey village development**
- **Overdevelopment and cumulative impact**
- Lack of **proper planning justification**



### **Signed:**

Liam Shanahan.  
Teresa Shanahan  
Graigue,  
Moycarkey,  
Thurles,  
Co Tipperary  
E41 T6P3

AN COIMISIÚN PLEANÁLA  
LDG- 087434-26  
ACP- \_\_\_\_\_  
21 APR 2026  
Fee: € 57 Type: Copy  
Time: 9:41 By: Heav

Moycarkey Village,

Thurles,

Tipperary.

E41N8X7

mgtshppard@eircom.net

0866017589

21/04/2026

An Coimisiún Pleanála,

64 Marlborough Street,

Dublin 1, D01 V902,

RE ACP-324132-26

Dear Sir or Madam,

Please find enclosed my observation to ACP-324132-26 (Substation in County Tipperary).

I would like to request an oral hearing for this case.

Yours Sincerely,

Margaret c Byrne

*Margaret c Byrne*

## **ACP 324132 substation**

**In the town land of Graigue and 200metres from the village of Moycarkey.**

Proposed development of a 110kV GIS substation providing connection to the national grid via a loop in/ loop out connection to the already existing Killhill - Thurles 110kV Overhead line and ancillary development,

I wish to state that I am a supporter of renewable energy and support climate change ideals. However not at the cost of denying communities their Rights.

I wish to respectively object to the above project on the following grounds.

### **Location.**

The proposed location of the substation is c 300m from the village of Moycarkey. It is approximately 220metres from dwelling houses in the Village. The original proposed location in planning 2560003 and ACP 323453 was shown to be in Field 22 as seen in Photo 4 and Photo 5. The location was further north. Sight lines were produced for this original application location. No sight lines were given for the new proposed location in Field 26 Photo 5.

Because the location was further north, the substation was 300 meters further from the dwelling houses. See comparison table 6 for distances from dwellings in both applications. The village of Moycarkey isn't mentioned in the documents SID 324132 as a reference point for the project nor in the cabling application e planning 2660228. In the documents, the project location is said to be 6.5 klms south of Thurles, 2.75klms southeast of Holycross and 5.7 klms west of Littleton. No mention of Moycarkey village which is only 300 metres from the proposed substation.

The village is listed in the Irish classifications of villages. (

This village has a historic castle, (See photo 2) , a working parish church, and ruins of an early church in the "Old graveyard "across the road from the church, a community hall, a parochial house and the new cemetery which is

further Southeast and elevated. There is a panoramic view of the proposed substation from the cemetery. I note also that there is a difference of 4m in elevation between the village and the proposed new location of the substation (Topographical Ireland) making it even higher in relation to the village.

### **Size of Development.**

The proposed project is spread over 4.5 hectares. The substation building is 16.5 metres high with an area of 778 metres squared together with other buildings "See photo 1" for the size of the building only as this photo is not a 4.08-hectare site. Picture taken from the applicants SID site and doesn't represent the magnitude of the project; the photo is a misleading representation for the public.

A110KV and a 210Kv substation in East wall Dublin is on a 1.1hectare site. That is 2 substations. Why is the development in Graigue and Moycarkey on over 4 hectares. Is there something else being planned here?

### **Visual Aspect.**

This proposed substation is being planted on an open Green Field site 300 metres from Moycarkey Village. There are no shelter only manicured ditches. There will be panoramic views of the substation for several kilometres from Butler's farm through the village to the L4106 ( L-1456) and from the R639 to the village towards L4106 (L4156) and surrounding area.

Enclosed Photo 7 with all the local point numbers, corresponding to the dwelling houses. Find also enclosed photographs numbered to correspond with the map. These are views from the houses to the Pylons, the location of the proposed substation. This Substation will be between Killough hill and residents in the village, interrupting the view of Killough hill a view which was purchased when residents chose to live here. This substation will be a huge "Carbuncle "on the landscape around Moycarkey and Graigue. The unwanted neighbour.

### **Development plan.**

The Rural development policy 2021-2025 states “The vision of this policy is for a thriving rural Ireland which is integral to our national economic, social, cultural and environmental **wellbeing** “ . “An ambition of this policy is to support a **Just** Transition for rural communities to a sustainable, resilient and climate neutral economy and society. “Agriculture is both a primary economic driver and a critical component of the social fabric which sustains rural communities. “The Plan has a role to play in ensuring balance in the protection, management and planning of the landscape”

### **Is this plan being upheld here?**

The Rural development plan is to encourage village living, as opposed to ribbon development. This proposed Substation doesn't uphold this plan and actively discourages movement into the village and surrounding the village,

### **Property Devaluation.**

Three auctioneering firms, including two local and one from Dublin, agreed that a large substation positioned near the village would likely decrease property values by 10-20%. (See email, No 8 enclosed) from one of the Auctioneers

Again, I ask are the rights of one sector sacrificed for the rights of another.

What are the gains for Moycarkey in this? None, just loss.

### **Right of way.**

The cabling route blocks a Right of Way which a resident has to a Draw well (Land registry Re Folio 13076F), see also enclosed map No 9.

## **Communication with the Local community**

Apart from the 2 open days for the initial project (Solar Farm) there has been no meaningful engagement with the residents and business owners on the L-41561 nor the residents and business owners around the historic village of Moycarkey. There was neither a meeting, a leaflet drop or any meaningful communication from the applicant to any resident in the village, despite a claim in their application No 2660228 “that every resident was visited”.

Opportunities for genuine consultation and collaboration have been denied. There has been a complete lack of care and compassion and an incomplete analysis of the impact on the local community.

## **Alternative Locations.**

Have alternative locations been explored for this proposed substation? The original proposed location in planning 2560003 and ACP 323453 see photo 4 is now being replaced with the proposed substation in Field 26 photo 5 and position in map 7. The original approved solar farm application is on a site of approx. 700 acres. Why can't the substation be placed on this land which is away from the village. I wish to strongly object to the Substation being placed in the village of Moycarkey when there are other locations which are less intrusive to the local communities. Technically the proposed substation is in the townland of Graigue which close to the village. **There is no shortage of land on the development site of the Solar complex.**

### **Incomplete Documentation.**

There are discrepancies within the 3 projects

1. The substation is moved around to different locations. There are at Least 2 different locations in this SID 324132. A different location in the initial project.
2. No consistency with road numbering within the projects. In the cabling application e2660228 the roads were corrected on the instruction of Tipperary Co. Council yet there are consistent mis labelling of roads in the Substation application. The road L- 4106 is mentioned 39 times in the substation plan despite the council advising the applicant that it is incorrect and should be L-4156.
3. There are Maps missing within material.

These mistakes destroy my confidence in the accuracy of the project.

Mapping and location are the corner stone of planning.

Hence Is this a valid application?

### **Project Splitting.**

The Solar farm, the cabling route and Substation are all part of the same project but are being examined separately. This is confusing for the residents' and public and lacks transparency. The cabling application 2660228 and Substation are interconnected yet the same roads have different numbers in the 2 applications.

### **Risk of flooding.**

In the "Variation to the North Tipperary County Development Plan 2010 (as varied) Stage 1 Flood Risk Assessment page 211 to 213 "it is reported that Moycarkey is a flood risk area.

Moycarkey Flood Map 2.2 Draft Flood Maps prepared under the CFRAMs Study Draft. Flood maps produced under the Draft Suir CFRAMS Study have indicated that lands in Moycarky village are at risk of flooding. While the study has not been published to date.

There was definite flooding in the 1960s and 1970s. Oral accounts by elders in the village say the whole centre area of the village was flooded.

The proposed substation is on an elevated site from the village. Is it likely that massive amounts of concrete and digging into areas where wells exist will cause flooding.

Who would be responsible for the damage caused?

### **Health.**

Özüpak (2021) examined a 154 kV transmission line and observed that the magnetic flux density increased from 0.607  $\mu\text{T}$  directly beneath the line to 0.401  $\mu\text{T}$  at a distance of 75 m. The measured values exceeded the safety limits established by the SNI 04-6950-2003 standard, suggesting that magnetic field levels around high-voltage lines may present potential health risks at certain distances.

### **Health Effects of Electromagnetic Radiation Özüpak (2021)**

The health effects include,

Neurological effects

Balmori (2022) examined 38 studies involving people residing close to base stations and discovered that 73.6% reported cancer or long-term outcomes.

Adverse health effects also including headaches, sleep disturbances, fatigue, oxidative stress, DNA damage, and an increased risk of cancer.

Genotoxic effect that is the alteration of DNA strands

Reproductive Health especially testicular and sperm count.

Leukemia ion children

Health is a vital factor when deciding the minimum distances acceptable from dwelling houses to substations and power lines.

Note : There are children in this village, as well as babies not more than 300metres from the substation.

### **Tourism and Amenity.**

The Proposed Greenway from Clonmel to Thurles would be totally undermined by both the proposed cable route and proposed substation. The feasibility study was carried out by Clandillon Civil Engineering and was funded by the EU LEADER programme 2014-2022 in conjunction with the Department of Rural and Community Development. This proposed substation would put an end to its development.

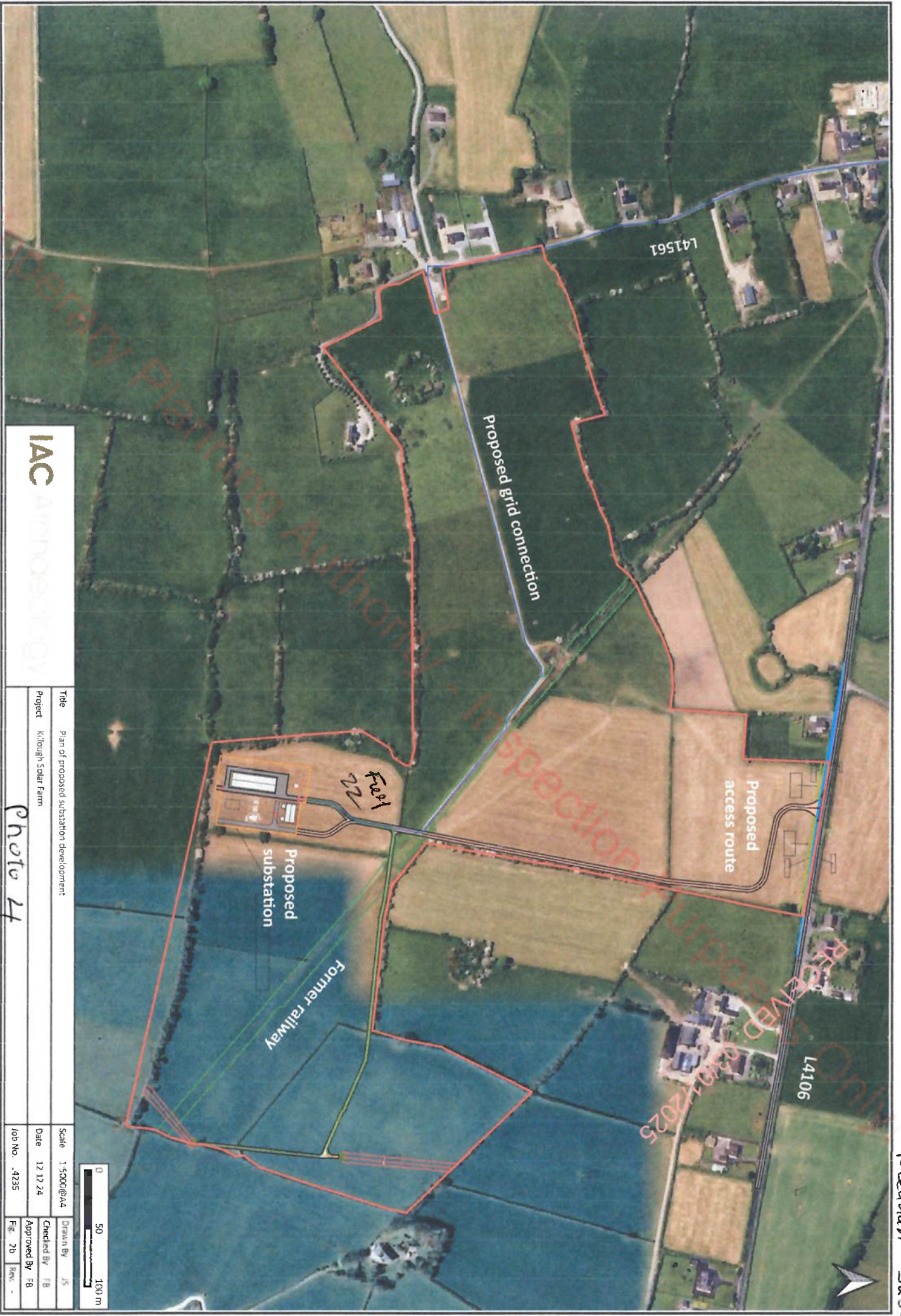
Killough hill is a proposed a National Heritage area PNHA 00959. A substation would aesthetically be out of sync. with the area.

### **Social Contract.**

If the Rights of one sector become more important than the Rights of others, facilitated by Government and laws to force situations on the public, they don't want and are not needed then the "Social Contract" is Broken.

I respectfully ask the ACP to decline this application in its present form and maintain that the substation should be placed on the Solar Industrial farm and keep the industrialised areas together.

Page 123 - Michael Sulistawati in Killeshil Schar application no 2560005 which was allowed by Commission Pleanan - 3234532

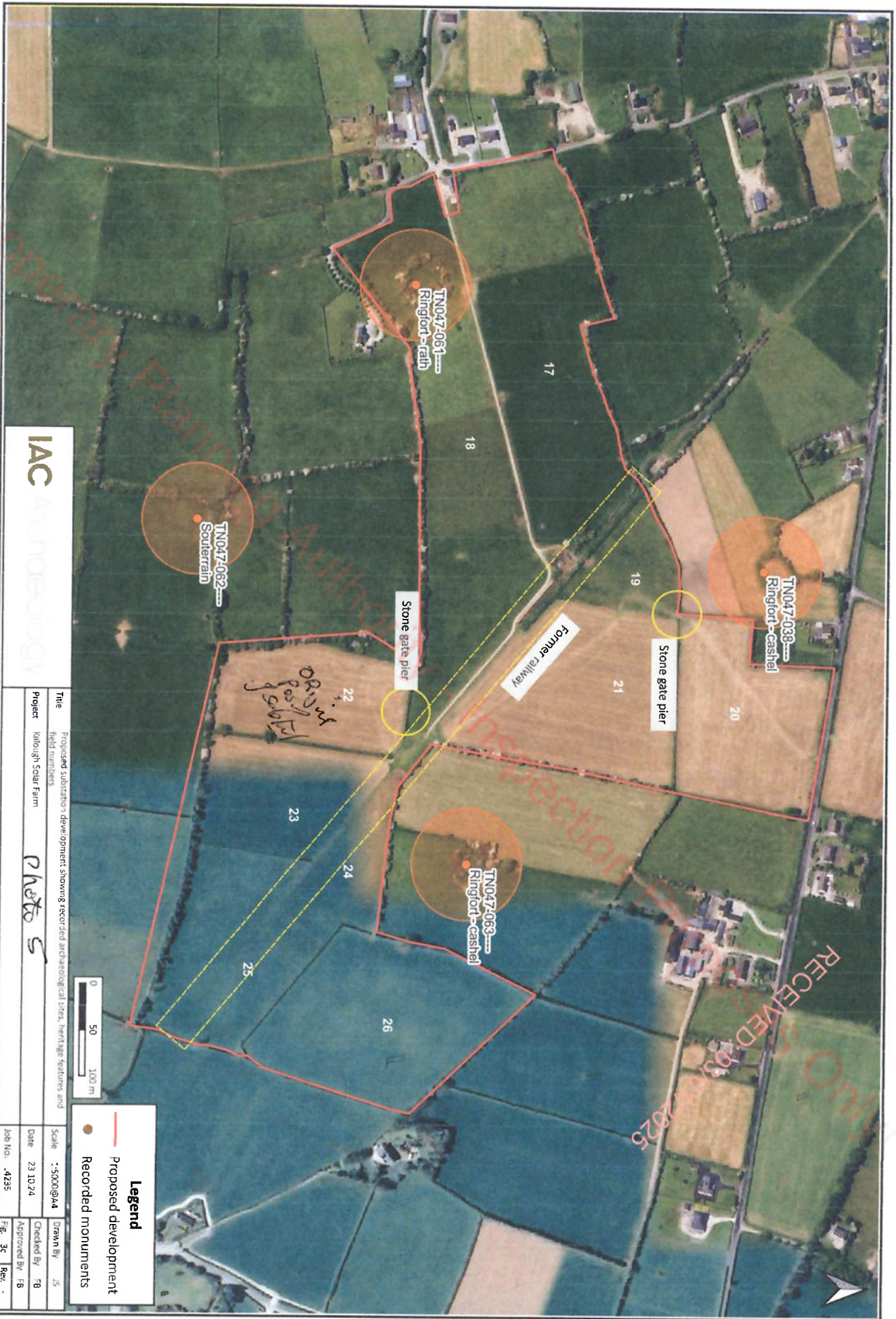


IAC Archaeology

Title	Plan of proposed substation development	Scale	1:5000@A4	Drawn By	JS
Project	Killeshil Schar Farm	Date	12 12 24	Checked By	FB
		Job No.	4235	Approved By	FB
				Fig.	2b
				Rev.	-

Photo 24

Field numbers in Killorky Solar applicat no 256003



**Legend**

- Proposed development
- Recorded monuments

Title	Proposed substation development showing recorded archaeological sites, heritage features and field numbers	Scale	1:5000@A4	Drawn By	JS
Project	Kilnough Solar Farm	Date	23 10/24	Checked By	RB
	Photo 5	Approved By	RB	Fig. 3c	Rev. -
		Job No.	4235		

enginal  
Dphaval  
Susteta  
Field 22

# Comparison Table 6

Re Tipperary County Council Planning Application Ref: 2660228

DISTANCES BETWEEN ORIGINAL AND NEW END POINT OF CABLING ROUTE AND  
HENCE SUBSTATION LOCATIONS AND PRIVATE DWELLINGS

<u>Dwellings Ref</u>	<u>Distance from Original proposed Substation Location.</u>	<u>Distance from Revised proposed Substation Location</u>
<u>Moycarkey Village Parish Church. St. Peters</u>	<u>805.91m</u>	<u>478.99m</u>
<u>Property A</u>	<u>548m</u>	<u>227.59m</u>
<u>Property B</u>	<u>670.7m</u>	<u>349.54m</u>
<u>Property C</u>	<u>502.5m</u>	<u>369.11m</u>
<u>Property D</u>	<u>699.94m</u>	<u>436.45m</u>
<u>Property E</u>	<u>403.46m</u>	<u>231.7m</u>
<u>Property F</u>	<u>369.21m</u>	<u>503.04m</u>
<u>Property G</u>	<u>828.57m</u>	<u>503.74m</u>

Original proposed Substation site to new proposed Substation site MOVED 365m CLOSER to Moycarkey Village and residential properties.

Photo 2



NO. 1



Figure 2-1: Typical 110kV GIS Station Layout (Source: H&MV)

Sent from Outlook for iOS

From: Eoin Dillon  
Sent: Friday, April 17, 2026 5:12:46 PM  
To: mgtshepard@eircom.net <mgtshepard@eircom.net>  
Subject: RE: House values

Letter 

From: Eoin Dillon  
Sent: Wednesday 8 April 2026 11:24  
To: mgtshepard@eircom.net <mgtshepard@eircom.net>  
Subject: House values

Hi Margaret

I refer to our telephone conversation of this morning in relation to the values of houses close to High Voltage Power lines, Wind/solar farms, Bio gas plants etc.

Regards

Eoin



Eoin Dillon

RE: A Eoin Dillon

Email: [eoin@readillon.ie](mailto:eoin@readillon.ie)



Phone: 067 33 468 | Mobile: 087 205 2716



42 Kenyon Street, Nenagh, Co. Tipperary, E45W244

[www.readillon.ie](http://www.readillon.ie)

PSRA No: 001790

Registered in Ireland No: 352284

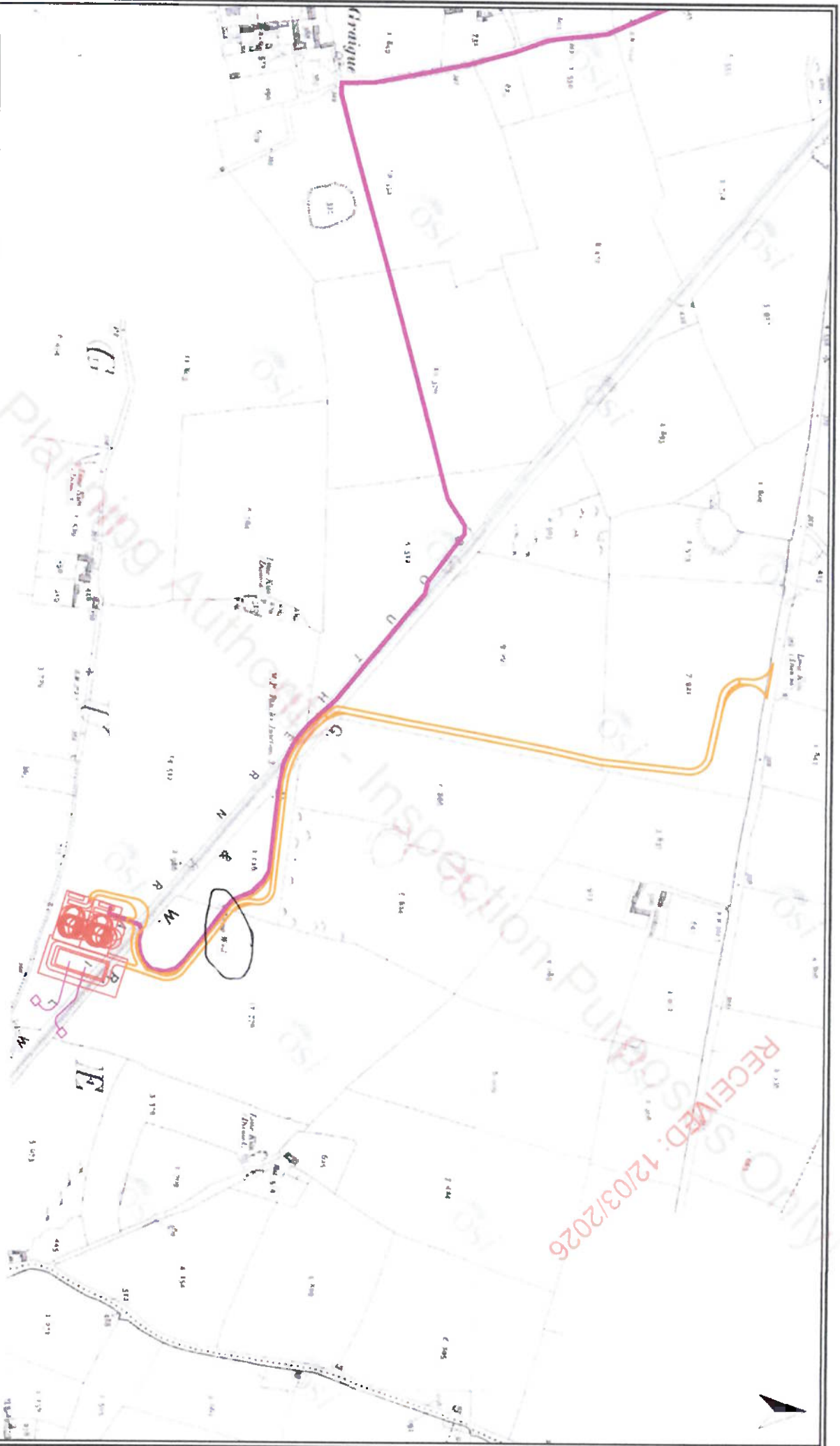
Subject to Contract. Contract denied.  
Without prejudice.



In accordance with standard practice please note that we have no authority to bind our client herein and that no contract shall exist or be deemed to exist until such time as formal contracts have been signed and exchanged by the client.

The information in this electronic mail message is private and confidential, and only intended for the addressee. Should you receive this message by mistake, you are hereby notified that any disclosure, reproduction, distribution or use of the information contained herein is strictly prohibited. If you have received this message in error, please notify the sender immediately by e-mail. Please inform the sender by reply transmission and delete the message without copying or opening it. Messages and attachments are scanned for all viruses known. Always scan attachments before opening them.

**REA BRIN**



**Legend**

	Substation Compound
	Substation Access Track
	Substation Cable Route



**IAC** Architecture

**Title**  
Extract from the historic OS map of 1905 showing the approximate location of the proposed development

**Project**  
Clohoge and Graigue, Co. Tipperary

<b>Scale</b> 1:10000@A4	<b>Drawn By</b> JA
<b>Date</b> 13.11.25	<b>Checked By</b> FB
<b>Job No.</b> J4341	<b>Approved By</b> FB
	<b>Fig.</b> 4
	<b>Rev.</b> -

99 **13th 25**

RECEIVED: 12/03/2026

Photo  
no.  
67

Original Substation Location

New Substation Location

Moycarkey  
Village

Connelley



# PHOTO 04

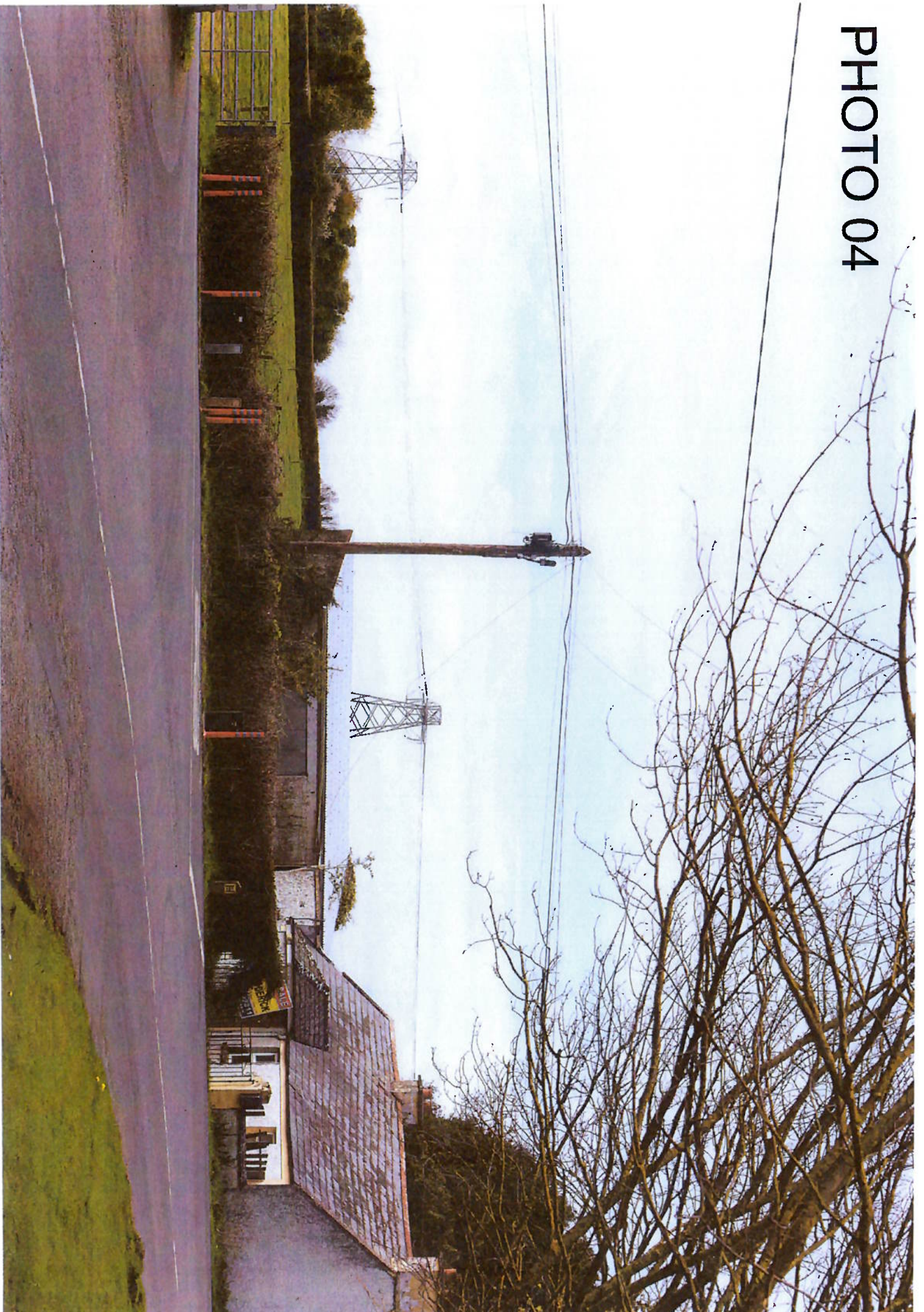


PHOTO 05



PHOTO 06



PHOTO 07

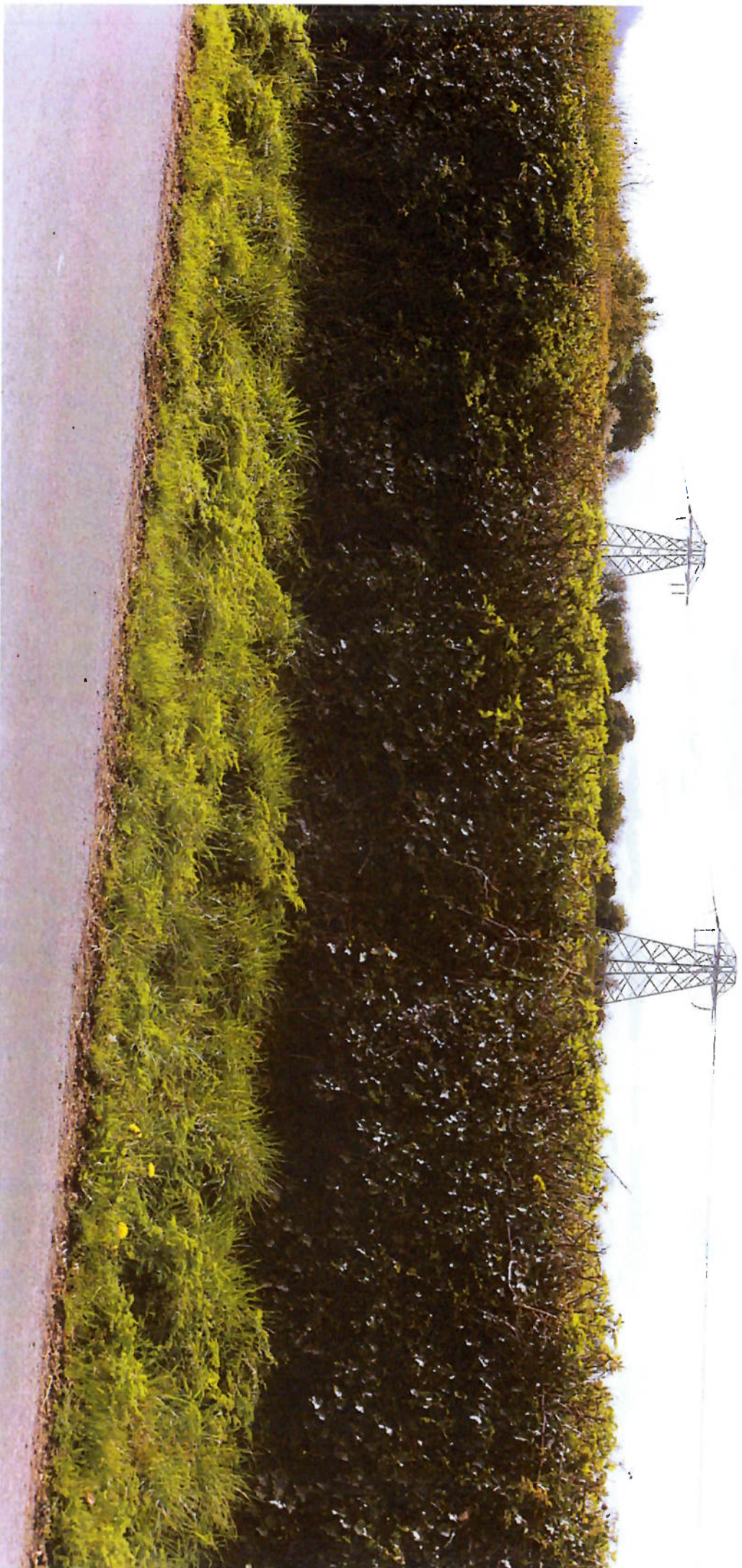


PHOTO 08



PHOTO 09



# PHOTO 10



PHOTO 12



PHOTO 13

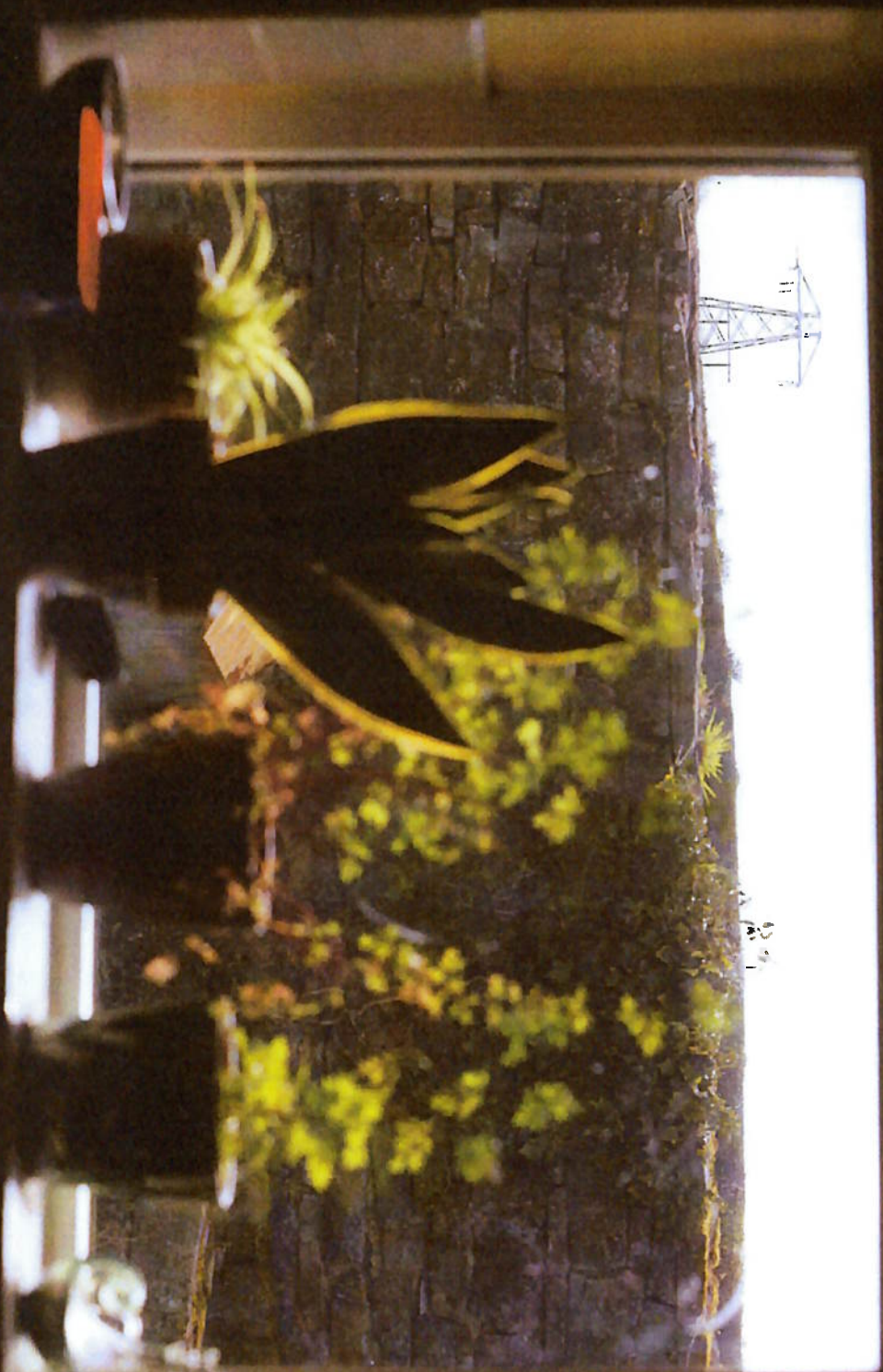


PHOTO 16

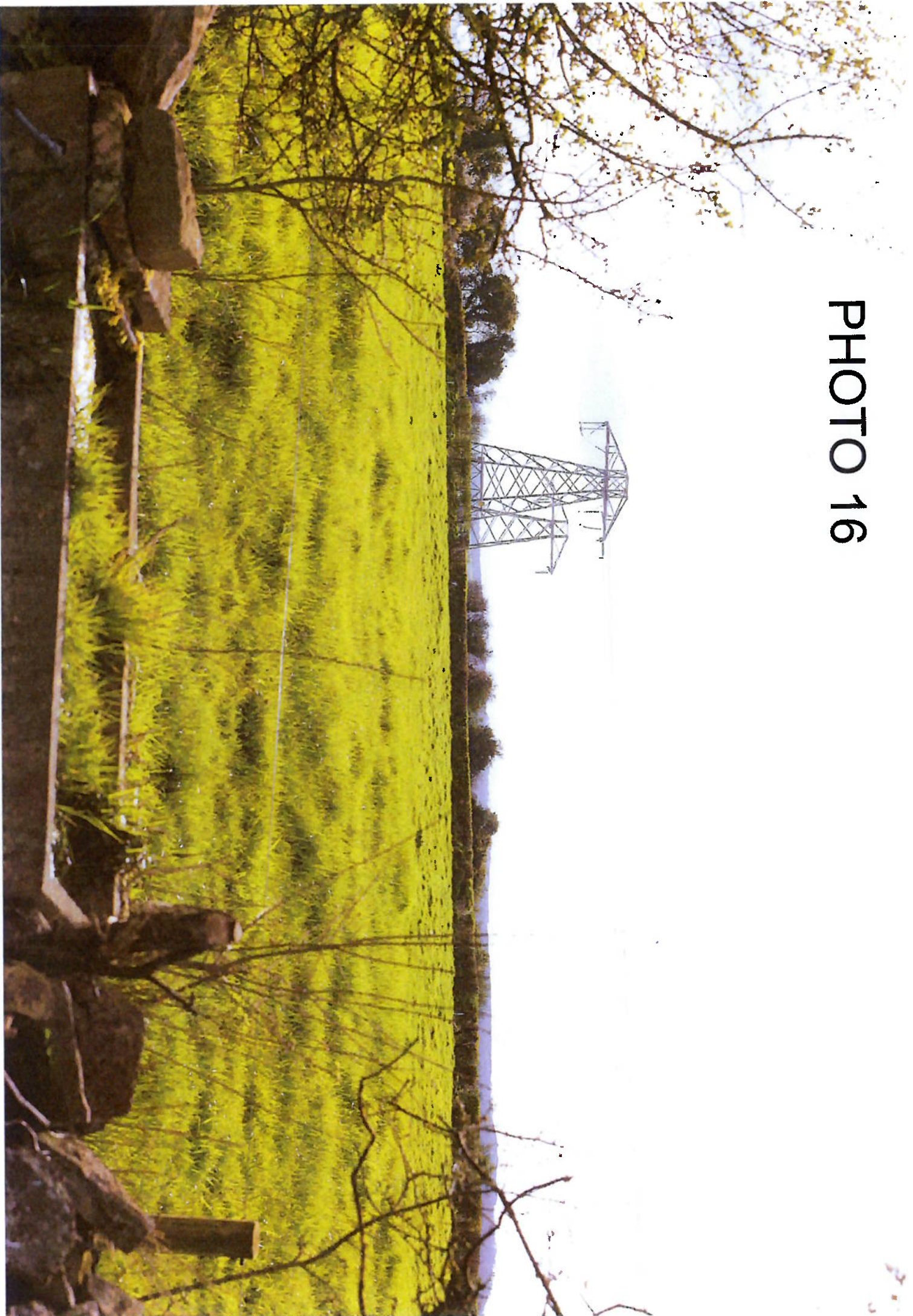


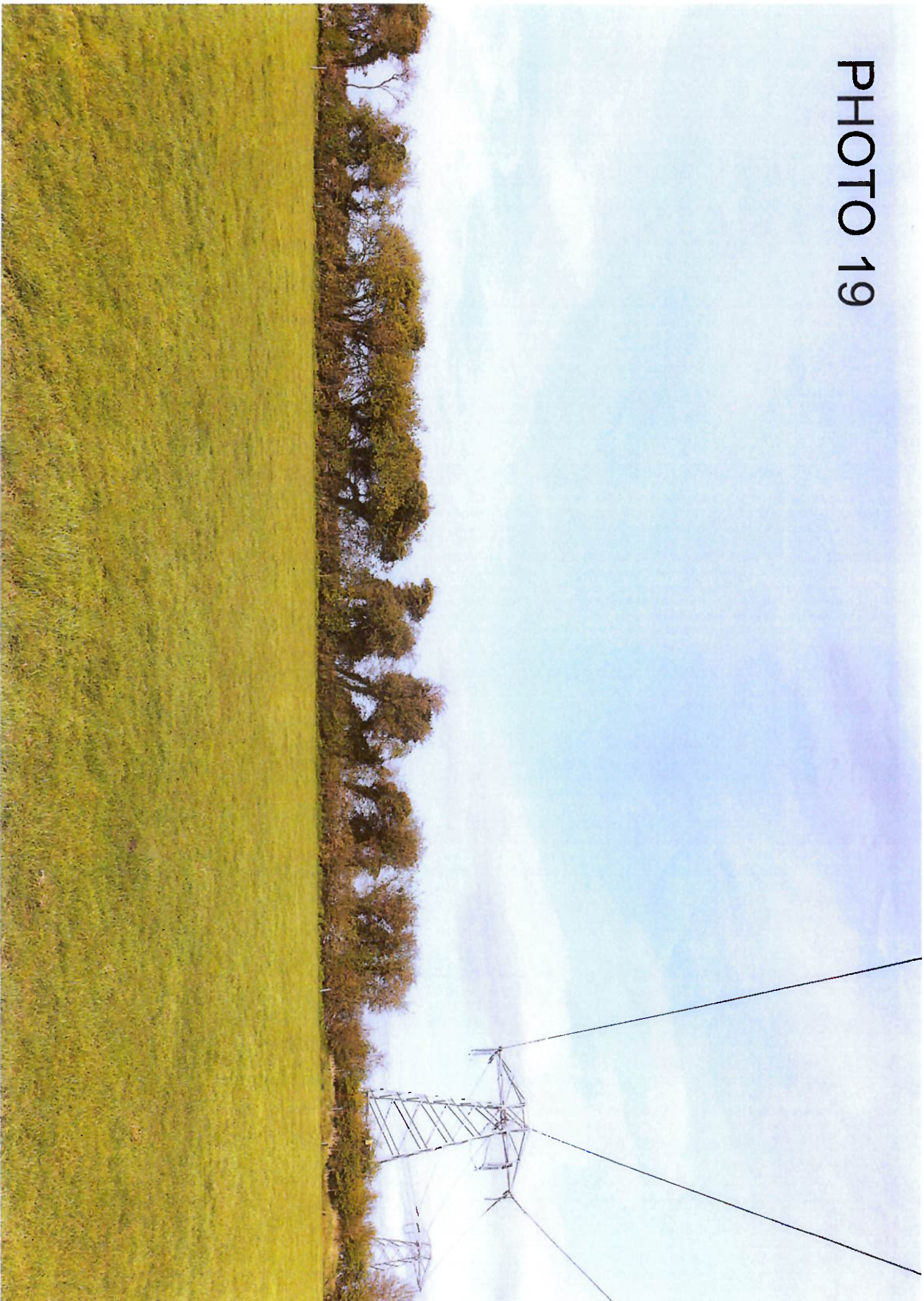
PHOTO 17



PHOTO 18



PHOTO 19



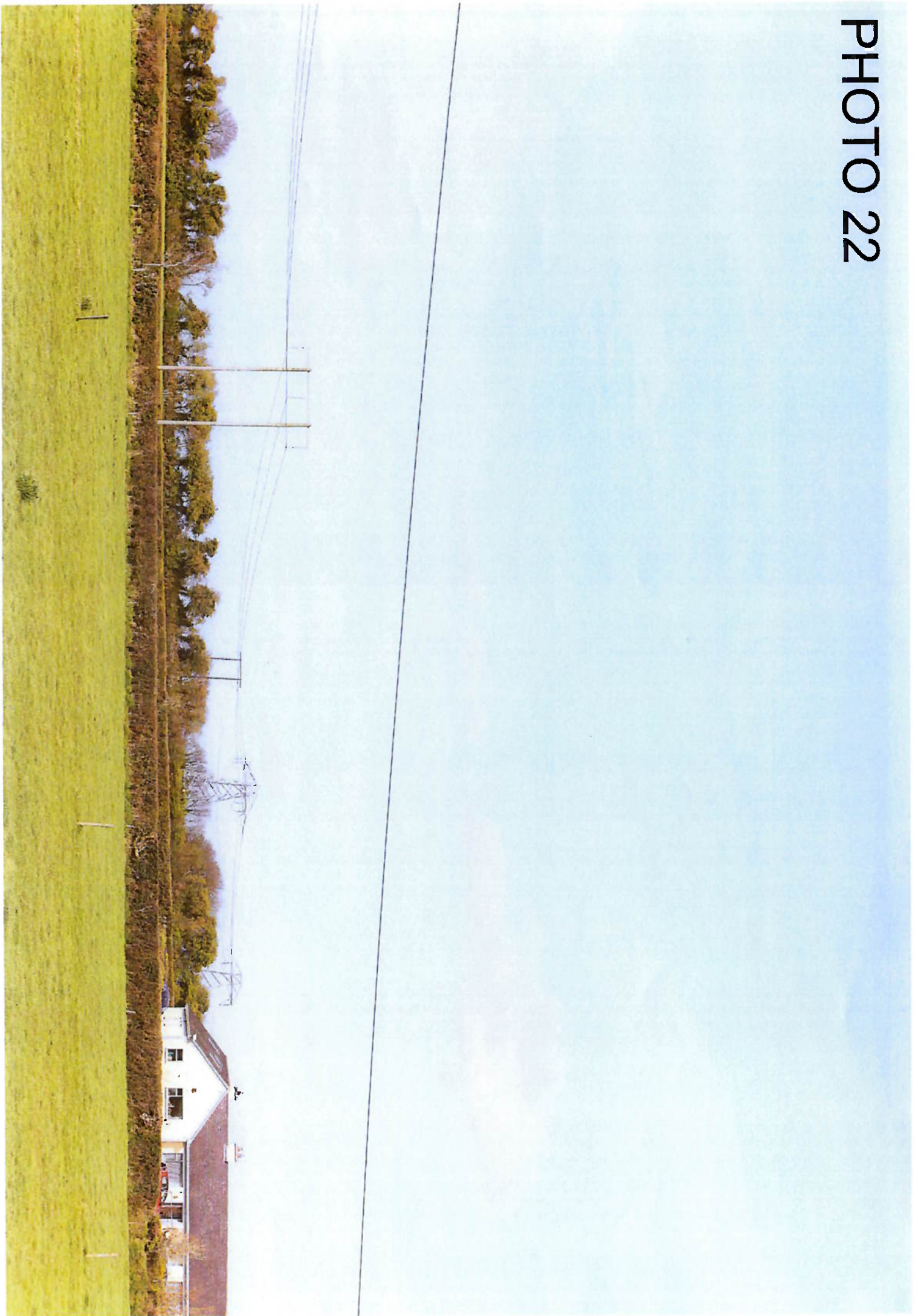
# PHOTO 20



PHOTO 21



# PHOTO 22



# PHOTO 23

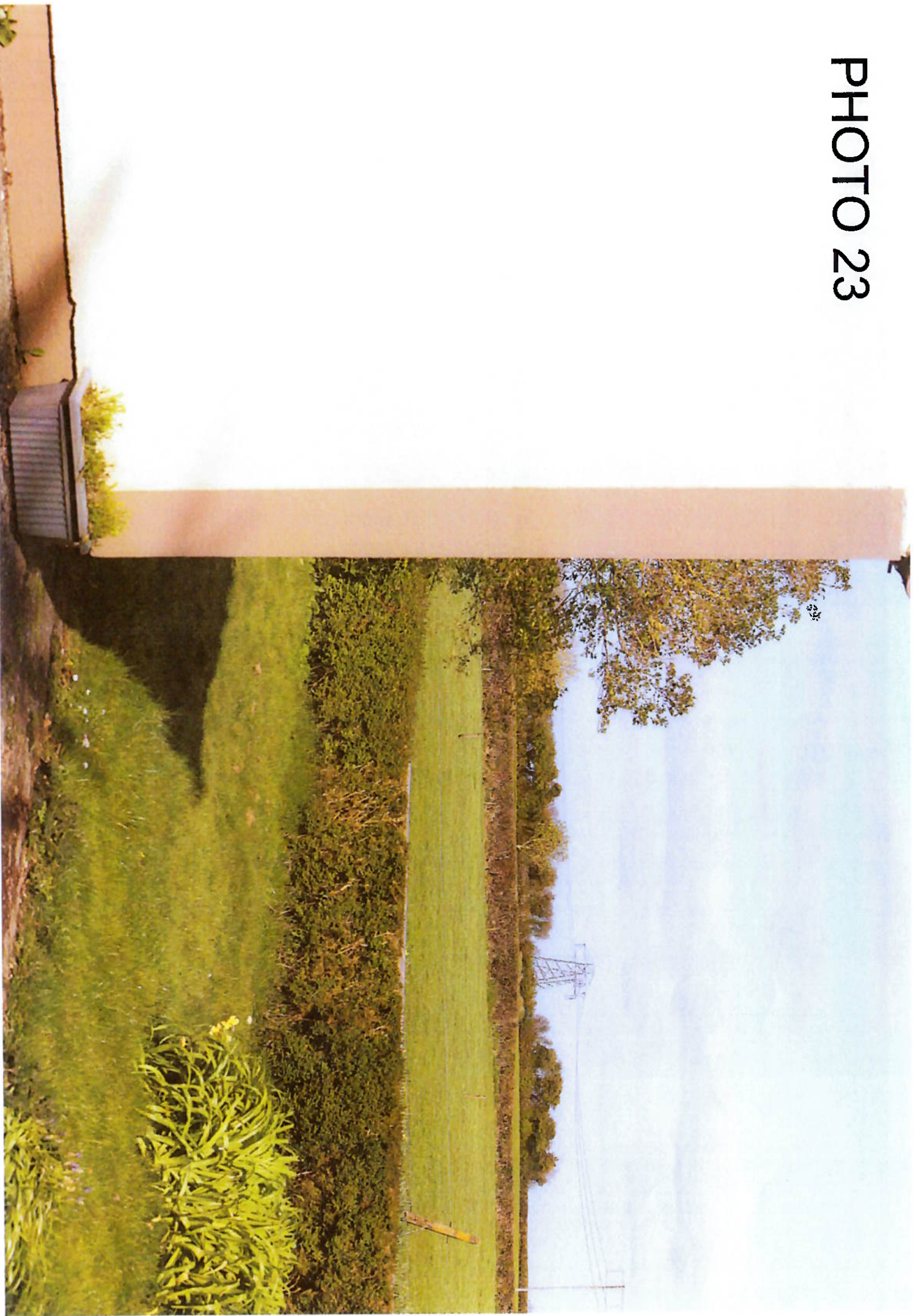
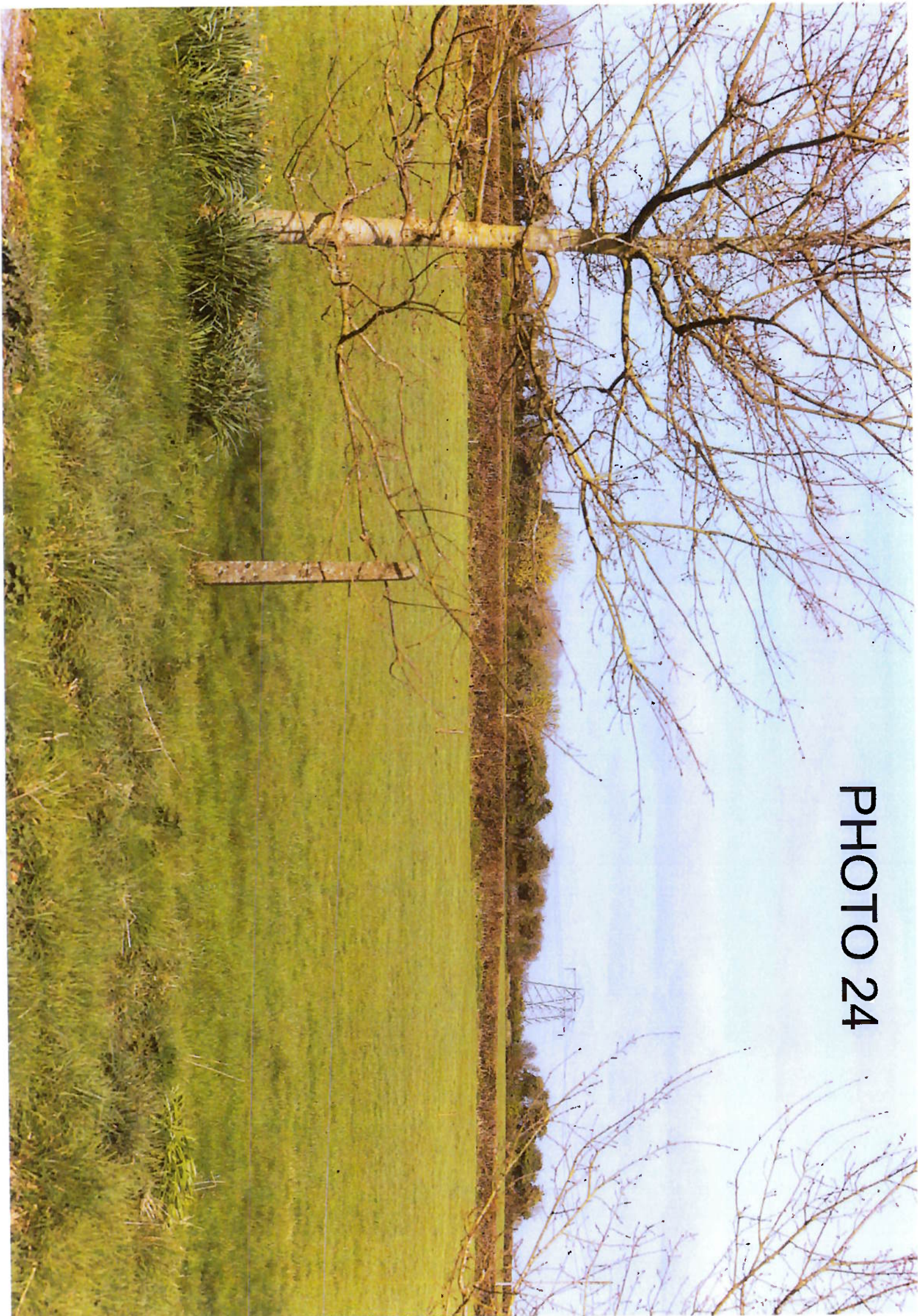


PHOTO 24



# PHOTO 25



PHOTO 27

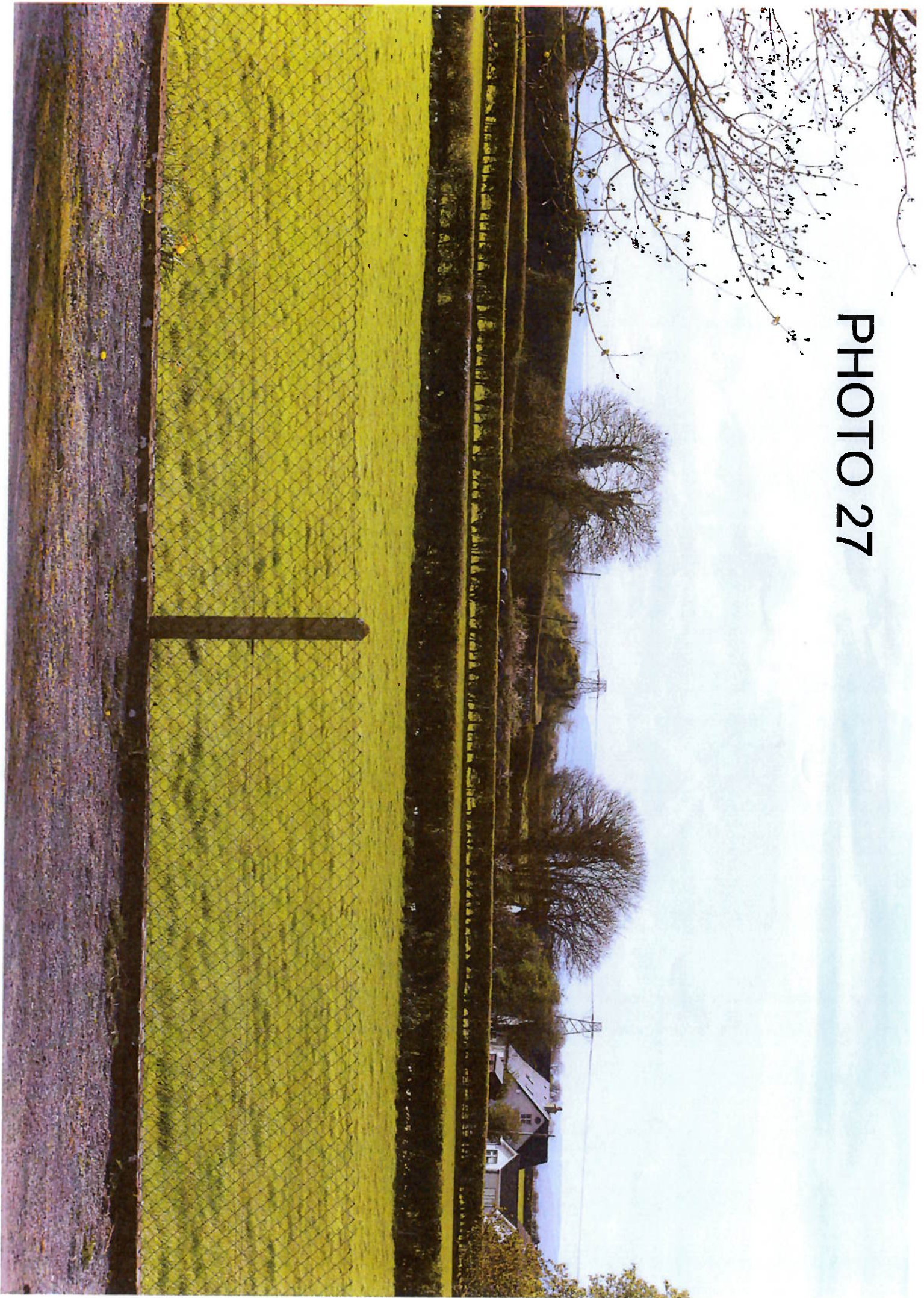
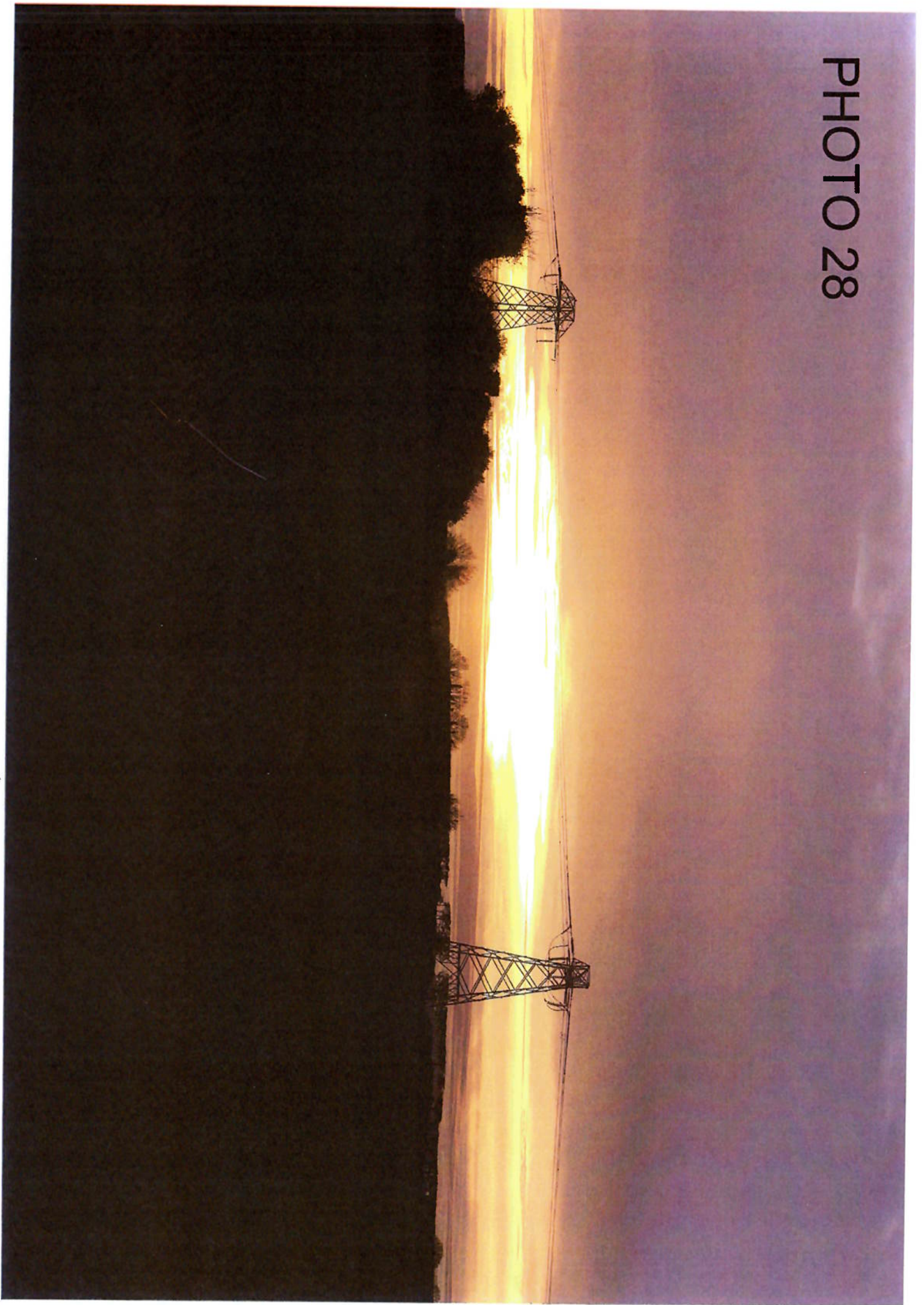
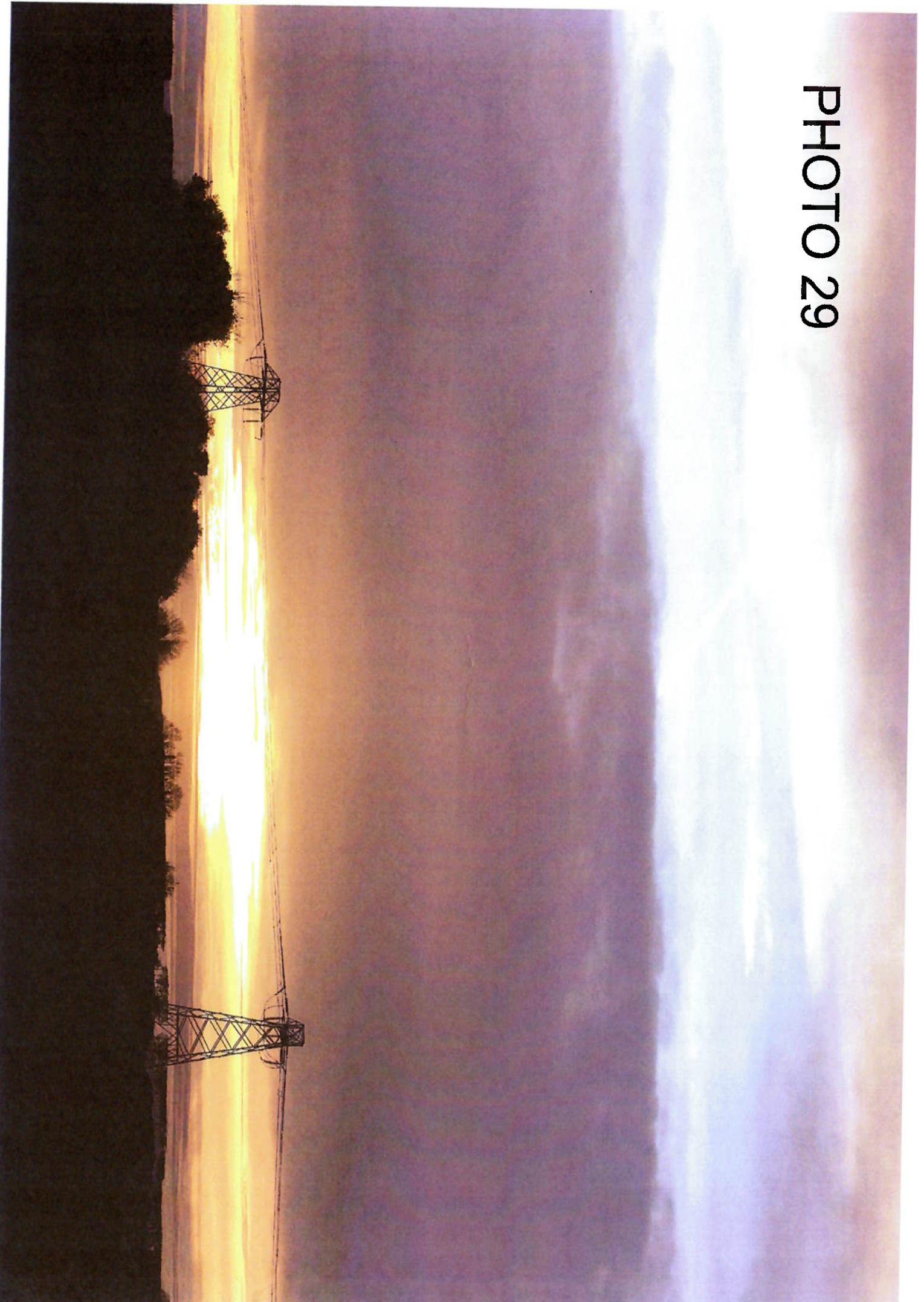


PHOTO 28



# PHOTO 29



Submission from Martin Lavelle in relation to  
ACP 324132-26

Previous files refer: ACP-323453-25 – Solar Farm Granted  
26/60228 Grid connection.-Tipperary County Council Planning Reference:– Live [Submission Appendix 2  
attached below]

Note also PL-500924-TY- 26 [Tipperary County Council Ref: 2560019] - Killough Biogas Application Appeal –  
Live [Submission Appendix 3 attached below]

Applicant: Marmoris Ltd trading as Killough Solar with a legal interest.  
Owner of site: Galark Unlimited

Proposed development involves the connection to the existing Killhill- Thurles 110kV overhead line of Killough Solar Farm, which was approved by Tipperary County Council (Pl. Ref. 2560003), and An Coimisiún Pleanála (Ref No. 323453-25).

The proposed development is for a 110kV Gas Insulated Switchgear (GIS) Substation to provide a connection to the national grid via a Loop In / Loop Out (LI/LO) connection to the existing Killhill- Thurles 110kV overhead line located within the townland of Graigue, Co. Tipperary.

The proposed development will constitute the construction of a 110kV Gas Insulated Switchgear (GIS) substation and 'Loop In-Loop Out' (LILO) connection and associated works on a site of 4.08 hectares to incorporate the following;

- 1 no. 110 kV Gas Insulated Switchgear (GIS) Substation with a floor area of c.778sq.m, with a mono-sloped roof and an overall height of 16.5m;
- 2 no. Control Buildings with a floor area of 63 sq.m each and a height of 5m.
- 2 no. 110 kV transformers and ancillary plant.
- Compound fencing and 15 no. 3m high lamp poles for outdoor lighting.
- 4no. monopole lighting masts of 16.5m in height.
- 2 no. underground cable corridor of approximately 75m in length and provision of 2 no. 21.5m high mast structures linking the proposed substation to the adjacent existing overhead 110kV Killhill-Thurles Over Head transmission line;
- Associated construction works, drainage and landscaping.
- New entrance to the substation site from the L4106 Local Road.

Date of Application: 5/03/2026

Date for Submission: 22/04/2026

#### KILLOUGH SOLAR FARM SUBSTATION APPLICATION

PLANNING AND ENVIRONMENTAL REPORT- Submitted with Strategic Infrastructure Development (SID) Application to An Coimisiún Pleanála. Under section 182A of the Planning and Development Act 2000 (as amended).

March 2026: Document No: P24169-FT-XX-XX-RPT-PL-0001

#### 1.1 Background

A planning application for the now permitted primary solar farm component was lodged to Tipperary County Council on the 3rd of January 2025. Consent for the solar farm was given by Tipperary County Council under section 34 of the PDA on 28th July 2025 (Pl. Ref. 2560003), and by An Coimisiún Pleanála on 17th December 2025 (Pl. Ref. 323453-25).

**Response from MLavelle: The location of the Substation in this Solar Farm approval is not the same as in this application**

A separate consenting procedure will be sought from Tipperary County Council, under Section 34 Planning and Development Act 2000 (as amended), for the underground electrical connection between the permitted Killough Solar Farm and the proposed 110kV Gas Insulated Switchgear (GIS) substation. This underground connection route within the public road will extend from the northern entrance of the permitted Killough Solar Farm to the proposed 110kV GIS substation site at Graigue, traversing the townlands of Clohoge and Graigue, Co. Tipperary.

This report relates to the 110kV GIS substation component which has been determined by An Coimisiún Pleanála on 27th January 2026 pursuant to consultations undertaken in accordance with Section 182A of the PDA to fall under the remit of An Coimisiún Pleanála as Strategic Infrastructure Development, with further information on this process provided within this report.

This report sets out the key characteristics of the proposed 110kV GIS substation, outlining the construction and operational stages of the proposed solar farm before describing the potential impact of the development and mitigation measures where necessary.

This report is broadly a replication of the Planning and Environmental Report submitted with the planning application to Tipperary County Council for the solar farm component, approved by Tipperary County Council under section 34 of the PDA on 28th July 2025 (Pl. Ref. 2560003), and by An Coimisiún Pleanála on 17th December 2025 (Pl. Ref. 323453-25).

**Response from MLavelle: The location of the Substation in this Solar Farm approval is not the same as in this application**

### 1.3.2 Land-Use and Typography

The townland comprising the proposed substation development site is situated within the Moycarkey ED, which has a total population of c. 768 persons (c. 367 males and c. 401 females), according to Census 2022 results, providing for a high population density of c. 45 persons per square kilometre, when compared to County Tipperary as a whole which has an overall population density of c. 39.52 persons per square kilometre.

The Eircode Address database was examined to establish the number and location of adjacent residents and commercial activities. There are no receptors within the substation site, and a further 41 no. receptors within 500m of the subject lands which consist of c. 48 no. residential, c. 8 no. commercial and residential properties and c. 1 no. commercial property, with the majority of residences located to the north west [North East & downwind] of the substation site along the L-4106 and L-41561 roads.

### 11.2 Existing Environment

There are residential locations to the north, south east and west of the Site. There are 158 no. residential dwellings, 27 no. mixed-use buildings (residential and commercial) and two commercial properties within 1km of the Solar farm and 110kV GIS substation Site. The commercial properties are the quarry south of the site and St Peter's Church, Moycarkey. St. Peter's Church is considered a noise sensitive location and is over 800m from the proposed 110kV GIS Substation site.

**Response from MLavelle: The potential for explosion from the proposed Biogas facility (below) for a distance of up to 1.8km indicates that a Substation is not permissible within this radius. All of the close by houses & residents would be at serious risk from arching at the substation.**

In addition, there are two residential properties owned by the landowner located at the centre of the solar farm site. The landowner has confirmed that "the 2 no. properties within the site (E41 W628 and E41 E8C9) are unoccupied/vacant and that there are currently no plans to use either property during the solar farm operation". Therefore, these properties are not considered within this assessment. Killough Castle, which is currently unoccupied and located within the site boundary between the northern and southern Solar Farm clusters, has been included as part of this assessment. Also, there is a single residential property located within the solar farm site boundary that has been considered, next to the existing northern access road to the site.

### 7.9 Cumulative Impact

There are a number of solar farm projects within 15km of the Solar Farm Site which have consent for development or are in the planning process, as detailed in Table 1.3 in Section 1. However, only one of these proposed solar farm projects is located within the same sub-catchment as the proposed solar farm and 110kV GIS substation development, Tipperary Pl. Ref: 2460156. The project in question is located at sufficient distance (4.5 km south) that it is not expected to act cumulatively with the Proposed Development in the context of hydrology and drainage.

The nearby quarry at Killough Hill is an operational quarry located approximately 500 m south of the solar farm site, and c. 2.6km south west of the 110kV GIS substation site.

**Response from MLavelle: The potential for explosion from the proposed Biogas facility (below) for a distance of up to 1.8km indicates that a Substation is not permissible within this radius. All of the close by houses & residents would be at serious risk from arching at the substation.**

### 7.10 Residual Impact

Residual risks are defined as risks that remain after all risk avoidance, substitution and mitigation measures have been taken.

The impact assessment for water quality has found that there are no significant effects anticipated from the proposed development, and as such, no specific mitigation measures are required. Accordingly, there is no significant residual risk.

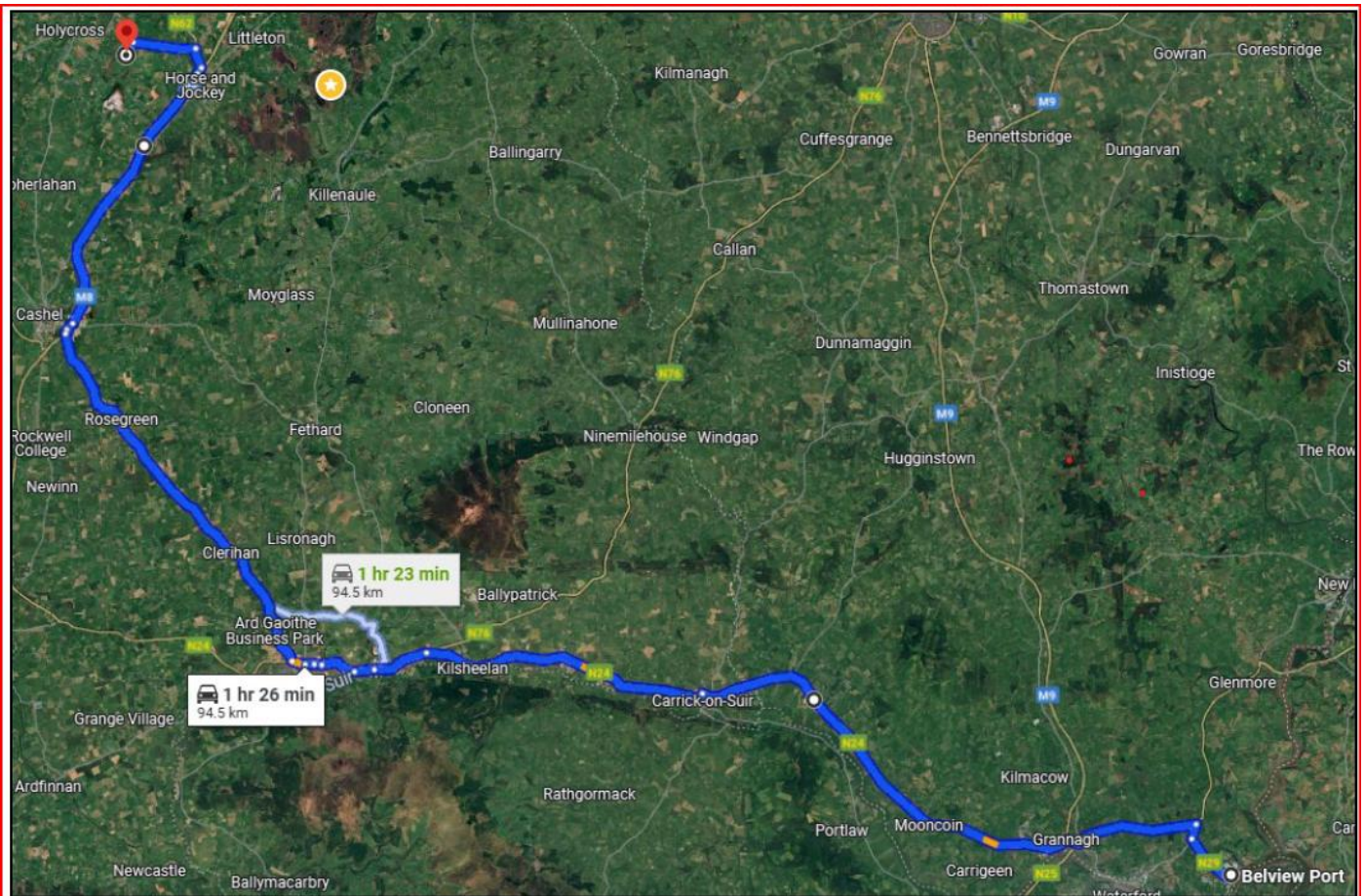
### 7.11 Conclusion

It is concluded that the potential impact of the proposed development during all three phases of the project is 'not significant' to 'slight'.

New hard surfaces have the potential to contribute to an increase in runoff. However, the substation area will be constructed from permeable material to allow surface water to permeate to the soil below. Trackside drainage will be provided for access tracks and will be on a shallow gradient, owing to the existing topography of the site. Therefore, any increase in run-off will be not significant.

The construction, operation and decommissioning stages will be in carried out in accordance with CEMP prepared for the wider Project and 'best practice' approach.

## 9.3 Haul Routes and Site Access



**Figure 9-1: Delivery Route**

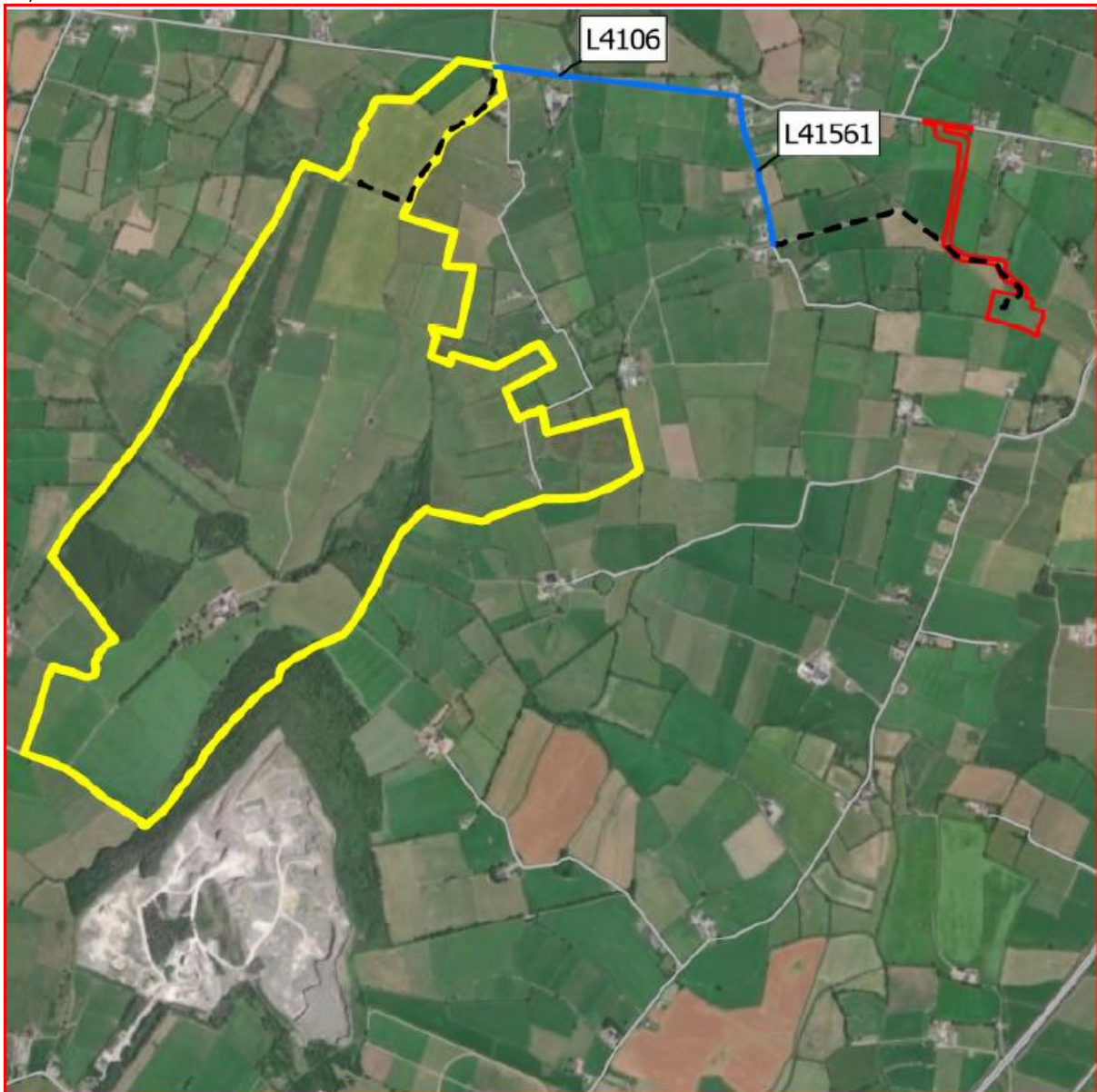
A permit for moving abnormal loads to the Site will be sought from An Garda Síochána and the applicable local authorities on the selected route with a transportation plan for the time of delivery established prior to construction stage. Any accommodation works within the public road corridor will be carried out in advance of the delivery in agreement with the local authority.

**Response from MLavelle: Sweptpath analysis is not included with application for long vehicles from Port. Neither is an assessment of bridges or roads to carry heavy loads & cranes. Note the recent issue with generators & the West Link Bridge on the M50.**

### 9.3.1 Abnormal Loads

There is only one expected abnormal load required for the project consisting of the 110kV transformer which is abnormal in terms of its width and length will likely be delivered to Belview Port, Co. Kilkenny. It is important to note

that this load is abnormal by virtue of its dimension and will not fall into the category of an 'Exceptional Abnormal Load' (EAL).



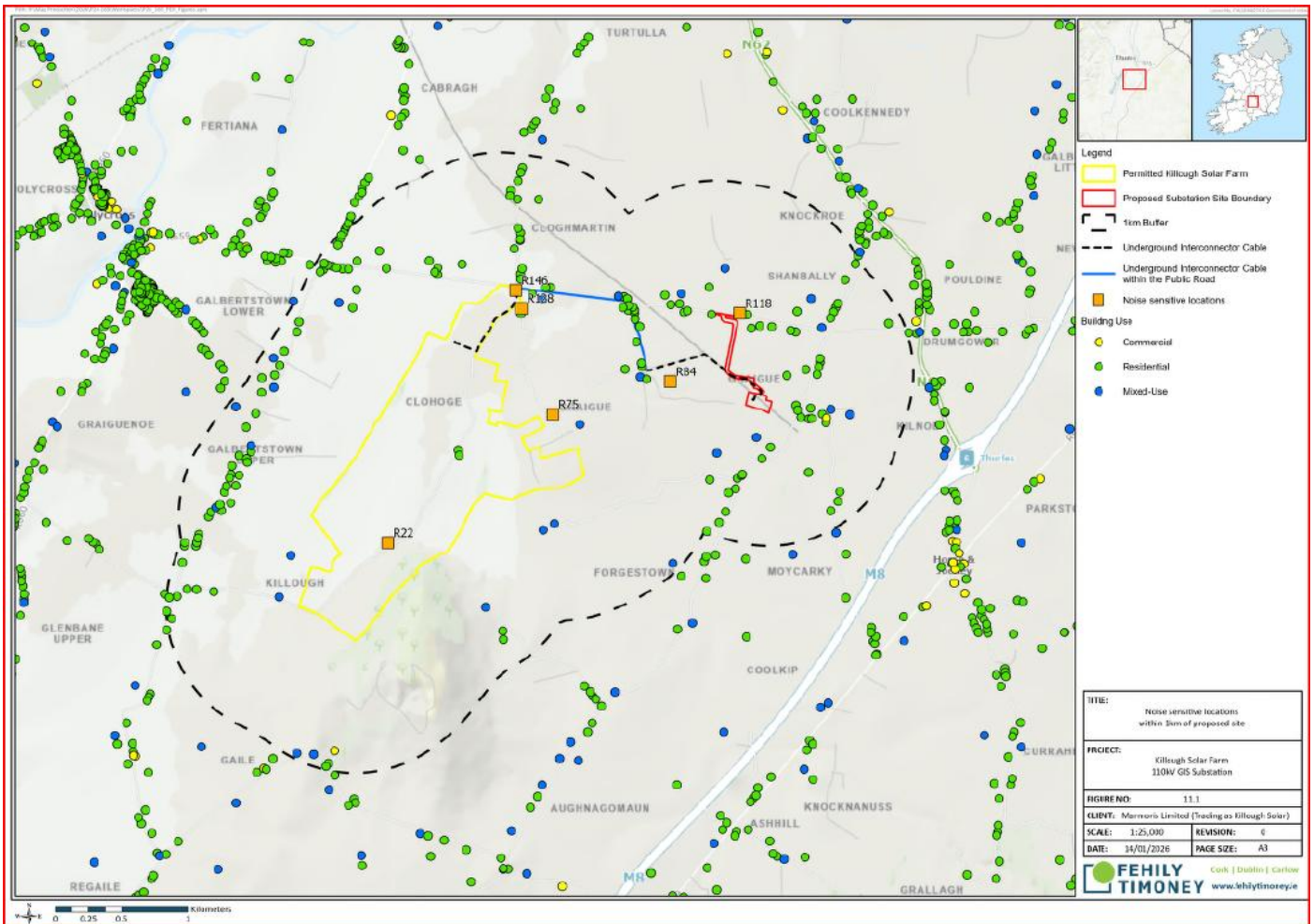
Chapter 11 Noise and Vibration of this report provides an assessment of noise levels from traffic and associated impacts to the residential environment during the construction and operational phases. It is expected that with mitigation measures the proposed construction and operational noise criteria will be met and under this criterion.

### 11.3 Potential Construction Noise Impacts

The definition of a noise sensitive receiver in the Environmental Protection Agency's (EPA) 2016 NG4 noise guidance note is:

*'any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or other area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.'*

Noise sensitive receivers are deemed to be locations where the inhabitants can be disturbed by noise or changes in noise levels due to the construction or operation of a development. The nearest dwellings to the site are shown in Figure 11-1.



### 11.3.4.1.7 Grid Connection Works

In total, there are 25 no. occupied residential properties (including properties classified as both residential and commercial) within 100m of the proposed grid connection route.

An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902



DESIGNING AND DELIVERING  
A SUSTAINABLE FUTURE

05 March 2026

Our Ref: P24-169/Ltr/AR/JH

**Re: Strategic Infrastructure Development (SID) Planning Application in accordance with Section 182A of the Planning and Development Act 2000, for the development of a 110kV electrical Gas Insulated Switchgear (GIS) substation providing a connection to the national grid via a Loop In / Loop Out (LI/LO) connection to the existing Killhill - Thurles 110kV overhead (OH) line, within the townland of Graigue, Co. Tipperary.**

**ACP Pre-Application Consultation Case Number: ACP - 323627-25**

Page 2 of 3

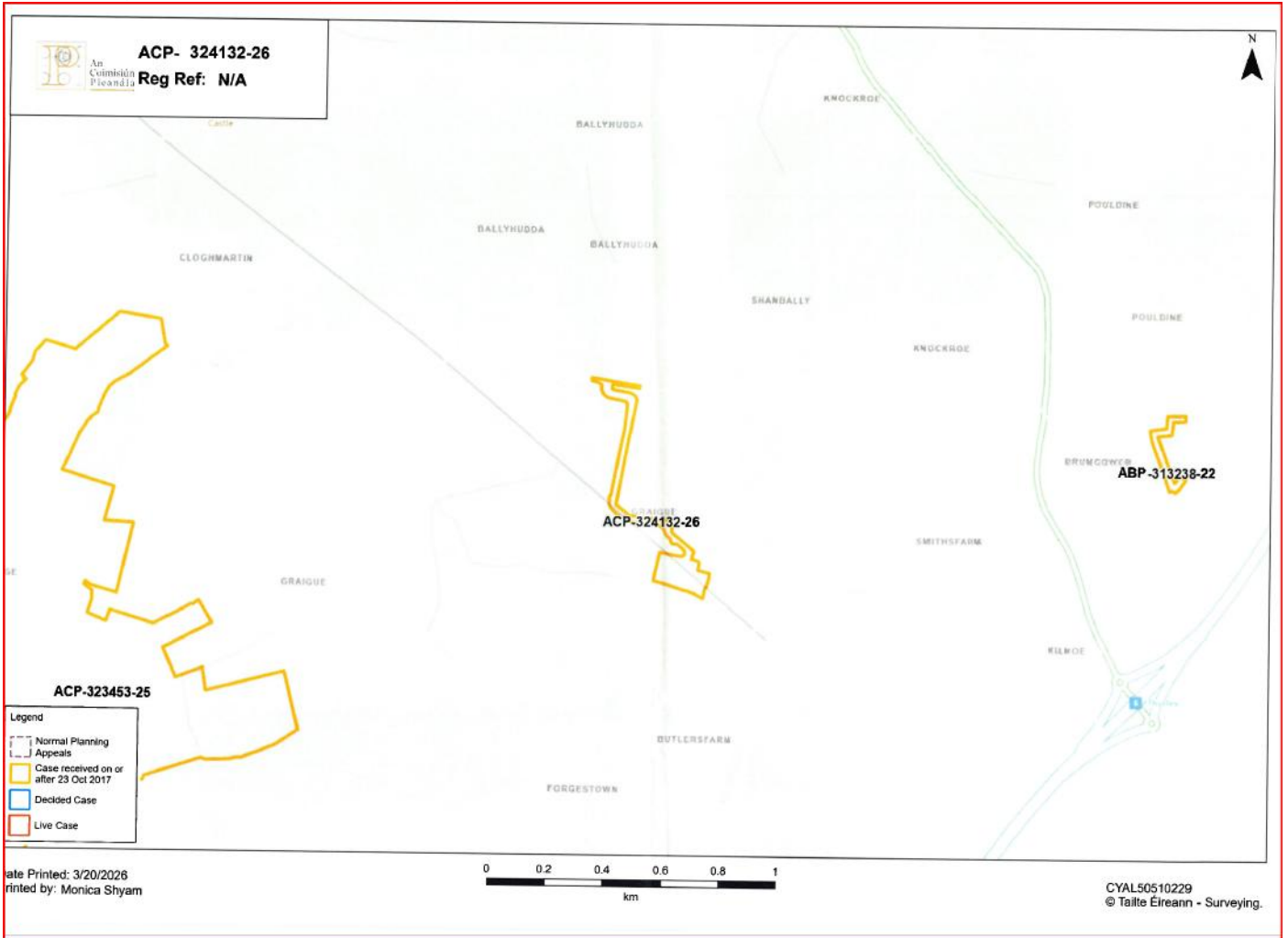


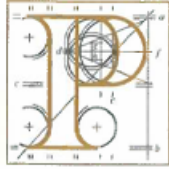
This application is accompanied by a Natura Impact Statement.

Response from MLavelle: There is no evidence of a Natura Impact Statement with this application

Issue 1

This development involves Project Splitting.





An  
Bord  
Pleanála

**Board Order  
ABP-313238-22**

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 21/910**

**Appeal** by Gerard O'Hara of Drumgower, Horse and Jockey, Thurles, County Tipperary against the decision made on the 10<sup>th</sup> day of March, 2022 by Tipperary County Council to grant subject to conditions a permission to Cyril and Ailish Darmody care of Darmody Architecture of 91 Townsend Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention permission for existing farm access road and existing hard surface yard and permission to relocate the existing agricultural entrance to provide a new agriculture entrance and permission for an agricultural shed and all associated site works at Drumgower, Horse and Jockey, Thurles, County Tipperary.

### **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

Response from MLavelle: Planning Reference ABP – 313238-22 identified in application would seem to have no relevance to this application.

A previous approval for a solar farm was granted under ACP-323453-26. This approval could have incorporated this 110Kv Gas Insulated Switchgear (GIS) Substation into the centre of the Solar farm site, far away from residents. This would have protected the Moycarty village residents from noise & would also have protected the existing residents on the L41561 from traffic, disturbance & Electromagnetic radiation. An overhead power line could have been installed to connect to the Killhill-Thurles 110Kv overhead line as advised by Tipperary County Council. These changes would have removed the necessity for additional Local Road access points.

The alternatives were not considered by the applicant.

The issues in relation to the proposed Grid Connection are included in Tipperary County Council Planning File 26-60228, which is live at present & those issues apply to this application also.

Yours Sincerely,

.....  
Martin Lavelle, BE.

22<sup>nd</sup> April 2026

Appendix No. 1: Tipperary County Council 26/60228- Live

Submission from Martin Lavelle in relation to Grid connection.

Tipperary County Council Planning Reference: 25/60228 **CORRECTION 26/60228**

Applicant: Marmoris Ltd trading as Killough Solar with a legal interest.

Owner of site: Galark Unlimited

PERMISSION for (RED III) development will consist of; laying of underground 33kV medium voltage electrical cables, 6 no. joint bays, with associated ducting and ancillary development. The cables will be laid under public roads and private lands within the townlands of Clohoge and Graigue Co. Tipperary, with c. 860m within the L-4156 and c. 540m within the L-41561 public road and c. 1,092m located on private agricultural land within the townland of Graigue.

Date for Submission: 15/04/2026

[Note: Comments in black are from application. Comments in blue are from MLavelle,]

#### ISSUE 1:

##### Decision Makers in Tipperary County Council

2026] lehc 65 [H.Jr.202 5 .000 1283 ] In The Matter Of Section 50, 50a And 50b Of The Planning And Development Act 2000 And In The Matter Of Part 9 Of The Planning And Development Act 2024

Between

Sheila Hoctor, Patrick Carney, John Dooley, Michael Mahon And Regina Hoctor Applicants

And

An Coimisiún Pleanála Respondent And Carrig Renewable Energy Limited Notice Party

JUDGMENT of Humphreys J. delivered on Tuesday the 10<sup>th</sup> day of February 2026

*“S66: The assessment of public safety is a matter for the statutory decision - takers.*

*The council, which wasn't exactly sympathetic to the project, did not see a safety issue here.”*

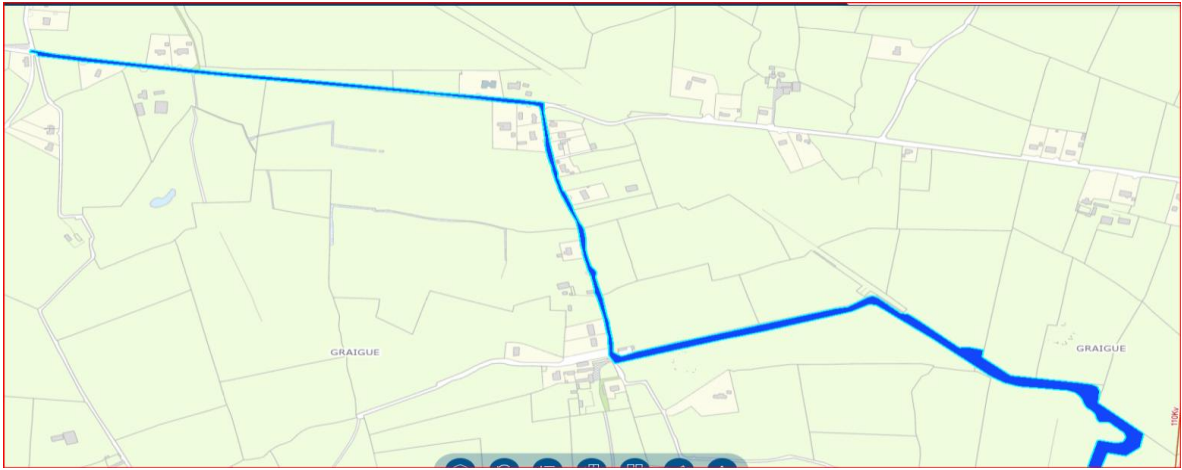
#### SAFETY, HEALTH AND WELFARE AT WORK ACT 2005 Number 10 of 2005

##### Liability of directors and officers of undertakings.

80.—(1) *Where an offence under any of the relevant statutory provisions has been committed by an undertaking and the doing of the acts that constituted the offence has been authorised, or consented to by, or is attributable to connivance or neglect on the part of, a person, being a director, manager or other similar officer of the undertaking, or a person who purports to act in any such capacity, that person as well as the undertaking shall be guilty of an offence and shall be liable to be proceeded against and punished as if he or she were guilty of the first-mentioned offence.*

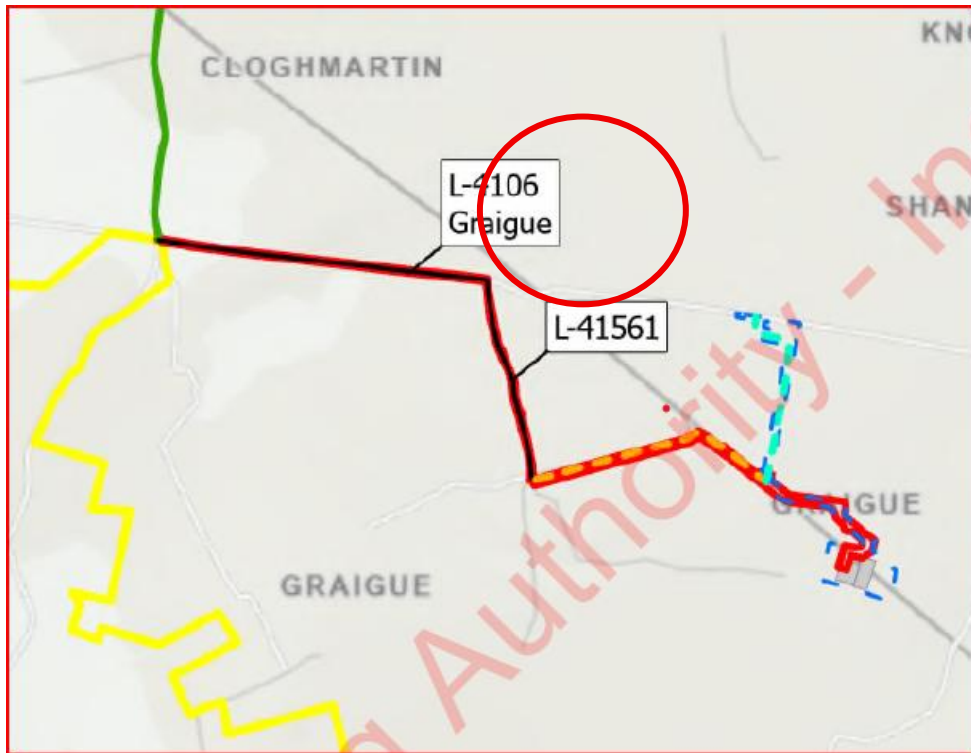
Thus the Planning Decision takers are responsible for the assessment of public safety & not the applicant or agent. Any neglect in relation to the decision is a criminal offence & the decision taker SHALL be liable to be proceeded against & punished. Criminal prosecutions are not covered by Public Liability or Employers Liability or any insurances.


Issue 2: Planning Map No Townlands orTownland Boundaries provided



ISSUE 3:

CEMP Map: Note Road numbers are incorrect & this is repeated throughout the application & the previous application.



<b>TITLE:</b>	
Road Closures and Diversions	
<b>PROJECT:</b>	
Killough Solar Farm 110kV GIS Substation	
<b>FIGURE NO:</b> 8.1	
<b>CLIENT:</b> Marmoris Limited (Trading as Killough Solar)	
<b>SCALE:</b> 1:22,500	<b>REVISION:</b> 0
<b>DATE:</b> 05/02/2026	<b>PAGE SIZE:</b> A3
 <span style="float: right;">Cork   Dublin   Carlow www.fehilytimoney.ie</span>	

# PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

## PLANNING APPLICATION FORM (Part 1)

### 9. Description of Proposed Development:

Brief description of nature and extent of development.	a 10-year permission for the development of a solar farm on a site of 222.23 hectares consisting of the following: 745,168 sq. metres of solar photovoltaic panels on ground mounted steel frames; 23 no. inverter/transformer stations; underground power and communication cables and ducts; boundary security fencing; 1 no. Medium Voltage (MV) Ring Main Unit (RMU) Control Building; new internal access tracks and associated drainage infrastructure; continued use of existing site entrances off the L-4106 and L-13101 local roads; CCTV/Lighting posts; landscaping and all associated site services and works. The project will also include biodiversity enhancement and bat/bird and archaeological buffers within the site. The development is located proximate to Killough Castle and Tower House, which is a Protected Structure (TRPS 1029). Temporary works to the existing splayed entrance onto the L-4106 are proposed to accommodate construction works for the solar farm. The solar farm will be operational for 40 years.
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### TIPPERARY COUNTY COUNCIL

#### Planning Report

Planning & Development Acts 2000 as amended  
Planning & Development Regulations 2001 as amended

**Planning Reference:** 2560003  
**Applicant:** Marmoris Limited, trading as Killough Solar  
**Application Type:** Permission  
**Development Address:** Townlands of Killough, Clohoge and Graigue Co. Tipperary.

**Proposed Development:** "a 10-year permission for the development of a solar farm on a site of 222.23 hectares consisting of the following: 745,168 sq. metres of solar photovoltaic panels on ground mounted steel frames; 23 no. inverter/transformer stations; underground power and communication cables and ducts; boundary security fencing; 1 no. Medium Voltage (MV) Ring Main Unit (RMU) Control Building; new internal access tracks and associated drainage infrastructure; continued use of existing site entrances off the L-4106 and L-13101 local roads; CCTV/Lighting posts; landscaping and all associated site services and works. The project will also include biodiversity enhancement and bat/bird and archaeological buffers within the site. The development is located proximate to Killough Castle and Tower House, which is a Protected Structure (TRPS 1029). Temporary works to the existing splayed entrance onto the L-4106 are proposed to accommodate construction works for the solar farm. The solar farm will be operational for 40 years"

### 1. SITE LOCATION & DESCRIPTION

The application site is located approximately 1.3km south-east of Holycross Village, and across the rural townlands of Killough, Clohoge and Graigue. The application site is stated as 222.23 hectares and comprises of 1 parcel of land which straddles an area between local roads, with the northern access onto the L4106 and the southern access onto the 13101.

### 10. PLANNING APPRAISAL

#### a) Principle Compliance

The proposed development comprises the following (as per the development description):

"a 10-year permission for the development of a solar farm on a site of 222.23 hectares consisting of the following: 745,168 sq. metres of solar photovoltaic panels on ground mounted steel frames; 23 no. inverter/transformer stations; underground power and communication cables and ducts; boundary security fencing; 1 no. Medium Voltage (MV) Ring Main Unit (RMU) Control Building; new internal access tracks and associated drainage infrastructure; continued use of existing site entrances off the L-4106 and L-13101 local roads; CCTV/Lighting posts; landscaping and all associated site services and works. The project will also include biodiversity enhancement and bat/bird and archaeological buffers within the site. The development is located proximate to Killough Castle and Tower House, which is a Protected Structure (TRPS 1029). Temporary works to the existing splayed entrance onto the L-4106

#### b) Siting and Design Considerations

##### Location

The site, which measures 222.23ha, is a tract of land situated between the local roads L4106 and L13101. The site comprises mainly agricultural pasture and tillage lands, areas of mixed species woodland and the lands which form part of the historic landscape of Killough Castle. The topography of the lands vary but are generally flat land, with an area of woodland rising at the south-eastern extent, towards Killough Hill. The site is situated with the River Suir Central Plains and the Thurles Hinterlands in the Landscape Character Assessment of the TCDP 2022, both of which are considered appropriate for solar developments.

*Response from MLavelle: It is not permissible to cut verges or hedges or use set down areas in front of existing houses as passing bays as indicated in FI Response.*

#### CEMP: 2.7.1.5 Temporary Road Closures and Diversions

It is envisaged that a temporary road closure will be necessary for the construction of cable trenching within the L4156 and L41561 local roads. This is necessary to reinstate the lane where the trench was excavated for the cable within the L4156 and a full surface overlay will be provided on the L41561 local road once trenching and cabling works are completed. The consent of Tipperary County Council will be required and the necessary road diversions together with the appropriate signage will be put in place. Please refer to Figure 3-2 for full details on the road closures and proposed diversion routes.

There is no Figure 3-2 in this CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN. Figure 8.1 identifies the L-4106 & there is no mention of this road in the text.

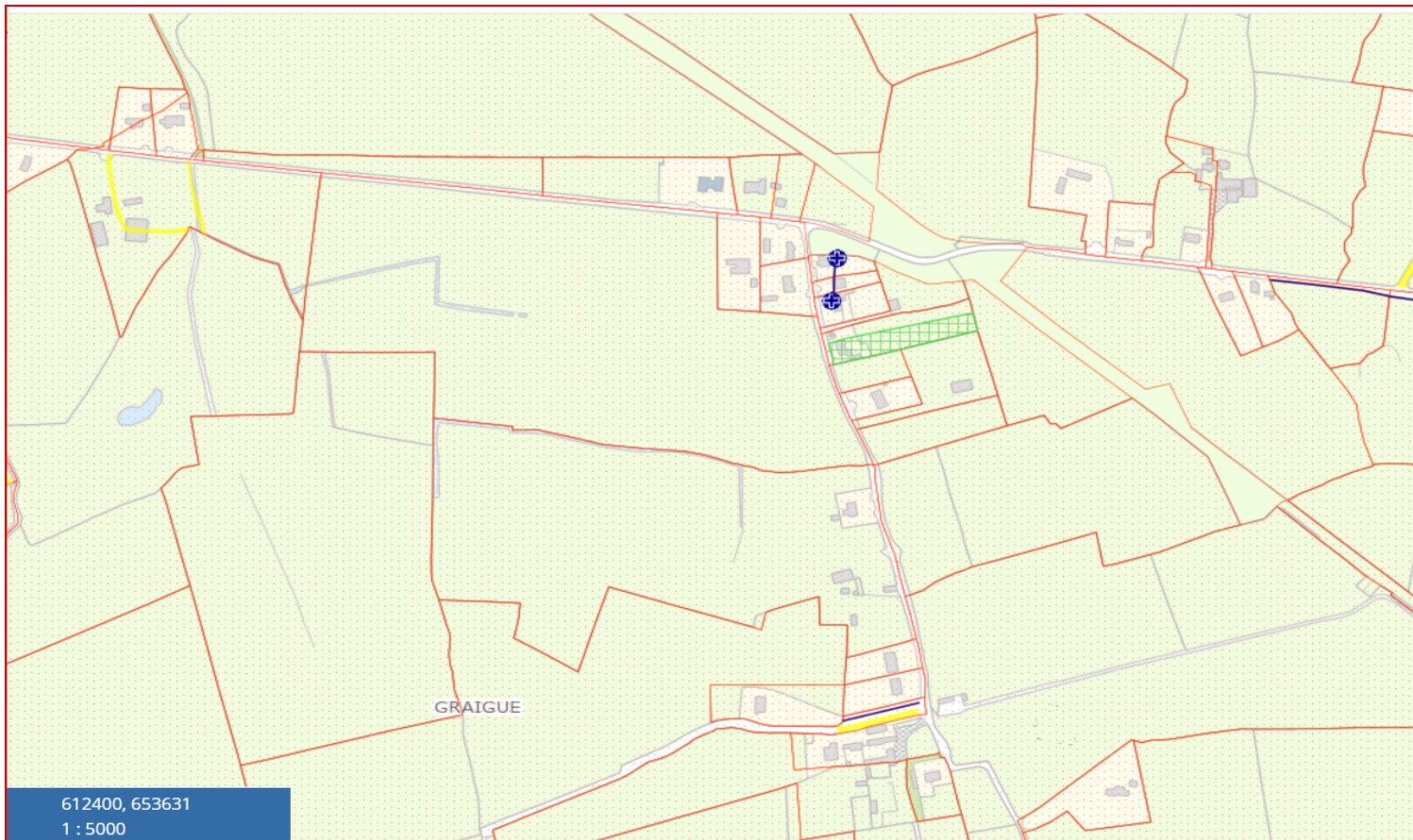
Local access will remain in place to all local residents along the L4156 and L41561 during the trenching and cabling works. This will be facilitated by diverting public road traffic off the L4156 and onto a temporary diversion road using the 110kV substation entrance. Public road traffic will use the diversion road to reach the L41561 local road during cabling and trenching works for a period of approximately 1 week. Once the L41561 is fully reinstated to the satisfaction of the TCC roads department it will be expeditiously reopened to public traffic.

#### Tipperary County Council: Report of Jim Ryan Executive Engineer 30.06.25:

- It also states that the work along the public road will take no more than 1 week to complete, Tipperary County Council have serious reservations about this timeframe and also how local access will be maintained.
- On page 16 of Section 2.2.1.1 Trenching of the NIS it states that trench will typically be 2.1m wide x 1.25m deep. It should be noted that there is an existing watermain in the public road which will not allow for this size of trench or joint bays.

#### ISSUE 4:

LAND REGISTRY MAP showing ownership to centre of road [See Dromada Windfarm (ROI) V Denis Cremins, HC. (2023)IEHC 417 below, where trespass on grass verge was determined by HC]. Permission from landowners is required for cable laying & joint box construction. This permission wasn't sought or given. It is not permissible to provide a road opening licence where trespass is involved. The proposed use of a Road Opening Licence is a wanton interference with the adjoining landowners rights.



*S.I. No. 600/2001 - Planning and Development Regulations, 2001*

*(g) where the applicant is not the legal owner of the land or structure concerned –*

*(i) the written consent of the owner to make the application, or*

*(ii) in the case of a proposed development, or part of a proposed development, that is in, on, over or under a public road, written confirmation that the proposed development concerned is to be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development.*

**Private Wires Policy Statement: From: Department of Climate, Energy and the Environment 15 July 2025**

**3.2 Private Wires Guiding Principles**

The statement set out that any expansion of the right of private developers to build Private Wires will be guided by the following policy considerations:

- Private Wires will have to be developed with the consent of local communities and landowners. Private Wire developers will not have wayleave or other powers to use land.

**4.1 Private Lines from a Generator to a Customer**

The developers of Private Wires will not enjoy any statutory powers to acquire or use lands. Private Wire projects will have to be built based on the agreement of any landowners affected.

**Planning Statement:**

*2.2.1.2 Ducting Installation* : Where trenching is required on the public roads, a road opening licence will be obtained from the local authority and purple book requirements will be adhered to.

Response from MLavelle: This is not permissible & illegal.

### Irish Legal Guide: Planning Application

The applicant must set out his "interest" in the premises, the subject of the application. He, she or it must have the ownership rights or permission of the owner necessary to undertake the relevant development. Alternatively, he must have permission from the owner to undertake the application. It is not possible to apply for planning permission in relation to some other person's land without that person's consent.

### A Guide to Making a Planning Application: Office of the Planning Regulator Fourth Floor (West Wing) Park House Grangegorman 191-193A North Circular Road Dublin 7 D07 EWW4

*6. Who can make a planning application? If you wish to lodge a planning application, you must have sufficient legal interest in the site or property to allow you to carry out the proposed development or make the application. Alternatively, you must have the written consent of the person who has that legal interest. If a planning application is made by a prospective purchaser or tenant, the owner's written consent should normally be provided with the application.*

*The inference of this provision of the legislation is that a grant of planning permission does not facilitate a developer undertaking works on land outside their ownership based solely on a grant of planning permission. The planning application process is not the forum in which to resolve conflicts pertaining to land ownership, that is a civil matter in respect of which ample recourse is available to relevant parties should it be necessary.*

*In relation to the provision of underground cabling in the public road associated with the Proposed Grid Connection works, article 22(2)(g)(iii) of the Planning and Development Regulations 2001(as amended) applies and a letter has been provided with the application confirming that the development is to be undertaken by a statutory undertaker having a right or interest to provide services in connection with the Development.*

*Response from Martin Lavelle: Grid Connection [see also Dromada Windfarm (ROI) Ltd v Cremins HC 2023IEHC417, Record No: 2021/3588P. No letter from a statutory undertaker was provided.*

Any condition in relation to the proposed access over private lands is limited under Section 34(4) to lands which are under the control of & are owned by the Applicant, & the lands outlined in red on application are not so owned, and where the imposition of conditions/mitigation measures over the full extent of the route cannot be the subject matter of condition where mitigation measures relate to these lands as the said lands do not fall within the jurisdiction conferred by Section 34(4).

Article 22(2)(g) provides that where the Applicant is not the legal owner of the land or structure concerned the written consent of the owner to make the application is required. The application proposes works across lands where no consent of the owners of these lands has been submitted notwithstanding the requirements of Article 22(2)(g) of the Planning and Development Regulations. The only exception to this obligation is where the Applicant is a Statutory Undertaker which on the face of the documentation submitted does not fall within this exception and where therefore it is necessary where the development is not being carried out by a Statutory Undertaker that the written consent of the landowner be submitted and accordingly, the application does not comply with the requirements of Article 22(2)(g) of the Planning and Development Regulations.

There is no evidence or no basis to disapply the default provision in respect of works being located in lands where the written consent of the said owner of the lands is required, and where there is no evidence of a type that complies with the obligations under Article 22(2)(g)(ii) on the face of the documentation and specifically, there is no statutory undertaker that has been identified nor could be identified which complies with the requirements such as to disapply the obligation to furnish the said written consent which is required as a mandatory obligation under the said regulations.

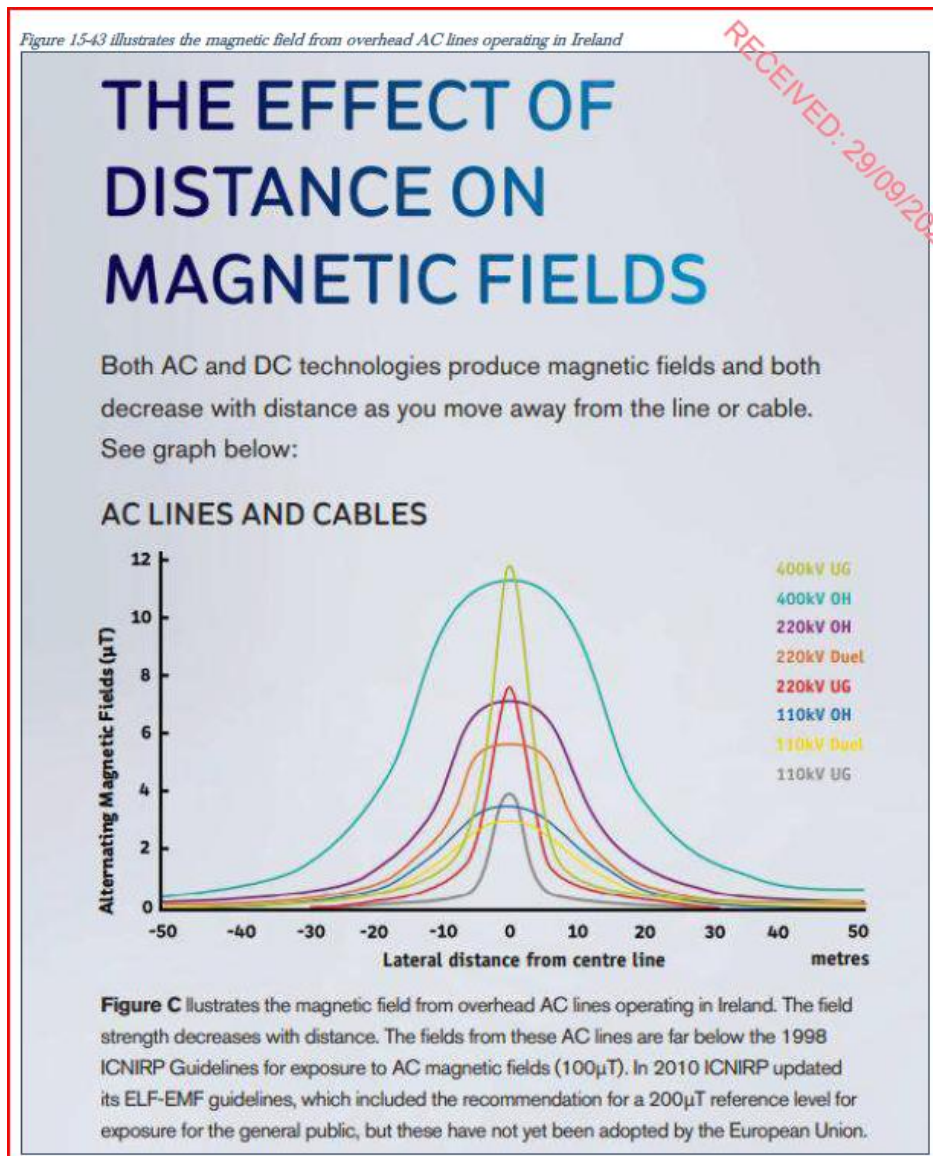
A citizen cannot be unilaterally deprived of his property rights having regard to Constitutional Provisions in Article 43 & Article 40.3 unless through due course of law.

Date of Site Inspection 19th November 2025.

Inspector Enda Duignan

2.1.2. Within the Applicant's documents, it is stated that a separate consenting procedure will be entered into for the 110kV electrical GIS substation and associated works which will connect the solar farm to the national grid via the adjacent overhead 110kV Killhill Thurles over-head transmission line. This has been identified within the Applicant's documents as the '110kV GIS Substation site' which they note will be Strategic Infrastructure Development (SID) under section 182A of the Planning and Development Act 2000 (as amended).

Response from MLevelle: An SID application requires an EIAR for the full development & none was included.



Effects of Electromagnetic Radiation on Human Health: A Comprehensive Literature Review on Mobile Communication and Power Transmission Lines, Aykut KIZKIN1, Baha KANBEROĞLU. Recep Tayyip Erdoğan Üniversitesi Fen ve Mühendislik Bilimleri Dergisi, 6(3) 987-1007 2025 Recep Tayyip Erdogan University Journal of Science and Engineering, 6(3) 987-1007 2025 ISSN: 2687-2315 / E-ISSN: 2757-7686

### 3.3. ELF Exposure from High-Voltage Power Lines

High-voltage power lines are major sources of ELF electric and magnetic fields, with the highest intensities occurring directly beneath the lines and rapidly decreasing with distance. Mahmudsyah and Sudarti (2003) found that exposure to ELF-EMF from 500 kV transmission lines decreased sperm cell counts in Wistar rats, indicating potential reproductive health risks (Mahmudsyah and Sudarti, 2003). Parthasarathy and Tukimin (2018) studied ELF-EMF

exposure from high-voltage lines, substations, power plants, and household appliances in three residential areas in Malaysia and found that all measured levels were comfortably below ICNIRP limits, suggesting no substantial risk to public health (Parthasarathy and Tukimin, 2018). Gajšek et al. (2016) found that magnetic flux densities in European urban areas typically range from 0.05 to 0.2  $\mu\text{T}$ , reaching a few  $\mu\text{T}$  directly beneath power lines. Although some indoor devices can generate millitesla-level fields, only 0.5% of the population experiences long-term exposure above 0.2  $\mu\text{T}$ , remaining within ICNIRP safety limits (Gajšek et al., 2016). Mohamed et al. (2017) carried out a field study at Universiti Kebangsaan Malaysia and reported a maximum magnetic flux density of 12.5 mG, which is only 1.25% of the ICNIRP limit, with notable variations depending on distance and local topography (Mohamed et al., 2017). Rathebe (2020) measured ELF magnetic fields beneath 11 kV lines in South Africa and recorded peak values of 2.87  $\mu\text{T}$  in winter and 2.34  $\mu\text{T}$  in summer, due to seasonal fluctuations in electricity demand, with all values well below the ICNIRP exposure limit of 200  $\mu\text{T}$  (Rathebe, 2020).

When discussing EMF exposure, it is essential to consider not only high-frequency radio signals but also magnetic and electric fields at the mains electricity frequency (50/60 Hz). In particular, individuals living near high-voltage power transmission lines may be exposed to continuous ELF magnetic fields. Pamuk (2014) developed an ANN-based model to estimate ELF-EMF from 154 kV power lines, highlighting the importance of safe clearance distances due to the unproven health effects on humans (Pamuk, 2014).

Similarly, Özüpak (2021) examined a 154 kV transmission line and observed that the magnetic flux density increased from 0.401  $\mu\text{T}$  directly beneath the line to 0.607  $\mu\text{T}$  at a distance of 75 m. The measured values exceeded the safety limits established by the SNI 04-6950-2003 standard, suggesting that magnetic field levels around high-voltage lines may present potential health risks at certain distances. The distance-dependent distribution of electromagnetic field intensity around the 154 kV transmission line is presented in Figure 4 (Özüpak, 2021).

### 3.4. Health Effects of Electromagnetic Radiation

#### 3.4.1. Neurological and General Symptoms

The potential impacts of EMR exposure on human health have been thoroughly examined in the literature, covering both short-term symptoms and long-term chronic effects. Many studies indicate that individuals exposed to high levels of EMR report a range of neurological and physiological symptoms more frequently than the general population. López et al. (2021) found that residents living near base stations in Madrid reported significantly more symptoms, such as headaches and insomnia, and that local cancer rates (5.6%) were roughly ten times higher than the national average (0.6%) (López et al., 2021). Similarly, numerous studies on individuals living near base stations have reported higher frequencies of symptoms, including fatigue, headaches, sleep disturbances, concentration difficulties, skin rashes, and muscle pain (Balmori, 2022; Samaila et al., 2023). Rathebe and Kholopo (2024) reported that ELF-EMF can induce changes in oxidative stress, gene expression, and immune system activity at the cellular level. They also emphasized that prolonged exposure may have adverse effects on neurological functions, childhood leukaemia, and reproductive health (Rathebe and Kholopo, 2024).

When a group of symptoms cannot be linked to any medical condition but is instead related to exposure to EMF, the phenomenon is called electromagnetic hypersensitivity (EHS) in the literature. In cases of EHS, individuals report being able to “sense” EMF in their surroundings and experience various physical discomforts. Hardell and Koppel (2023) examined a case of EHS in an office worker from Stockholm exposed to high EMF levels at work. The measured field strengths included 1.72 V/m for RF fields, 241 nT for 50 Hz power lines, and 76 nT for the nearby 16.7 Hz railway line. The person reported symptoms like headaches, fatigue, insomnia, and memory issues, which lessened after exposure stopped, supporting a possible causal link between EMF exposure and symptom development (Hardell and Koppel, 2023).

Although the mechanisms underlying EHS are not fully understood, Redmayne and Reddel (2021) suggested that EHS results from individual variations in EMF sensitivity thresholds, involving biological rather than purely psychological mechanisms. Their model indicates that a person’s perception of exposure, the magnitude of the biological response, and the body’s repair capacity together influence the severity of EHS symptoms (Redmayne and Reddel, 2021).

In conclusion, although the acute symptoms observed after exposure may arise from fundamental biological interactions, growing evidence suggests that due to individual differences in sensitivity, a small portion of the population may have a particular susceptibility to EMR.

#### 3.4.2. Cancer and Long-Term Outcomes

Whether long-term exposure to non-ionising RF-EMF can cause serious diseases has been one of the most debated questions, especially with the widespread use of mobile phones. The most thoroughly studied area in this context is the potential link between mobile phone use and the occurrence of brain tumours. Lagorio et al. (2021) found a weak association between heavy mobile phone use and certain brain tumours, such as glioma and acoustic neuroma, while concluding that far-field sources, like base stations, are unlikely to increase cancer risk due to their very low power densities (Lagorio et al., 2021). However, methodological limitations in studies, issues such as recall bias, and the lack of long-term data on new technologies like 5G have resulted in inconsistent outcomes.

Some ecological and statistical studies have still reported significant correlations between environmental RF exposure and cancer data. Rodrigues et al. (2021) found that Brazilian regions with greater exposure to low-intensity EMF from radio base stations exhibited significantly higher cancer mortality, particularly for cervical, lung, breast, and oesophageal cancers, with the highest relative risk (~2.18) observed for cervical cancer (Rodrigues et al., 2021).

The mainstream scientific view is that current evidence does not establish a clear causal link between mobile phone-related RF exposure and cancer. However, some researchers emphasize a precautionary stance. For instance, Balmori (2022) reviewed 38 studies on individuals living near base stations and found that 73.6% reported adverse health effects, including headaches, sleep disturbances, fatigue, oxidative stress, DNA damage, and an increased risk of cancer. He argued that current ICNIRP limits, based only on tissue heating, may be insufficient and called for stricter exposure limits and precautionary regulations (Balmori, 2022).

A review from Thailand suggested that extended mobile phone use might be associated with headaches, eye dryness, fatigue, and a potential increase in brain tumour risk, as well as higher leukemia rates among children living near radio transmitters. However, it highlighted that RF exposure levels from base stations were well below safety standards, preventing any definitive conclusions about health risks (Thaijiam et al., 2017). In summary, there is no consensus in the literature regarding the link between RF exposure and cancer, and results differ between studies. In this uncertain context, adopting the precautionary principle and conducting long-term studies to strengthen existing evidence are advised.

### **3.4.3. Genotoxic Effects**

A review of 53 studies (1989–2016) found that 35.8% reported RF-EMF exposure could cause genetic damage such as DNA breaks or chromosomal alterations, while 64.2% saw no significant effects (Gurbuz et al., 2018). Short-term RF exposure at high SAR levels can induce DNA damage, while long-term low-dose exposure typically shows no adverse effects. These discrepancies are due to methodological differences among studies. Balasubramanian et al. (2025) reported that both ionising and non-ionising radiation can cause cellular oxidative stress, DNA damage, and genotoxic effects, with the severity depending on dose, exposure duration, and radiation type (Balasubramanian et al., 2025). Žura et al. (2025) noted that RF-EMR emitted from 4G and older wireless technologies may induce adverse changes in human and animal blood cells and could disrupt complete blood count (CBC) parameters (Žura et al., 2025).

A similar study examined the frequency-dependent genotoxic effects of RF fields. Güneş et al. (2021) found that DNA damage varies by frequency and duration of exposure: the strongest effects occurred at 900 MHz across all durations, while 1800 MHz and 2100 MHz caused smaller or less consistent increases. The study demonstrated that EMR's genotoxic effects depend on factors such as frequency, exposure time, and field strength (Gunes et al., 2021).

Some studies suggest that RF exposure may induce DNA damage and oxidative stress under high-dose, short-term conditions; however, its long-term genetic effects remain unclear, necessitating further research (Gurbuz et al., 2018).

### **3.4.4. Reproductive Health**

Recent research has examined the impact of EMR, especially RF fields emitted by mobile phones and Wi-Fi, on male reproductive health and sperm quality. Animal experiments have demonstrated that prolonged high-level RF exposure causes structural alterations in testicular tissue, functional impairments in Leydig cells, and decreases in sperm count (Yalçın and Saygın, 2016). Human studies have yielded inconsistent results, but men who often carry mobile phones in their trouser pockets or spend several hours daily on calls have exhibited negative effects on semen quality. These effects include lower sperm count and motility, increased morphological abnormalities, and higher DNA fragmentation rates, which may elevate the risk of male infertility, pregnancy loss, and congenital disorders (Yalçın and Saygın, 2016).

### **3.4.5. Auditory System**

The potential effects of RF exposure on sensory systems have also been investigated. Research examining the link between mobile phone use and hearing functions indicates that heavy and prolonged phone use may reduce hearing thresholds.

Jadia et al. (2019) conducted a study on 1,000 healthy individuals aged 20–40 and found significant increases in pure-tone hearing thresholds among those who used mobile phones for 4–6 hours per day over a period of 4–6 years. The average SAR value in the long-term user group (1.016 W/kg) was higher than that of the control group (0.973 W/kg), and prolonged radiation exposure near the ear with high-SAR devices was associated with a greater risk of moderate hearing loss. The study emphasized that both exposure duration and radiation intensity should be considered together when evaluating potential effects on hearing (Jadia et al., 2019). The findings suggest that the risk of hearing loss depends on both exposure duration and radiation intensity, emphasizing the need for long-term studies to clarify the effects of mobile phones on auditory health.

### 3.4.6. Thermal and Non-Thermal Effects

The effects of EMR on the body are also discussed in terms of thermal and non-thermal mechanisms. Abeshu and Galeta (2015) reported that mobile phones operating within the 900–1800 MHz range can cause both thermal and non-thermal biological effects. Prolonged use may lead to thermal effects, including tissue heating, decreased sperm count, and cataract development. Non-thermal effects include neuronal damage, oxidative stress, and DNA strand breaks (Abeshu and Galeta, 2015). Rajput (2024) stated that electronic devices used in daily life emit varying levels of EMR, and as the frequency increases, these radiations may have more harmful effects on human health; moreover, due to the limited number of existing studies, further scientific research is needed to understand their long-term impacts (Rajput, 2024).

Although the connection between long-term mobile phone use and brain or other types of cancer has not been definitively proven, possible reproductive risks such as decreased sperm quality have been reported. Researchers emphasise the need for caution due to inconsistent results. Practical measures such as limiting call duration, using headsets, keeping phones away from the body, and reducing children’s exposure are recommended. Furthermore, expanding long-term and comprehensive research, developing devices that emit lower radiation, and raising public awareness are emphasised. The health effects of mobile phone radiation on humans are summarised in Table 3 (Abeshu and Galeta, 2015).

**Table 3.** Potential effects of mobile phone radiation, affected areas, and outcomes (Abeshu and Galeta, 2015)

Type of Risk	Affected Area	Symptoms and Outcomes
Thermal Effects	Eyes, Testes	Cataracts, reduced sperm count
Non-Thermal Effects	Nervous System	Neuronal damage, loss of concentration
Long-Term Use	Brain	Brain tumors (no conclusive evidence)
DNA and Genetics	Cellular Level	Oxidative stress, DNA strand damage

### 3.4.7. Endocrine System / Stress Response

The potential impacts of EMR exposure on the endocrine system have also been examined. It has been suggested that 5G signals with multiple frequency components might act as a stressor in biological systems. Perov et al. (2022) found that four months of continuous exposure to a 5G-like multifrequency EMF (250  $\mu\text{W}/\text{cm}^2$ ) in male rats disrupted the hypothalamic–pituitary–adrenal(HPA) axis, increased stress hormones (ACTH and corticosterone), and reduced regular activity, suggesting that long-term RF exposure may act as a chronic stressor affecting neuroendocrine balance (Perov et al., 2022).

Dehaghi et al. (2024) reviewed studies on EMF exposure and diabetes, reporting that low-frequency Pulsed Electromagnetic Field(PEMF) may improve insulin sensitivity and wound healing, while prolonged exposure to high-frequency EMF from devices can lead to insulin resistance, oxidative stress, and hormonal imbalance. The authors concluded that EMF can have both beneficial and detrimental metabolic effects, necessitating cautious evaluation in diabetes management (Dehaghi et al., 2024).

Article 1: Amendments to Regulation (EU) 2021/1119

5. Within the framework of the review referred to in paragraph 4, first subparagraph, in order to facilitate the achievement of the target set out in paragraph 3, the Commission shall ensure that the following elements are appropriately reflected in the legislative proposals:

- (j) the need to ensure and support a fair and just, pragmatic, cost-effective and socially balanced transition for all, taking into account different national circumstances and paying particular attention to impacts on consumer prices, energy poverty and transport poverty and to regions and sectors, including their investment capacity, small and medium-sized enterprises (SMEs), farmers and vulnerable households affected by the transition to climate neutrality;
- (n) best available cost-effective, **safe and scalable technologies**;

Response from MLavelle: No information has been provided to indicate that the existing houses close to the cable are safe from electromagnetic radiation. Heart Pacemakers are effected by electromagnetic radiation and issues above & no information was provided in relation to such exposure.

PrePlanning meeting minutes



**Reference: PP/10633**

**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

**PLANNING SECTION**

**RECORD OF CONSULTATION IN RELATION TO PROPOSED DEVELOPMENT**

In accordance with Section 247 of the Planning and Development Act, 2000 as amended  
Planning & Development Regulations 2001 as amended

<b>Date of consultation:</b>	4/11/2024
<b>Person requesting consultation:</b>	Marmoris Ltd
<b>Form of consultation:</b>	Zoom Consultation
<b>In attendance</b>	Jonathan Flood, A/S.E.P. Thomas Duffy, S.E.E. (Thurles MD) Jim Ryan, E.E. (Thurles MD) James Swords, A/S.E.E. (Tipp-Cahir-Cashel MD) Lauren Butler Ryan, District Planner (Tipp-Cahir-Cashel MD) Marion Carey, District Planner (Thurles MD) Jim Hughes, Fehily Timoney and Company (FTCO) Tim Gleeson, Coolmore Anthony Ryan, FTCO
<b>Location of proposal:</b>	Killough, Clohoge, Graigue Townslands

Roads and Access:

It was noted that the sightlines at the proposed access from the north may be deficient. The applicant advised to consider all options including the use of a recent opening to west of the main northern entrance. The applicant advised that any unauthorised development such as upgrades to entrances would need to be regularised.

**Applicant advised to avoid development of cables along the public road if possible and to explore options of running cables through 3<sup>rd</sup> party lands. In particular the Local Authority would have serious reservations for development of joint bays under public roads. The applicant confirmed that the cable route has yet to be confirmed [See Dromada Windfarm (ROI) V Denis Cremins, HC. (2023)IEHC 417 below where trespass on grass verge was determined]**

**Response from MLavelle: Advice to avoid public road ignored.**

It is noted that while many of the considerations will form part of a Road Opening Licence application the following should be considered for the grid connection element:

1. Private land use - Confirm the option has been explored.

**Response from MLavelle: Advice to avoid public road ignored. & cursory response of alternatives in Planning Report. The proposal to trespass on private landowners property is a wanton interference with the adjoining landowners rights.**

**Planning Report:**

**5.2 Development Alternatives** There were 4 no. grid connection route options considered to connect the permitted Killough Solar Farm to the proposed 110kV GIS Substation site.

**5.2.1 Option 1- Entirely along the L-4156 Local Road**

An alternative grid connection route was considered traversing entirely along the L-4156, with the aim of avoiding the L-41561 local road. This alternative route was from the north of the solar farm, to an existing agricultural entrance on the north of the substation site within the L-4156. This alternative option was discussed with Tipperary County Council Roads Department during the Pre-Application consultation process. However, due to the presence of a bridge on a bend on this road, this option was not technically viable as the deck of the bridge does not have sufficient covert to facilitate the cabling. Furthermore attaching a cable externally to the bridge structure is not permissible from an EIRGrid or Tipperary County Council standard.

**5.2.2 Option 2- Entirely within Private Lands**

Locating the cable entirely on private lands running from east to west from the solar farm to the substation site was considered. This option would remove the cable entirely from the public roadway. However, whilst landowners were contacted, an option agreement which would maintain the viability of the solar farm could not be concluded.

**5.2.3 Option 3- Overhead Line Connection**

An overhead line connection was not considered as buried electrical cables has become standard industry practice within the renewable energy sector.

**5.2.4 Option 4- 50% Public Road & 50% Private lands**

Therefore the current proposal, Option 4 was considered the optimal approach, this Option proposes approximately 50% of the cable on private lands and 50% of the cable on the public road.

**Response from MLavelle: This grid connection is not permitted unless under a public utility company which has not been included with this application.**

2. Examination of all available technologies including both Overhead Line (OHL) and Underground Cable (UGC) options or combinations of both) and route options other than the routing of cables along the public road.

**Response from MLavelle: The alternative options were ignored.**

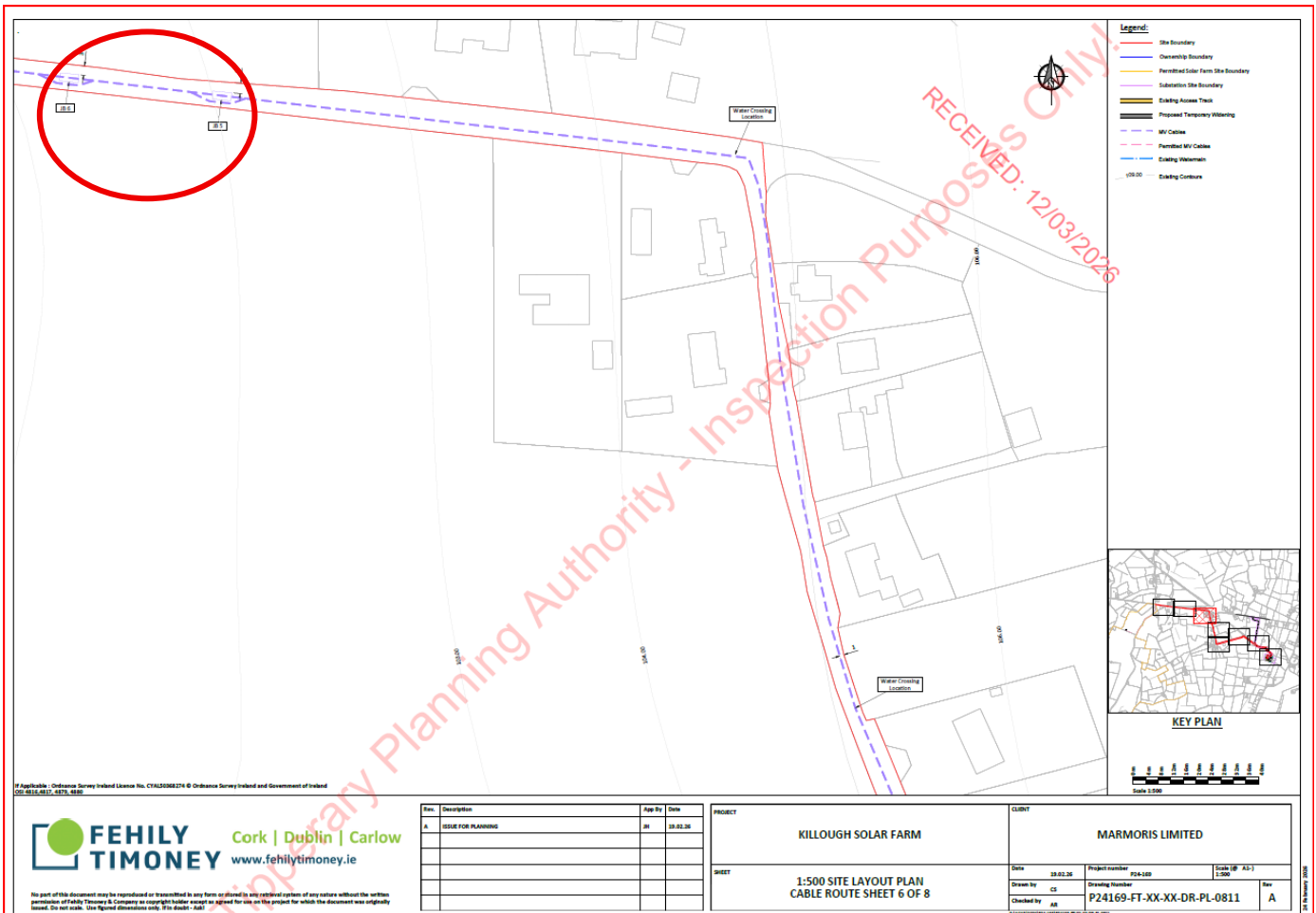
3. Details of where within the road cross section cables are to be placed so as to minimise the effect on the Roads Authority in its role of construction and maintenance.

4. Indemnity letter – Confirmation TCC not liable for shut down costs in the future and details of requirements when working around/near the cable in the future.

**5. Joint bays – Elimination of permanent jointing bays from the public road and verge.**

**Response from MLavelle: This requirement was ignored.**





6. Directional drill or divert all cables away from bridge structures and culverts.
7. Rationalisation of the number of cables involved (including existing electric or possible future cables) and their diversion into one trench, in order to minimise the impacts on the road network and the environment along the road boundary (hedgerows).
8. Reinstating required – Contractor advised full road width 80mm deep DBM and SD required.
9. Minimum cover to cables 950mm
10. Consider also temporary works required on roads to facilitate large items of plant.
11. Contractor advised as-built CAD drawings to be submitted after construction.

Applicant advised that the Traffic and Transport Assessment will include consideration of access to the site, traffic volumes and impact on road users. There are no large components so traffic Management should not be required. The applicant also confirmed that the proposed substation should only result in minimal traffic to the site once operational.

**Signed:**  
**Date:**  
**District Planner**  
**Planning Section**  
**Tipperary County Council**

**Response from MLavelle:** The following recent decision by Limerick County Council refers to cable links on public roads

*Limerick City & County Council Planning Report*

*File No: 25/61367*

*Applicant: Ballynisky Green Energy Ltd.*

*Planning Authority Comment:*

The Roads Department have reviewed the proposal and have raised concerns that sightlines and stopping distances for the proposed and temporary entrances have been incorrectly shown. They have requested that a topographical survey with sufficient detail and background mapping to clearly demonstrate the full sightlines and stopping sight distances of 90m can be achieved at the proposed Temporary Entrance and proposed Permanent Entrance. Concerns have also been raised regarding the requirement to change boundaries in adjacent fields to achieve sightlines and that no permission is in place from neighbouring landowners. Roads have also requested that a Stage 1 and 2 Road Safety Audit is submitted.

Roads have raised concerns with the details annotated on the joint bay layout drawings. These drawings indicate bay dimensions of 4.5 m in length and 2.0 m in width, with a communications duct and a C2 Communications precast chamber located externally to this footprint with a depth of 1.4m approx. The Roads Department have stated that The scale of the unit, combined with the associated infrastructure, would effectively sterilise the public roadway. This would prevent Limerick City and County Council from carrying out essential future works, including drainage upgrades, installation or extension of Group Water Scheme mains, and the provision or alteration of house service connections. Full report has been attached below.

Roads have also stated that full details of haulage routes should be provided, construction traffic routes including concrete delivery routes, the submission of transport load assessments, and details of any directional drilling required at bridges.

The comments from Roads are noted and it is considered that there are concerns in relation to the lack of information regarding sightlines at both the permanent and temporary entrances. Given the scale of development, and the need for safe access/egress during the construction and operation of the development it is considered that the information submitted on file does not appropriately show that there would not be a traffic hazard. It has not been clearly demonstrated that vehicles can safely access the site which is a concern. This is a key consideration in section 11.7.2.1 Wind Energy of the Development Plan. The fact that there is information missing in relation to haulage routes and construction traffic is also a concern given that there could be a potential impact on the local road network in the area and the scale of development required to facilitate the development. This is considered to be contrary to Policy TR P11 Road Safety and Carrying Capacity of the non-national Road Network where it is a policy of the Council to safeguard the carrying capacity and safety of the non-national road network throughout Limerick. Given the concerns raised above it is recommended that the application is refused.

Comments:

Following a review of your application, it has been deemed incomplete for the following reasons:

1. Sightlines, Stopping Sight Distances & Forward Visibility.

(a) Sightlines and stopping sight distances have been incorrectly shown. The Applicant shall submit the following in plan form and to scale for approval with the Planning Authority for the, onto a topographical survey with sufficient detail and background mapping to clearly demonstrate the full sightlines and stopping sight distances of 90m can be achieved at proposed Temporary Entrance and proposed Permanent Entrance. The clear sightline triangle should be assessed from a distance of 2.4 metres back from the road edge. Supporting photographs shall be submitted. This should include where required setback of the front boundary approximately 0.5m behind the sightline envelope, even when the vegetation boundary reaches maturity. Note that reducing hedge heights is not allowable and all existing boundaries are to be set back behind the sightlines as outlined. All stationary objects such as overhead services poles are to be setback behind the sightline envelope. Showing the vehicles positions would be of benefit to all when demonstrating sightlines, stopping sight distances and forward visibility.

(b) The Applicant is to highlight on the revised Site Layout Plan any boundaries belonging to adjacent landowners that will require setback to achieve the sightlines required. These boundaries shall be shown setback and shall be highlighted and labelled on the revised drawing. Written permission to setback and maintain any boundaries outside the ownership of the applicant is required along with supporting folios and maps to demonstrate ownership.

(c) A Stage 1/2 Road Safety Audit shall be submitted for approval and must be completed and submitted by the Applicant to the Planning Authority for approval in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

(d) The Applicant shall address all problems raised with the Stage 1/2 Audit in full and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled for acceptance by the Planning Authority.

## 2. Site-Specific Infrastructure Drawings

(a) The Joint Bay Layouts indicate bay dimensions of 4.5 m in length and 2.0 m in width, with a communications duct and a C2 Communications precast chamber located externally to this footprint with a depth of 1.4m approx.

The scale of the unit, combined with the associated infrastructure, would effectively sterilise the public roadway. This would prevent Limerick City and County Council from carrying out essential future works, including drainage upgrades, installation or extension of Group Water Scheme mains, and the provision or alteration of house service connections.

3. Relocation of Joint Slabs (a) Joint Slabs must be relocated off the public road and positioned within adjacent wind turbine farmland.

## 4. Haulage Route Analysis

(a) Submit a full haulage route analysis clearly outlining any required works, such as:

- Amendments to existing junctions (e.g., widening)
- Road widening, signage, edge strengthening, and tree trimming
- Include swept path analysis.

(b) Demonstrate that all bridges and culverts along the proposed route can accommodate the laden weight of wind turbine components and substation transformers.

## 5. Construction Traffic Route

(a) Provide details of the construction traffic route, including concrete delivery routes.

6. Transport Load Assessment (a) Submit the laden weight of the HGV transporting the transformer to assess route suitability, particularly for culvert and bridge crossings.

## 7. Directional drilling at Bridges

(a) A detailed structural survey is required for any existing bridge where directional drilling is proposed.

## 8. Culvert Installation Restriction

(a) Note that ducting installations over culverts within the public road will not be permitted by Limerick City and County Council (LCCC).

## 9. Road Opening Licence (ROL) Requirement & Road Closure

(a) Any works affecting the public road network, including junctions and grid connection infrastructure, will require a Road Opening Licence and possibly a Road Closure:

- Initial trial holes under a ROL are required to confirm the cable route.
- A separate ROL and possible Road Closure will be required for the main construction works.

Please address the above items and resubmit the application for further consideration.

Recommendation:

Incomplete application

Signed



**Tony Carmody**

ISSUE 5:

This application has been divided into 3 elements, which constitutes Project Splitting. The first application did not include grid connection. Note reference to L-4106

Tipperary County Council

Site Notice

We, Marmoris Limited, trading as Killough Solar, intend to apply for permission for development at this site at Killough, Clohoge, Graigue, County Tipperary.

The development will consist of: a 10-year permission for the development of a solar farm on a site of 222.23 hectares consisting of the following: 745,168 sq. metres of solar photovoltaic panels on ground mounted steel frames; 23 no. inverter/transformer stations; underground power and communication cables and ducts; boundary security fencing; 1 no. Medium Voltage (MV) Ring Main Unit (RMU) Control Building; new internal access tracks and associated drainage infrastructure; continued use of existing site entrances off the L-4106 and L-13101 local roads; CCTV/Lighting posts; landscaping and all associated site services and works. The project will also include biodiversity enhancement and bat/bird and archaeological buffers within the site. The development is located proximate to Killough Castle and Tower House, which is a Protected Structure (TRPS 1029). Temporary works to the existing splayed entrance onto the L-4106 are proposed to accommodate construction works for the solar farm. The solar farm will be operational for 40 years.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours.

A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: Anthony Ryan

Date of erection of site notice: 03/01/2025

Anthony Ryan, (Applicant Agent) Fehily Timoney and Company, Core House, Pouladuff Road, Cork, T12 D773.

## Tipperary County Council

### SITE NOTICE for Renewable Energy Directive III (RED III) Development

We, Marmoris Limited, trading as Killough Solar, intend to apply for permission for a Renewable Energy Directive (RED III) development / ~~retention permission / outline permission / permission consequent on the grant of outline permission (Ref. No. of outline permission)~~ at this site within the townlands of Clohoge and Graigue, County Tipperary.

The Renewable Energy Directive (RED III) development will consist of; laying of underground 33kV medium voltage electrical cables, 6 no. joint bays, with associated ducting and ancillary development. The cables will be laid under public roads and private lands within the townlands of Clohoge and Graigue Co. Tipperary, with c. 860m within the L-4156 and c. 540m within the L-41561 public road and c. 1,092m located on private agricultural land within the townland of Graigue. The underground cable is intended to connect the permitted Killough Solar Farm, approved by Tipperary County Council (Pl. Ref. 2560003), and An Coimisiún Pleanála (Ref No. 323453-25), to a proposed 110kV Gas Insulated Switchgear (GIS) substation, which will be subject to a separate application for consent to An Coimisiún Pleanála. Temporary alternative access to residential properties on the L-41561 will be provided during the laying of the cable, provided by an existing access track on lands in the townland of Graigue which will connect to the future access track associated with the substation site, allowing direct access to the L-4156 from the L-41561 for the duration of the construction period. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the Application.

Permission is sought for a period of 10 years.

This development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) and it is important to note that the planning application may be subject to section 34D of the Planning and Development Act 2000, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Development Regulations 2001 to 2025 shall apply. The planning application and NIS may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of:

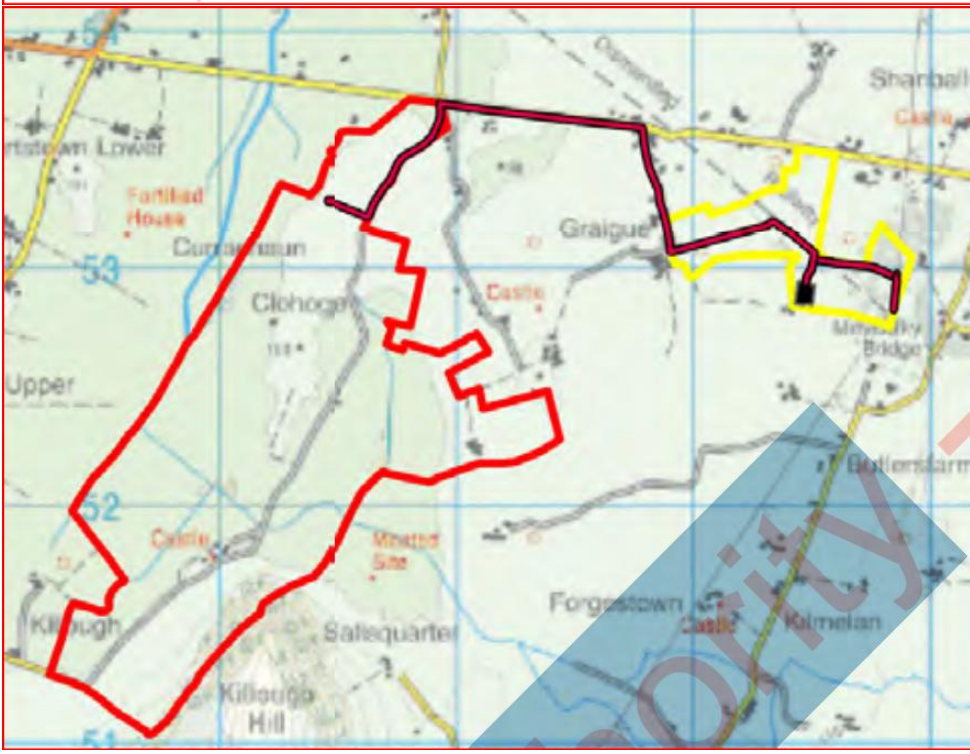
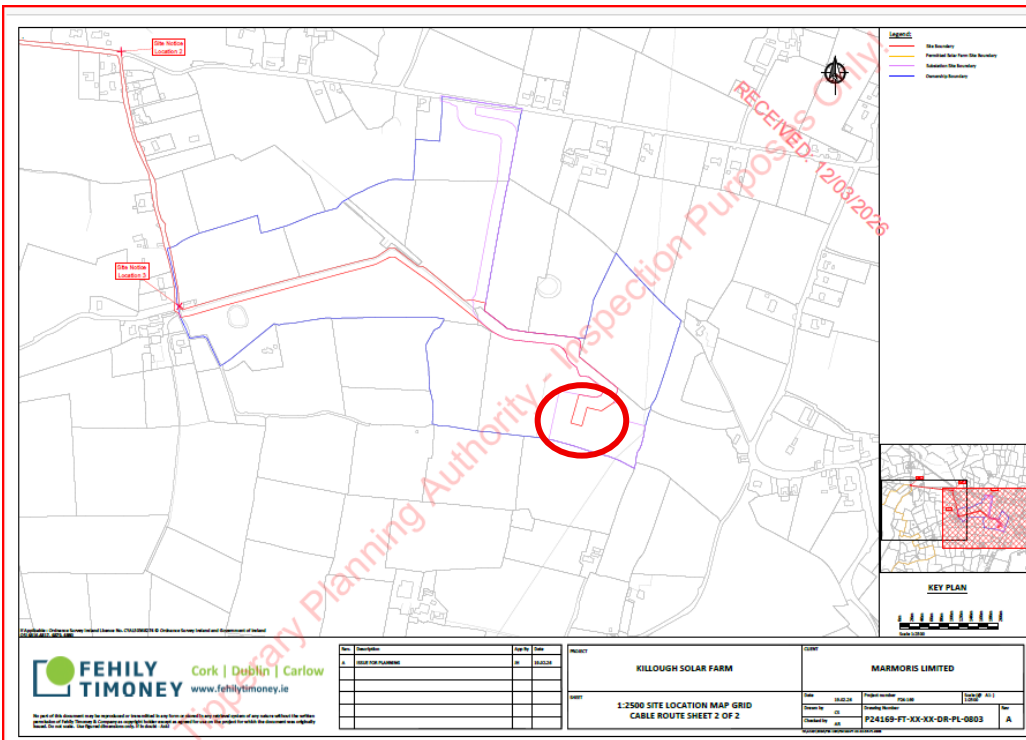
(a) 5 weeks, or

(b) 2 weeks, in the case of a planning application for small-scale solar energy equipment development or development that is the installation of a small-scale non-ground source heat pump, beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Anthony Ryan

#### ISSUE 6:

*The submitted drawings under the three submissions are not similar. The location of the 110kV Gas insulated switchgear substation is shown at two different locations.*



Note the 400metre difference between both switchgear locations

Signed:.....

Martin Lavelle BE

15<sup>TH</sup> April 2026

**THE HIGH COURT**

[2023] IEHC 417

[Record No. 2021/3588P]

**BETWEEN**

**DROMADA WINDFARM (ROI) LIMITED**

**PLAINTIFF**

**AND**

**DENIS CREMINS**

**DEFENDANT**

JUDGMENT of Mr Justice Mark Sanfey delivered on the 14<sup>th</sup> day of July 2023.

Introduction

1. This case concerns an issue in relation to high voltage cables servicing the plaintiff's windfarm which have been laid in the grass verge alongside a public road which abuts the defendant's land. The plaintiff now accepts that the cables are in fact laid on ground which is the property of the defendant. Put at its simplest, the main issue this Court has to decide is whether orders should be made preventing the defendant from interfering with the cables, and allowing them to remain in situ – in which case the plaintiff accepts that the defendant would be entitled to monetary compensation for what is in effect a trespass on his land – or whether the court should order the plaintiff to remove the cables, which the plaintiff submits would result in it incurring a wholly disproportionate loss in circumstances where it alleges that the

this would involve obtaining planning permission, an environmental impact survey, and legal advice, with very substantial costs accruing daily. The Order would likely render the plaintiff in breach of its contractual obligations to EirGrid.

109. There is no indication before the court of how long all of this would take.

However, it is clear that removal of the cable would cause enormous disruption to the operation of the windfarm while a route around the 250m of Mr Cremins' property was found, in addition to the significant financial losses. Also, the "elephant in the room" – to use that hackneyed phrase – is the possibility of other landowners along the 3km route also insisting on removal of the cables from their respective portions of the grass verge in the hope of exerting pressure on the plaintiff with a view to negotiating substantial compensation, and also the calamitous possibility of similar orders being sought and made in each situation in which a windfarm – whether owned by the plaintiff or not – has laid a cable along a public road.

#### Conclusions

110. As the case law makes clear, each case must be decided on its own facts. The conduct of neither party in the present case has been beyond reproach. It seems to me however that the appropriate and just result is that no order should be made directing the plaintiff to remove the cables, but that appropriate orders should be made with a view to establishing the compensation to be paid to the defendant by the plaintiff for its admitted trespass.

111. I am particularly influenced in this conclusion by four overarching factors:

- (i) it does not appear to me that the plaintiff was aware that it was trespassing on the defendant's land when it laid the cables in 2009;
- (ii) the defendant has not been able to point to any particular interference with his use or enjoyment of the lands;

- (iii) the motivation of the defendant has always been to extract maximum compensation from the plaintiff, rather than any serious concern over safety;
- (iv) there would be profoundly disproportionate consequences for the plaintiff if the removal of the cables were ordered.

112. The defendant is the victim of trespass, and deserves to be compensated. This Court expresses no view as to whether that compensation should be large or small. However, both parties agree that, in the event that the court does not order removal of the cables, a mechanism or further module must be put in place to assess compensation. It also seems to me that any such module would have to address the issue of the terms upon which the cables would remain on Mr Cremins' land, and the respective rights and obligations of the plaintiff as the owner of the cables, and the defendant as the owner of the land in which they are laid.

113. I will therefore allow the parties a period of 10 days from the date of delivery of this judgment to give them an opportunity to make written submissions of not more than 2000 words in relation to the orders to be made, in particular addressing:

- (a) the issue of whether the interlocutory order, which remains in place for the moment, should be made permanent;
- (b) the issue of whether an order should or can be made granting access to the plaintiff to the cables for the purpose of matters such as repair or maintenance, and if so, on what terms;
- (c) the arrangements for a further module in relation to compensation, or
- (d) agreed directions as to mediation or arbitration; and
- (e) the costs of the proceedings.

114. The parties must observe the word limit set out above; longer submissions will not be accepted, nor will any attempt to reargue any of the issues addressed above. I

reserve the right to convene a hearing in relation to the orders to be made if I deem it necessary, but my intention is that any such hearing would take place before the end of this term.


APPENDIX 2

Response to appeal from Killough Renewable Energy Development at Killough, County Tipperary  
Tipperary County Council Planning Reference: 25/60019  
ACP Planning Reference : PL92.500924  
Date for Submission: 1st April 2026

[Note: Comments in black are from application. Comments in blue are from MLavelle, comments in red are reference documents]

ISSUE 1:

The Appeal was submitted on the 5<sup>th</sup> March 2026 and as a result of a mistake by ACP the full file was not submitted to Tipperary County Council (TCC) until 23/4/2026 & posted online on the 24/3/2026. This left 6 working days to make an observation. This position was recognised by ACP in writing. It is not appropriate that the application is being progressed in this manner and it is certainly very prejudicial to any member of the public. I would request that ACP extend the period of time in the interest of fairness, justice and to ensure compliance with the State Obligations under the Aarhus Convention.

	<b>Comhairle Contae Thiobraid Árann</b> Tipperary County Council	Comhairle Contae Thiobraid Árann, Oifigi Cathartha, Cúain Meala, Co. Thiobraid Árann Tipperary County Council, Civic Offices, Clonmel, Co. Tipperary E91 N512	Comhairle Contae Thiobraid Árann, Oifigi Cathartha, An tAonach, Co. Thiobraid Árann Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary E45 A099	t 0618 06 5000 e customerservice @tipperarycoco.ie tipperarycoco.ie
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**Ref. No.** 2560019 **11/03/2026**

Martin Lavelle,  
Knockaleanore,  
Partry, Ballinrobe,  
Co. Mayo,  
F12 TV08.

**Appeal Re: PERMISSION at Killough Quarry, Gaile  
Townland, Holycross, Co. Tipperary, E41 T622**

**Roadstone Limited**

A Chara,

I refer to your submission with regard to the above application. I wish to inform you that an appeal has been lodged with An Coimisiún Pleanála on 05/03/2026 in relation to this application.

A copy of the appeal is available for inspection or purchase in the Planning Section, Civic Offices, Nenagh during office hours or online at  
<http://www.eplanning.ie/TipperaryCC/AppFileRefDetails/2560019/0>

If you wish to make a submission or observation on this appeal, you may do so in writing quoting reference number **PL-500924-TY-26** to An Coimisiún Pleanála, 64 Marlborough St., Dublin 1, D01 V902 within 4 weeks from the receipt of the appeal by the Board. You must also include the correct fee.

If you have any queries on commenting on an appeal, please see [www.pleanala.ie](http://www.pleanala.ie)

Mise, le meas,

*Geraldine Quinn*  
**For Director of Services**

Response from MLavelle: A copy of the appeal was not available for inspection or purchase in the Planning Section, Civic Offices, Nenagh during office hours or online at  
<http://www.eplanning.ie/TipperaryCC/AppFileRefDetails/2560019/0>

**Appeals2** Mar 19, 2026, 5:44 PM (6 days ago)  
to me ▾

Dear Martin,

I've been asked by the Commission to respond to your email dated 18<sup>th</sup> March 2026.

Thank you for bringing this to our attention.

The Commission have re-circulated the appeal received from Roadstone Limited to Tipperary County Council and the 3<sup>rd</sup> party appellant Killough Community Group.

Sincere apologies for the omission of documents.

Kind regards,

Laura Grady Lawlor

---

**From:** Appeals2 <appeals@pleanala.ie>  
**Sent:** Wednesday 18 March 2026 10:05  
**To:** Laura Grady Lawlor <laura.gradylawlor@pleanala.ie>  
**Subject:** FW: Killough Biogas Appeal Tipperary Co. Co. Reference 2560019, ACP Ref PL92.500924 1st Party Appeal

**Appeals2** Mar 23, 2026, 10:27 AM (2 days ago)  
to me ▾

Dear Martin,

The full copy of the 1<sup>st</sup> party appeal was re-issued to the parties involved on 19<sup>th</sup> March. I suspect that the copies should arrive in the post to them today.

Unfortunately, there is no provision in the legislation to extend the time for Observations. Therefore, the last date to lodge an observation on the appeals is the 1<sup>st</sup> April 2026.

\*\*\*

Kind regards,

Laura Grady Lawlor

---

**From:** Martin Lavelle <mlavelle00@gmail.com>  
**Sent:** Saturday 21 March 2026 20:06  
**To:** Appeals2 <appeals@pleanala.ie>  
**Subject:** Re: Killough Biogas Appeal Tipperary Co. Co. Reference 2560019, ACP Ref PL92.500924 1st Party Appeal

**Document Properties** [X]

Description Security Fonts Custom Advanced

**Description**

File: full copy of 1st party appeal 24032026 10.28

Title:

Author:

Subject:

Keywords:

Created: 23/03/2026 11:31:52

Modified: 23/03/2026 19:20:38

Application: Canon iR-ADV C5850 PDF

**Advanced**

PDF Producer: Adobe PSL 1.3e for Canon

PDF Version: 1.6 (Acrobat 7.x)

Location: C:\Users\mlave\Downloads\killough biogas 2560003\

File Size: 19.23 MB (20,159,010 Bytes)

Page Size: 8.27 x 11.69 in      Number of Pages: 225

Tagged PDF: No      Fast Web View: No

OK Cancel

The following pages from the first party appeal were missing until 24/3/2026

- 1) Traffic and Transport Assessment of the P25109-PMCE-XX-XX-RP-TR-3\_0003 (2.0) 1 Bio-Renewables Plant at Killough Hill, Holycross, Co. Tipperary. November 2025

Pages 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 & 25 not included as of 23rd March 2026. Tipperary County Council advise over phone that ACP did not supply the full appeal file.

## 2) Planning Report

Pages 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 & 32 are not included as of 23<sup>rd</sup> March 2026. Tipperary County Council advise over phone that ACP did not supply the full appeal file.

## 3) Land Use Planning Risk Assessment

Pages 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 & 37 are not included as of 23rd March 2026. Tipperary County Council advise over phone that ACP did not supply the full appeal file.

### **SAFETY, HEALTH AND WELFARE AT WORK ACT 2005 Number 10 of 2005**

*Liability of directors and officers of undertakings.*

*80.—(1) Where an offence under any of the relevant statutory provisions has been committed by an undertaking and the doing of the acts that constituted the offence has been authorised, or consented to by, or is attributable to connivance or neglect on the part of, a person, being a director, manager or other similar officer of the undertaking, or a person who purports to act in any such capacity, that person as well as the undertaking shall be guilty of an offence and shall be liable to be proceeded against and punished as if he or she were guilty of the first-mentioned offence.*

The role of a Consultant advisor is to submit an application that complies with adopted Plans, Standards & Guidance's. This application does not comply with these. It is not permissible to use omissions, incorrect references & loose English to confuse the public.

### **PERMISSION for development at Killough Quarry, Gaile Townland, Holycross, Co. Tipperary**

I, Brian Beck, Director of Services, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 3rd October, 2025 hereby order that pursuant to the provisions of the Planning and Development Act, 2000, (as amended) and relevant regulations made thereunder, I hereby Refuse PERMISSION to Roadstone Limited.

*The reasons for refusal are as follows:*

*1. Having regard to:*

- The nature of the proposed development.*
- The classification of the proposed development as a Lower Tier Seveso site.*
- The limitations in the information contained in the revised Land Use Planning Risk Assessment.*

*The Planning Authority is not satisfied that an adequate level of information has been provided on which to make an informed assessment on the risks of the development to the environment and its impact on surrounding land use. In the absence of such information the proposed development is therefore considered contrary to the proper planning and sustainable development of the area.*

*2. Having regard to:*

- The nature and extent of the proposal for which permission is sought.*
- the requirement to provide sightlines at the site entrance to the public roadway in accordance with the provisions of Section 6.1 and Tables 6.1 and 6.2 of Appendix 6, Volume 3 of the Tipperary County Development Plan 2022.*
- the extent of the application site boundary which does not include for the works required to achieve the required sight lines.*

*The Planning Authority is not satisfied that the works proposed to achieve the required sightlines can be undertaken notwithstanding the details submitted. Having regard to the foregoing it is considered that the proposed development would endanger public safety by reason of traffic hazard or obstruction to road users.*

- 3. On the basis of the information contained in the planning application and the Environmental Impact Assessment Report (EIAR) and noting specifically the content of the EIAR and further information reply with*

regard to alternative locations which contains limitations, the Planning Authority is not satisfied that the EIAR meets the requirements of Article 94 (1) (d) of the Planning and Development Regulations, 2001 (as amended).

The proposed development is, therefore, considered contrary to the proper planning and sustainable development of the area.

## ISSUE 2:

THIS APPEAL DOES NOT RELATE TO THE PLANNING APPLICATION OR THE REPLY TO THE RFI. NOTE SITE NOTICES & APPEAL FROM 1<sup>ST</sup> PARTY.

An Coimisiún Pleanála  
First Party Appeal of Decision to Refuse Permission: P. Ref. 25/60019

4 March 2026  
SLR Project No.: 501.00180.065577

### 1.0 Summary of The Proposed Development

The planning application documentation, Environmental Impact Assessment Report (EIAR), Natura Impact Statement (NIS); along with the response to the Further Information request should be read in conjunction with this planning appeal.

The proposed development applied for under planning ref. 25/60019 consists of the following.

1. An overall planning application site area of **c. 6.3 hectares** consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance.
2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of **c. 4 hectares**. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), bio-LNG (liquefied biomethane), carbon dioxide (CO<sub>2</sub>), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. bio-LNG and CO<sub>2</sub> will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. **158m<sup>2</sup>**) to facilitate the proposed development.

Response from MLavelle: The Appeal description of the proposed development does not agree with the description in the Community Consultation, Site Notice or the RFI Site Notice (below). There is no mention of bio-LNG(liquefied biomethane) in either original or RFI Site Notices. The process to generate bio-LNG is totally different to the bio-CNG proposed in the application with a totally different suite of safety hazards & facilities such as freezing down to minus 180degrees & the subsequent removal of solid CO<sub>2</sub> & its disposal.. (see below)

Tipperary County Council

### Site Notice

We, **Roadstone Limited**, intend to apply for permission for development at **Killough Quarry, Gaile townland, Holycross, Co. Tipperary**.

The development will consist of:

1. An overall planning application site area of **c. 6.3 hectares** consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance.
2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of **c. 4 hectares**. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO<sub>2</sub>), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO<sub>2</sub> will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. **158m<sup>2</sup>**) to facilitate the proposed development.

**From:** Shane McDermott <smcdermott@slrconsulting.com>  
**Sent:** Tuesday 3 December 2024 13:50  
**To:** Land Use Planning <LandUsePlanning@hsa.ie>  
**Subject:** RE: Roadstone Ltd / Pre-Planning Consultation / Killough Quarry, Co. Tipperary / Proposed Bio-Renewables Facility (incorporating AD)

Hi Dermot,

Sorry for the delayed response.

Many thanks again for your previous email and please see below from the design team, the calculation regarding the gases on site, with an understanding it's a lower tier site.

- **Biogas** will be stored at less than 100 mbar with a density of 1.15 - 1.2 kg/m<sup>3</sup>.  
The storage volume is approximately 11,000 m<sup>3</sup>.  
Therefore **13.2 tonnes of Biogas**.
- **Biomethane** will be stored at up to 250 bar with a density of up to 215 kg/m<sup>3</sup>.  
The storage volume is approximately 81.25 m<sup>3</sup>.  
Therefore **17.5 tonnes of Biomethane**.

Biogas would be subject to the 10 tonne Lower Tier Threshold (P2 Gas), the Biomethane would be subject to the 50 tonne Lower Tier Threshold (*Named substances 18, Note 19*),

$$(13.2 \div 10) + (17.5 \div 50) = 1.67$$

Biogas would be subject to the 50 tonne Upper Tier Threshold (P2 Gas), the Biomethane would be subject to the 200 tonne Upper Tier Threshold (*Named substances 18, Note 19*),

$$(13.2 \div 50) + (17.5 \div 200) = 0.35$$

Also just to note that on a long weekend there is the potential for 2 No MEGC biomethane trucks to be onsite waiting to be moved to another site. This is up to another 50 tonnes.

$$(13.2 \div 50) + (67.5 \div 200) = 0.6$$

Therefore, the understanding is that the site is a lower tier site.

Kind regards,

Shane

**Shane McDermott**

Technical Director - Environmental & Social Impact Assessment

☎ +353 1 296 4667

✉ smcdermott@slrconsulting.com

SLR Consulting Ireland

7 Dundrum Business Park, Windy Arbour, Dublin, Ireland D14 N2Y7

RECEIVED: 13/01/2025

ion Purposes

**From:** Land Use Planning <[LandUsePlanning@hsa.ie](mailto:LandUsePlanning@hsa.ie)>  
**Sent:** 22 November 2024 12:32  
**To:** Shane McDermott <[smcdermott@slrconsulting.com](mailto:smcdermott@slrconsulting.com)>  
**Subject:** RE: Roadstone Ltd / Pre-Planning Consultation / Killough Quarry, Co. Tipperary / Proposed Bio-Renewables Facility (incorporating AD)

Hi Shane,

As discussed when you get a chance can you forward the calculation for the site regarding the gases on site. Pressurised methane comes under the LPG category under COMAH and the threshold is 50T and Digester gas in the domes is classed as flammable gas and the threshold for this is 10T.

Any other flammable material onsite also needs to be included in the final calculation using the appropriate thresholds in the COMAH Regulations

If the site is deemed a COMAH site based on the above calculation, a land use planning assessment will need to be included in the planning file.

Guidance on this can be got at this link [guidance\\_on\\_technical\\_land\\_use\\_planning\\_feb23.pdf](#)

Regards,

Dermot

Response from MLavelle: This discussion with the HSA was completed on the 3<sup>rd</sup> December 2025, two days before RFI submission date on the 5<sup>th</sup> December 2025. It certainly wasn't part of the application or RFI.

Tipperary County Council  
**Site Notice of Significant Further Information**

Name of applicant: Roadstone Limited

Reference number of the application 2560019

The development applied for consisted of PERMISSION for:

1. An overall planning application site area of c. 6.3 hectares consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance.
2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of c. 4 hectares. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO<sub>2</sub>), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO<sub>2</sub> will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. 158m<sup>2</sup>) to facilitate the proposed development.

Response from MLavelle: Note no mention of LNG even though they were alerted to the requirement in the RFI.

**Re: Notification of Decision to Refuse PERMISSION under Planning & Development Act 2000 (as amended)**

A Chara,

In pursuance of the powers conferred on it by the above mentioned Act, the Tipperary County Council has by Order dated **6/02/2026**, decided to refuse to grant you PERMISSION for development of land namely:- 1. An overall planning application site area of c. 6.3 hectares consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance. 2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of c. 4 hectares. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO<sub>2</sub>), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO<sub>2</sub> will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. 158m<sup>2</sup>) to

Response from MLavelle: This application, RFI Response & TCC Decision related to bio-CNG & not LNG. This appeal is for a change of use & process from bio-CNG to LNG, which is invalid.



An tÚdarás Sláinte agus Sábháilteachta Health and  
Safety Authority

An Foirgneamh Cathrach, Sráid James Joyce, Baile Átha Cliath 1, D01 K0Y8, Éire  
The Metropolitan Building, James Joyce Street, Dublin 1, D01 K0Y8, Ireland  
☎ 0818 289 389 ✉ [contactus@hsa.ie](mailto:contactus@hsa.ie) 🌐 [www.hsa.ie](http://www.hsa.ie)

Planning Department,  
Tipperary County Council,  
Civil Offices,  
Nenagh,  
Co. Tipperary.

16/01/2026

Our Ref: **CAS-18595-R5T1**

**Re: Planning Application [ref. 2560019] for development by Roadstone Limited for an Anaerobic Digestion Plant at Killough Quarry, Gaile Townland, Holycross, Co. Tipperary, E41 T622**

Dear Sir/Madam,

The Health and Safety Authority (the Authority), acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015), gives technical advice to the planning authority when requested, under regulation 24(2) in relation to:

- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

The Authority notes that the scope of the application has changed in terms of the dangerous substance storage conditions, and particularly the change from Compressed Biogas (CBG) to Liquefied Biogas (LBG). Based on the assessment of this new information and associated documentation, the Authority currently has insufficient information to provide technical advice on this application and therefore requests the Planning Authority to seek further information in accordance with regulation 24(10) from the applicant in relation to this application. Refer to Attachment 1 below for detail of the further information required. Note a copy of this request for further information has also been sent to the applicant.

The Authority will assess the submitted documentation, taking into account the Guidance on [Technical Land Use Planning](#), to ensure the requirements have been applied in full. The Authority will be in a position to provide advice to Tipperary County Council within 4 weeks of receipt of the requested information.

Response from MLavelle: Note the reference to change in application

## Appendix C

District Road Engineers Note dated 4th February 2026

[2nd response following submission of the further information]

**Recommendation : FI**

1. The sightline to the north is obstructed by the existing roadside boundary, no details provided on what measures are to be taken to address this along with consent from the property owner.  
There is no consent in place for proposed reprofiling work to the embankment to the south or proposals of how vegetation will be managed and maintained.
2. The Traffic and Transport Assessment does not take into account or consider the road network to the north of the entrance. It is noted that the majority of the feedstocks will be supplied within a 20km radius which potentially could involve a lot the deliveries entering the plant from the road network to the north of the existing entrance. TCC has concerns in relation the width and capacity of this road network to handle to volume and quantity of deliveries on a daily basis.

District Engineer

Date

Thomas Duffy 04.02.26

Response from MLevelle: Note response from TCC District Engineer in relation to Sight Distance Triangles & Traffic of 4/2/2026. Note absence of "consent of property owner" to north & south of entrance.

Roadstone Ltd. Response to Further Information Request (P. Ref. 25/60019) 14 November 2025 SLR Project No.: 501.065577.00001

**1. Shift from Compressed Biogas (CBG) to Liquefied Biogas (LBG)**

It is now confirmed that the gas upgrade and export will proceed via LBG / bio-LNG rather than compressed biomethane gas. This decision was driven by logistical, commercial, and storage efficiency considerations. As a result:

- The Multiple Element Gas Container (MEGC)s for CBG will no longer be used.
- LBG / bio-LNG will be stored in a cryogenic storage vessel, and filled via loading arm pipework into ISO cryogenic tanks (trailers or skid units).
- This reduces high-pressure gas handling risks on site and within the surrounding area.

**2. Filling Infrastructure**

- The previous proposal involving armoured flexible CBG hoses is now no longer applicable.
- Instead, vacuum-jacketed bio-LNG pipework with fixed couplings and double-block isolation valves and fixed arm for loading will be used.
- Filling will occur via the dedicated loading bay, designed in accordance with EN 1473 and ISO 16924.
- No supercritical transfer will occur. Bio-LNG will remain in liquid phase at **\*\*~-160°C and 2–6 bar(g)\*\***.

**3. Revised On-Site Staffing**

In line with the above transition, a reduction in the operational manpower required for the AD facility is proposed:

- Total site staffing is now forecast at 9 full-time personnel for the AD and export facility.
- This includes operations, maintenance, logistics, and site management.

**4. Implications for LUP & Risk Modelling**

With regard to the Land Use Planning assessment, the following is applicable:

- Flexible CNG hose-based MEGC transfer scenarios are now excluded from the risk model.
- Bio-LNG operations will be cryogenic, low-pressure, with reduced site population and fewer active transfer events per day.

**5. Summary of Changes**

A summary of the key points of positive change include:

**1. No Change to External Layout or Risk Profile**

- All existing building footprints, boundary limits, and access/egress points remain unchanged.
- All bio-LNG-related equipment will be housed within existing proposed structures or their immediate footprint — no new buildings or infrastructure required.

**2. Improved Risk Profile vs. CNG**

- Compressed Biogas (CBG) at 250 bar is now being replaced by bio-LNG at ~2–6 bar, and stored cryogenically at -160°C.
- This reduces the stored energy per volume and decreases high-pressure hazard risks.