

Moycarkey,
Thurles,
Co. Tipperary.
E41DA24
21/04/2026

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AN COIMISIÚN PLEANÁLA	
LDG-	087438-26
ACP-	
21 APR 2026	
Fee: €	57 Can
Time:	11:38 Ev: yes

Catherine McGrath

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 Pleanála 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 Coimisiún 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

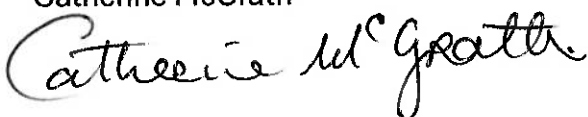


PHOTO 01

Case VA92.
Ref. Z24132-~~0~~

McCreath's Field.

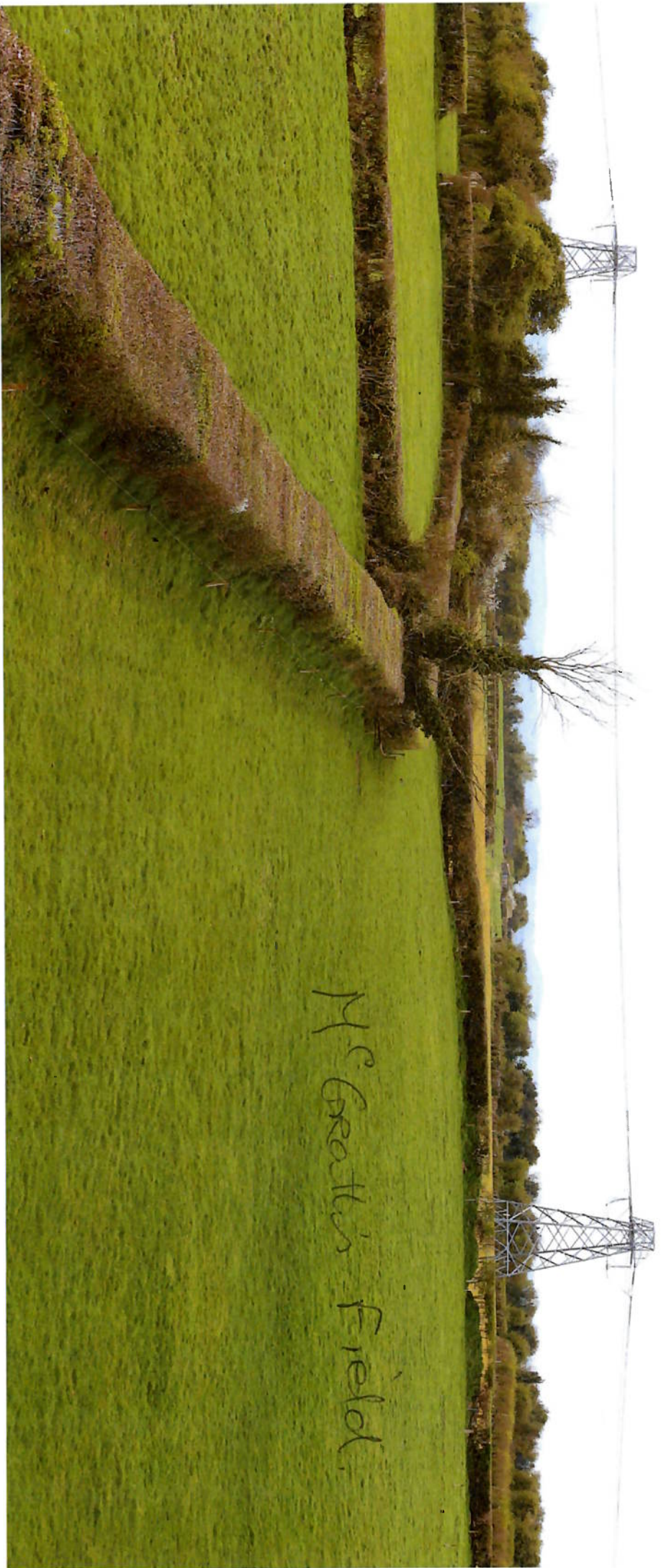


Photo 01

Case VAA92 324132 - 00

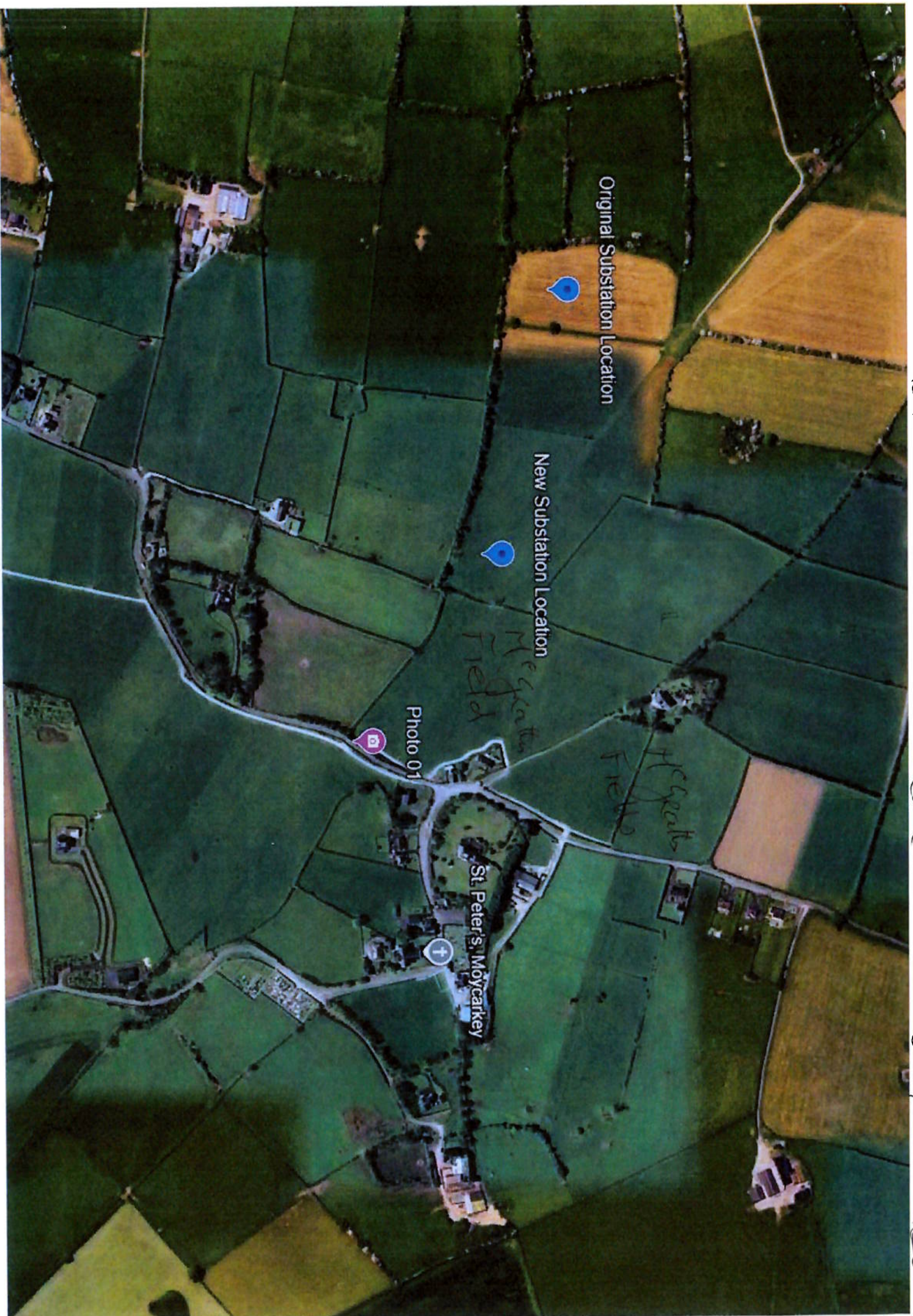


PHOTO 02

Case V492,
Ref. 324132-~~0~~



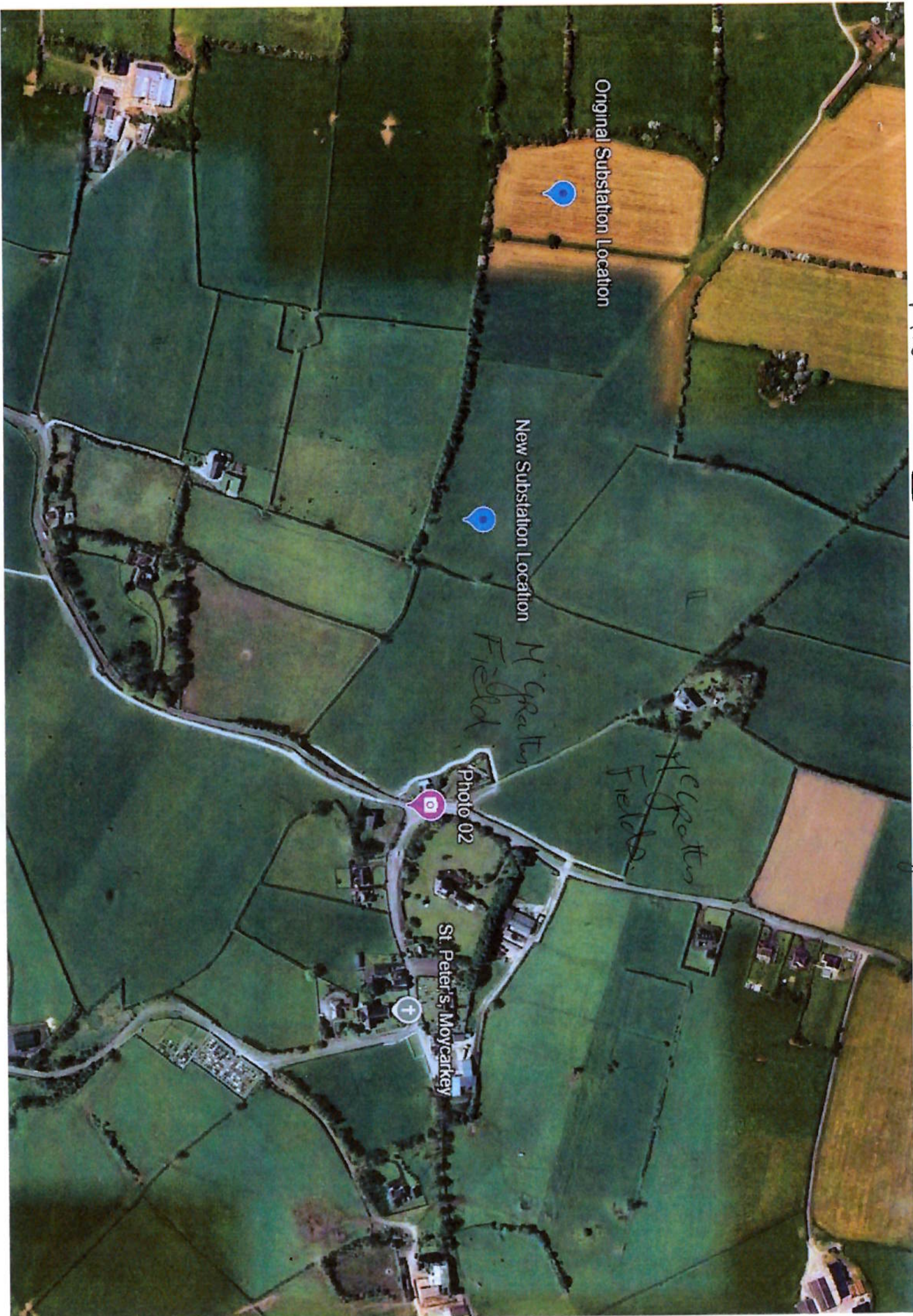
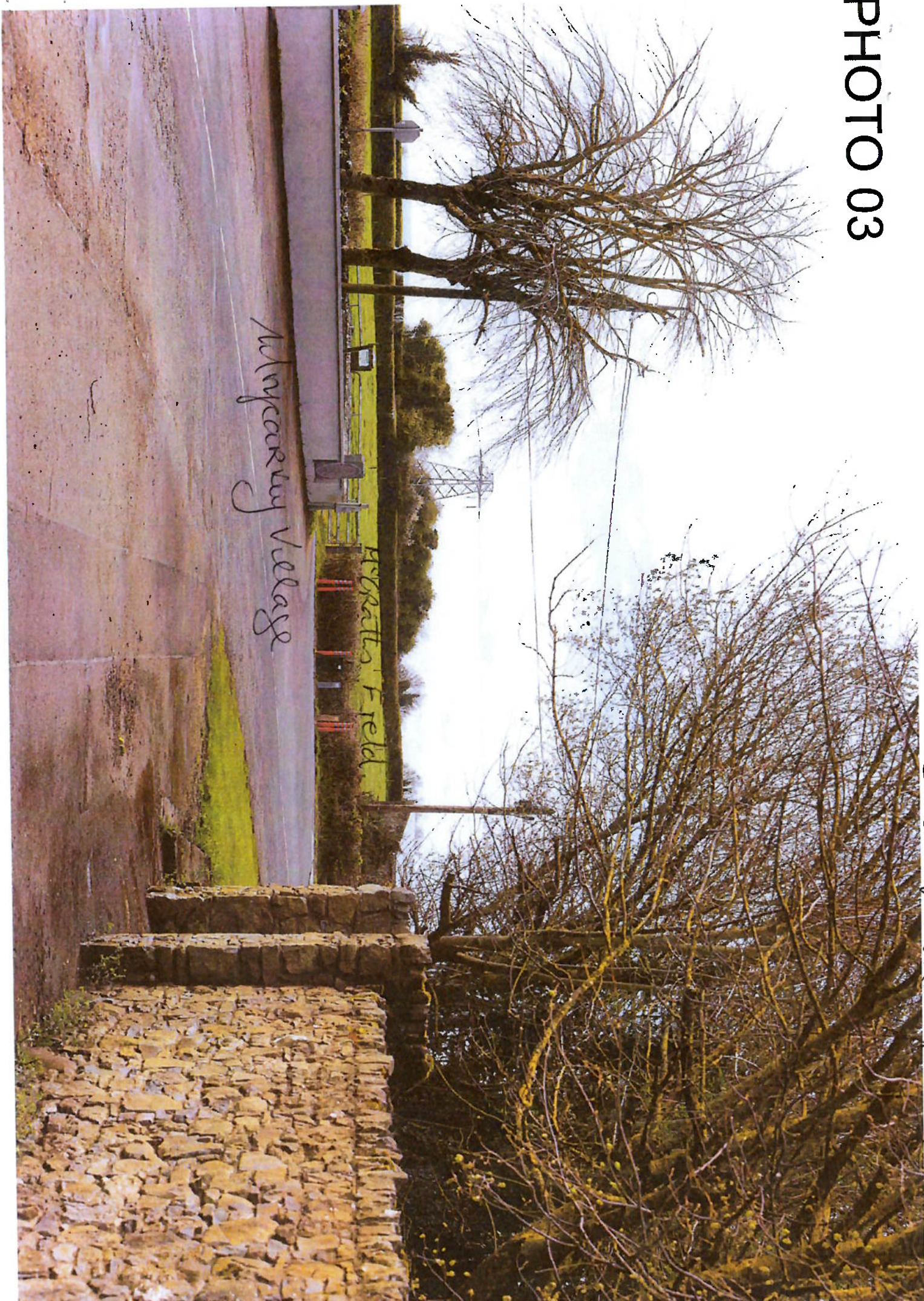


PHOTO 03

Case VA92, Ref. 324132



Original Substation Location

New Substation Location

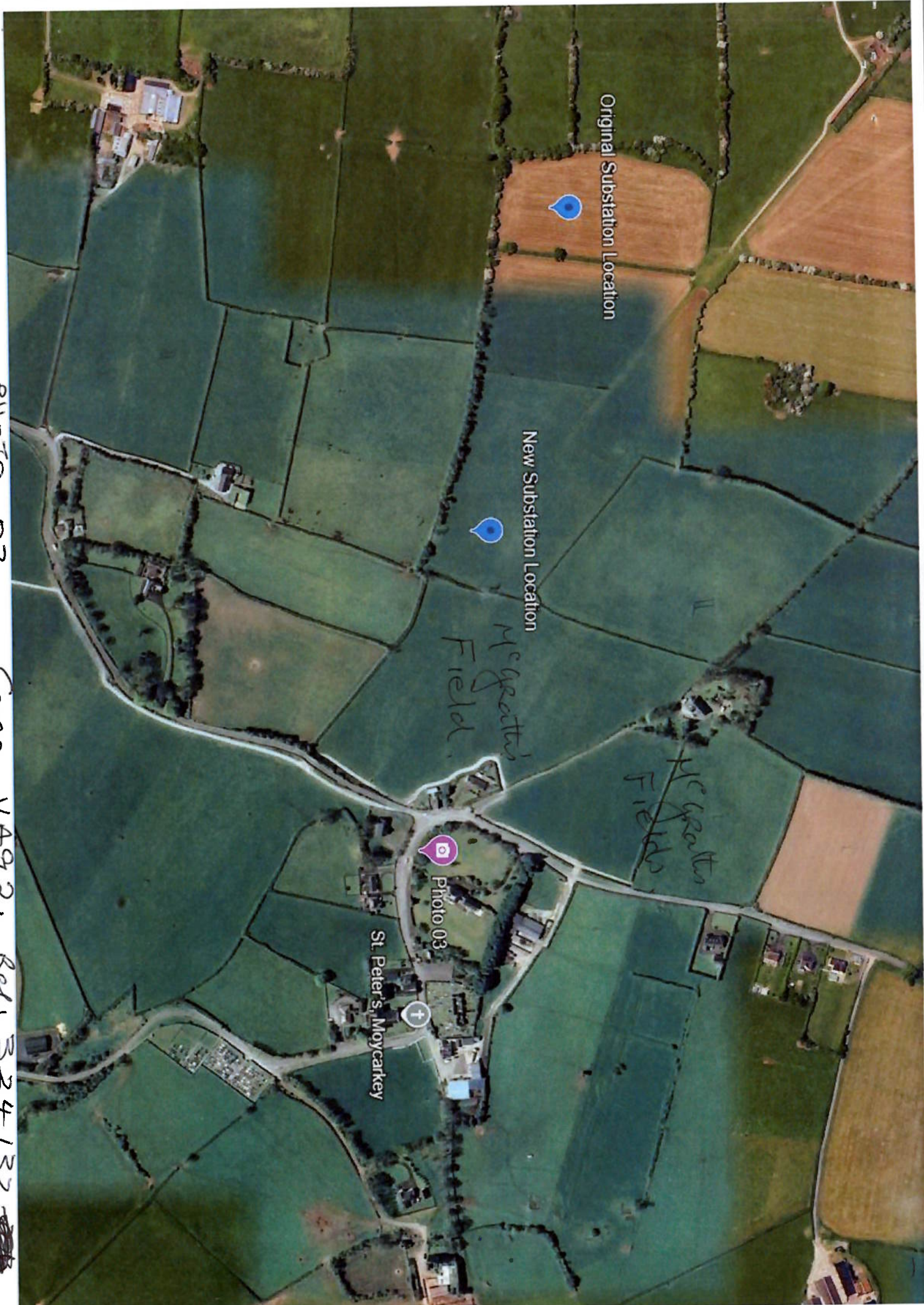
McGrath's Field

McGrath's Field

Photo 03

St. Peter's, Moycarkey

PHOTO 03 Case VA921 Ref: 324132



Case V492,
Ref. 324132 - ~~00~~.

PHOTO 09



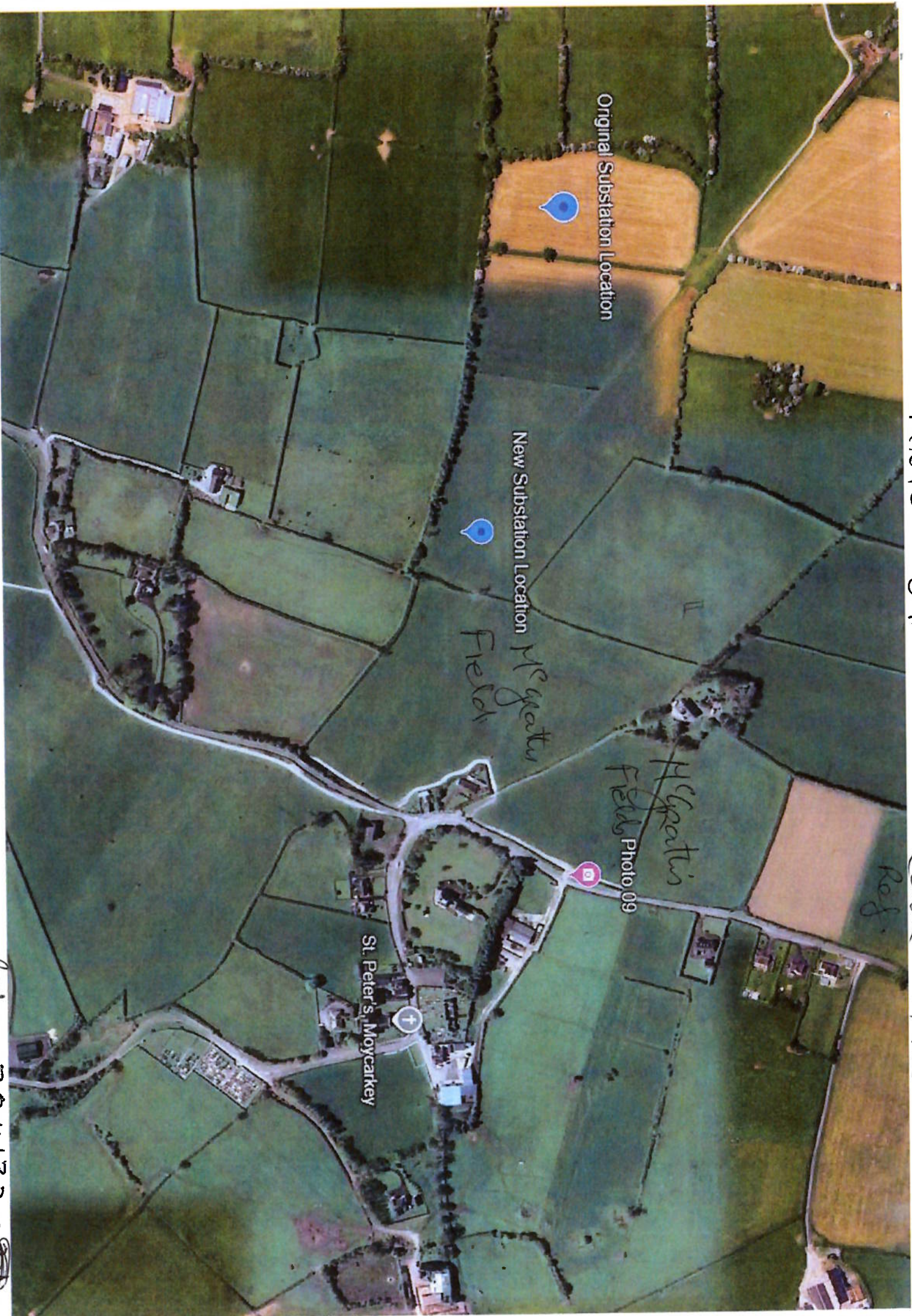


PHOTO 10

Case 1492,
Ref. 324132 - ~~324132~~



McCreath's
Field

PHOTO 10.

Case UA92,

Ref. 324132-06

