

AN COIMISIÚN PLEANÁLA
LDG- 087434-26
ACP-
21 APR 2026
Fee: € 57 Type: 544
Time: 9:41 By: Hec

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 μT directly beneath the line to 0.401 μT 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 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 300metres from the substation.

Tourism and Amenity.

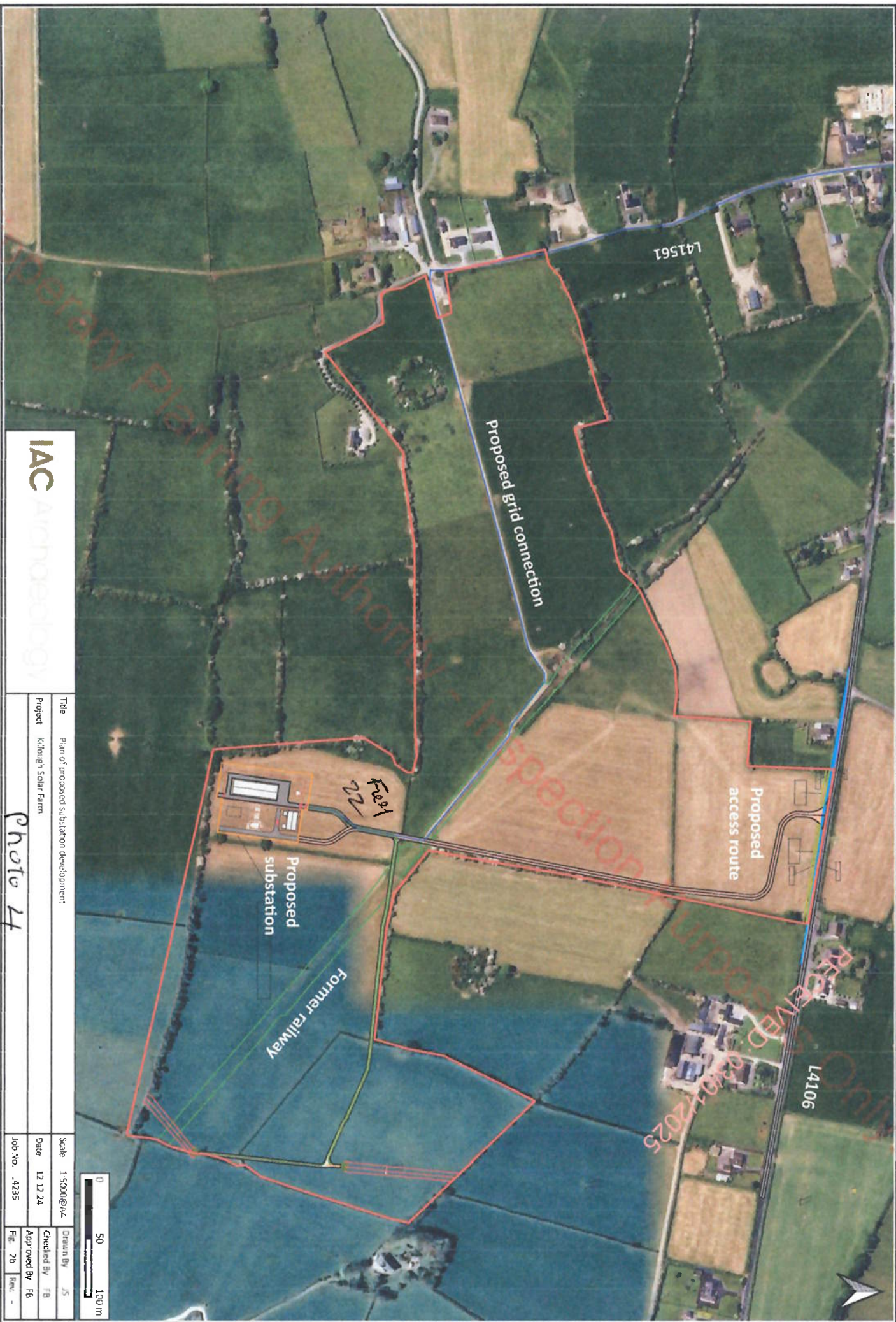
The Proposed Greenway from Clonmel to Thurles would be totally undermined by both the proposed cable route and proposed substation. The feasibility study was carried out by Clandillon Civil Engineering and was funded by the EU LEADER programme 2014-2022 in conjunction with the Department of Rural and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

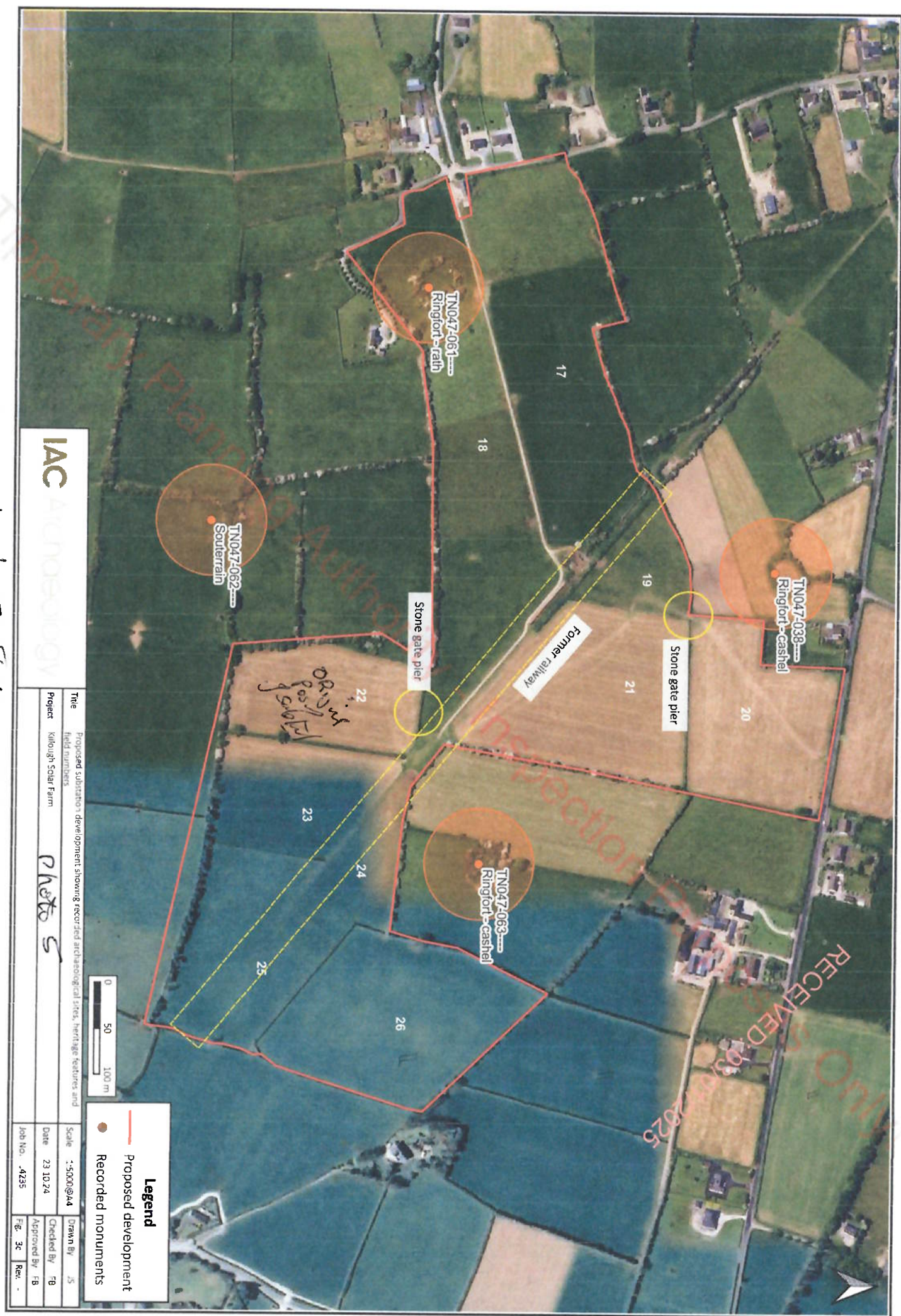
I respectfully ask the ACP to decline this application in its present form and maintain that the substation should be placed on the Solar Industrial farm and keep the industrialised areas together.



IAC Archaeology	
Title	Plan of proposed substation development
Project	Kilbeg Schar Farm
Scale	1:5000@A4
Date	12 12 24
Job No.	.4235
Drawn By	J5
Checked By	FB
Approved By	FB
Fig.	2b
Rev.	-

Photo 4

Field numbers in Killeshel Solar application no 2560003



england Ordnance Survey 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: mgtshpard@eircom.net <mgtshpard@eircom.net>
Subject: RE: House values

Letter 

From: Eoin Dillon
Sent: Wednesday 8 April 2026 11:24
To: ~~mgtshpard@eircom.net~~ <~~mgtshpard@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



Phone: 067 33 468 | Mobile: 087 205 2716



42 Kenyon Street, Nenagh, Co. Tipperary, E45W244

www.readillon.ie

PSRA No: 001790

Registered in Ireland No: 352284

Subject to Contract. Contract denied.
Without prejudice.

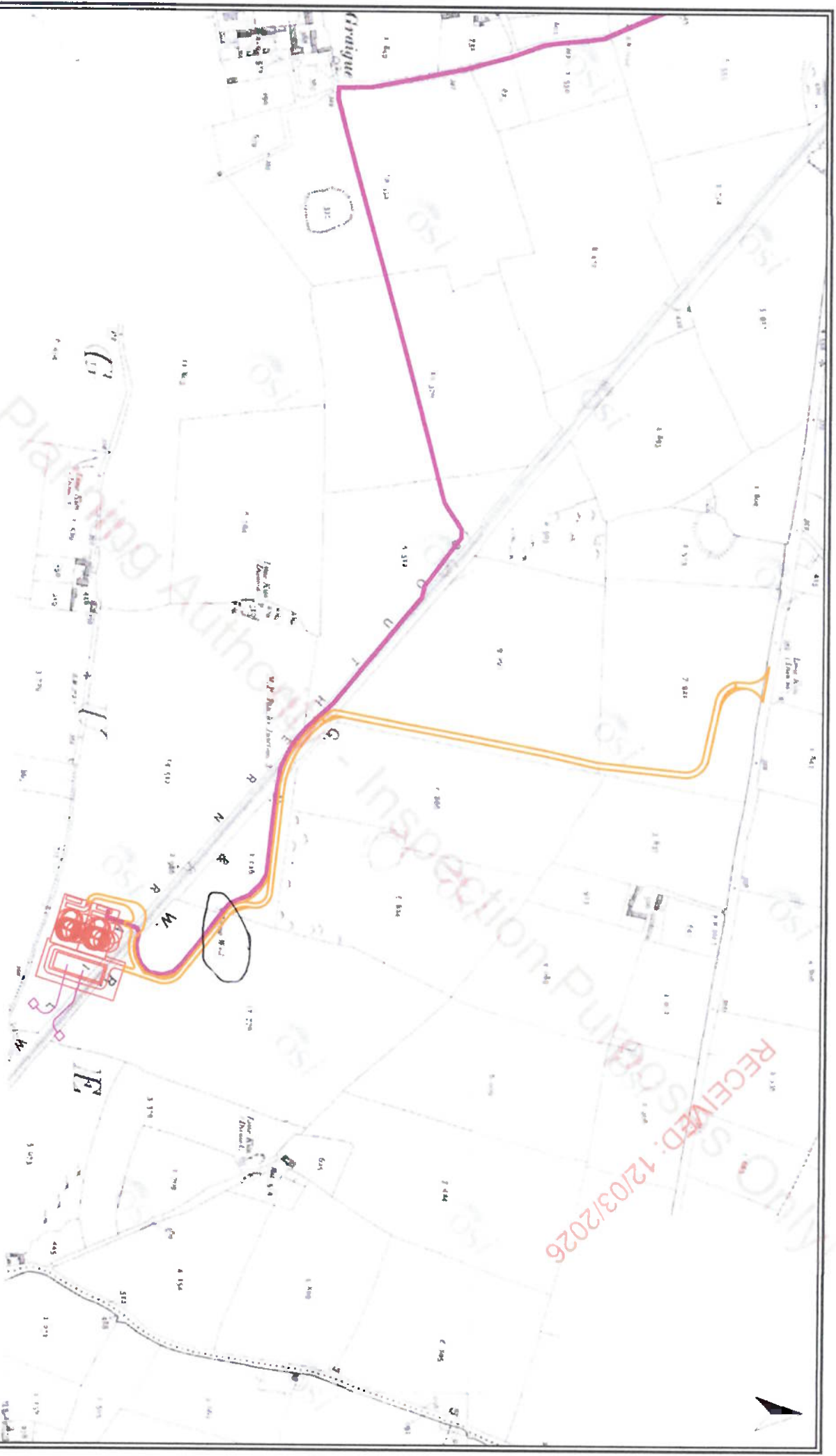


In accordance with standard practice please note that we have no authority to bind our client herein and that no contract shall exist or be deemed to exist until such time as formal contracts have been signed and exchanged by the parties.

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REA BRIN



RECEIVED: 12/03/2026

Legend

- Substation Compound
- Substation Access Track
- Substation Cable Route

IAC

Archaeology

Title		Extract from the historic OS map of 1905 showing the approximate location of the proposed development	
Project		Clohoge and Graigue, Co. Tipperary	
Scale		1:1000 @ A4	
Date		13.11.25	
Job No.		J0347	
Fig.		4	
Rev.		-	

99 11th 08

photo
no.
67

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 28

Photo 04

Photo 02

Photo 18

Photo 17

Photo 07

Photo 09

Photo 12

Photo 14

Photo 15

Photo 11

Photo 13

Photo 08

Photo 10

Photo 05

Photo 06

Photo 03

Photo 25

St Peter's, Moycar

Photo 27

Canalway

Moycar
Village



PHOTO 04

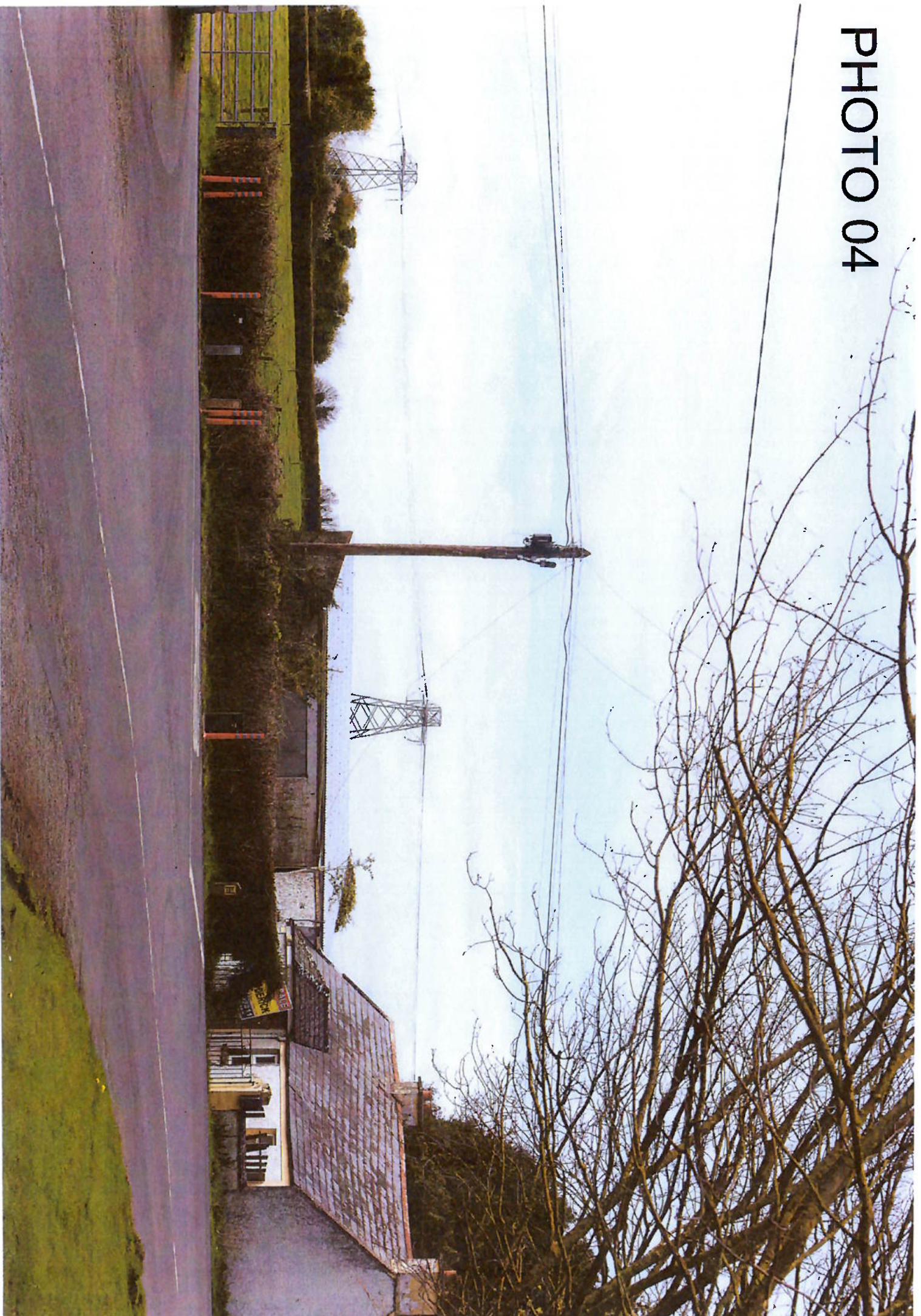


PHOTO 05



PHOTO 06



PHOTO 07

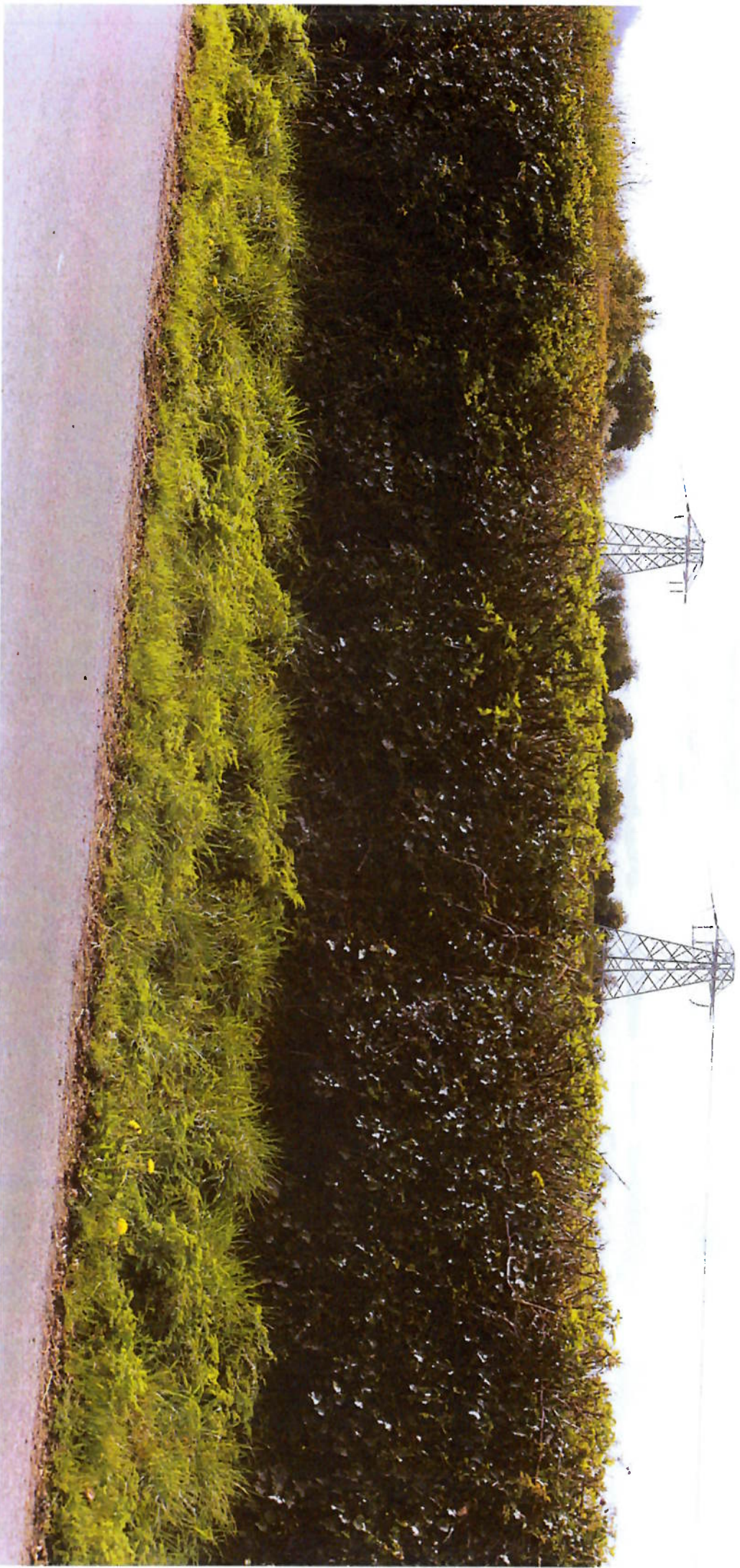


PHOTO 08



PHOTO 09



PHOTO 10



PHOTO 12

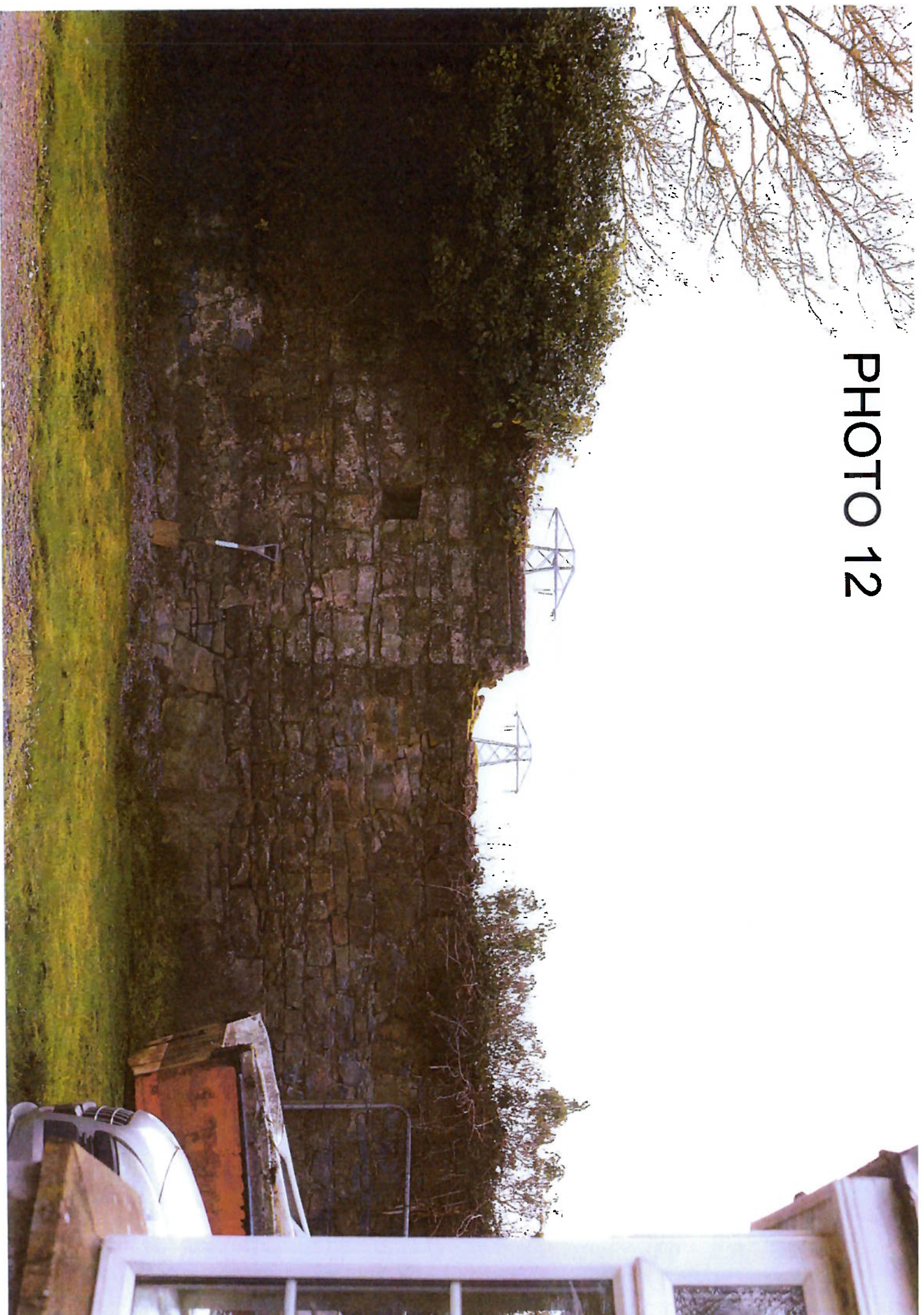


PHOTO 13



PHOTO 16

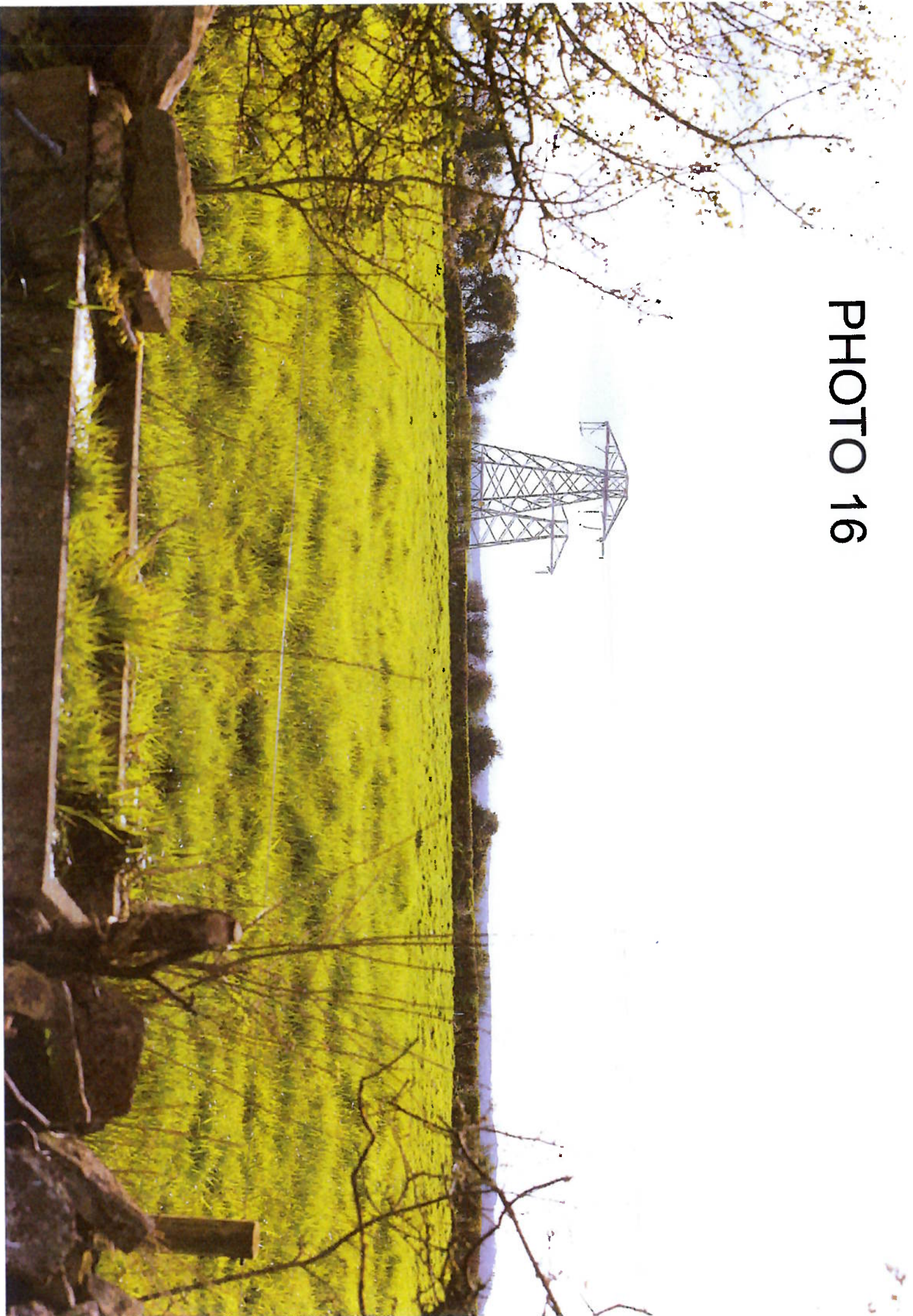


PHOTO 17



PHOTO 18



PHOTO 19

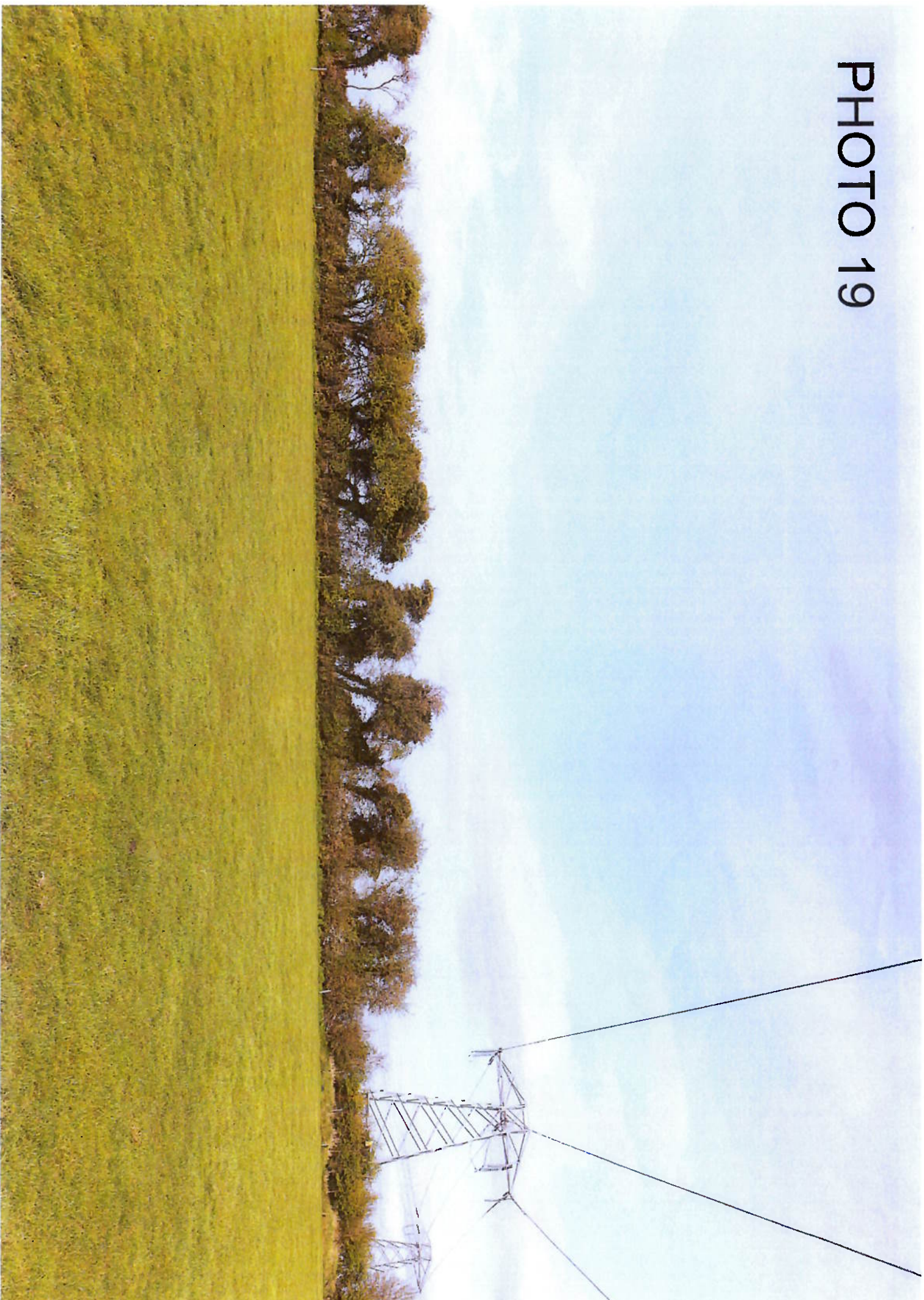


PHOTO 20



PHOTO 21



PHOTO 22

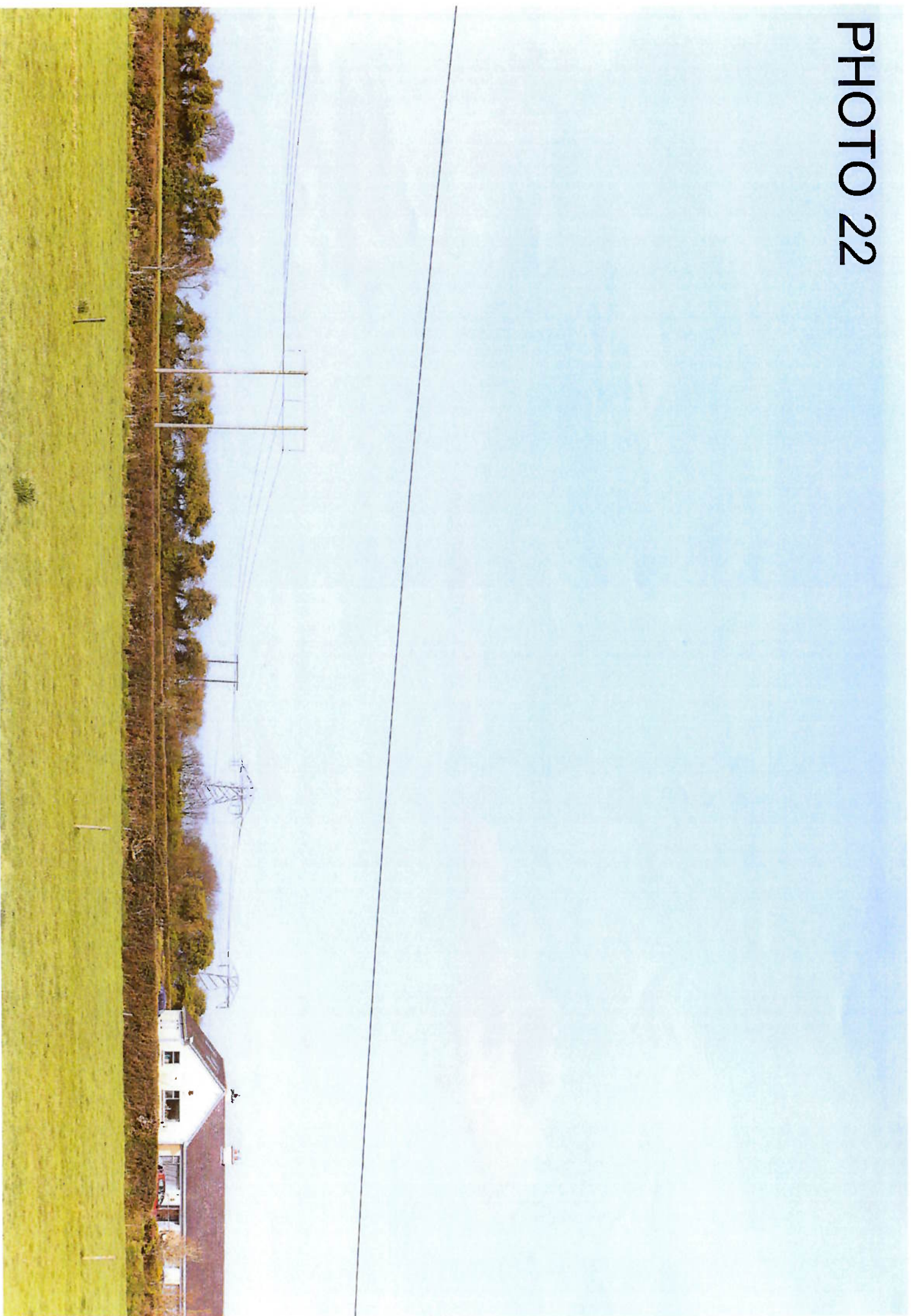


PHOTO 23



PHOTO 24

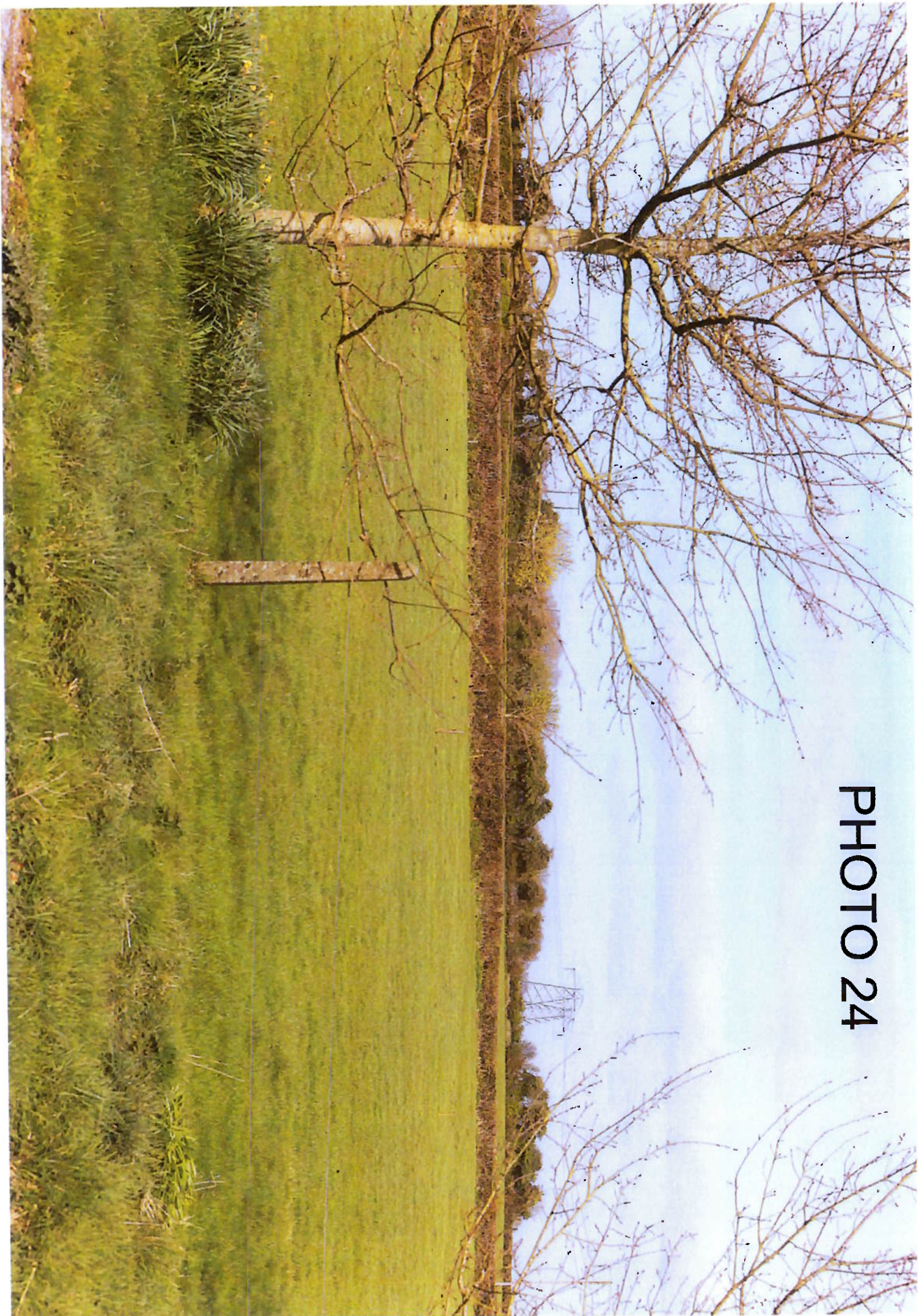


PHOTO 25



PHOTO 27

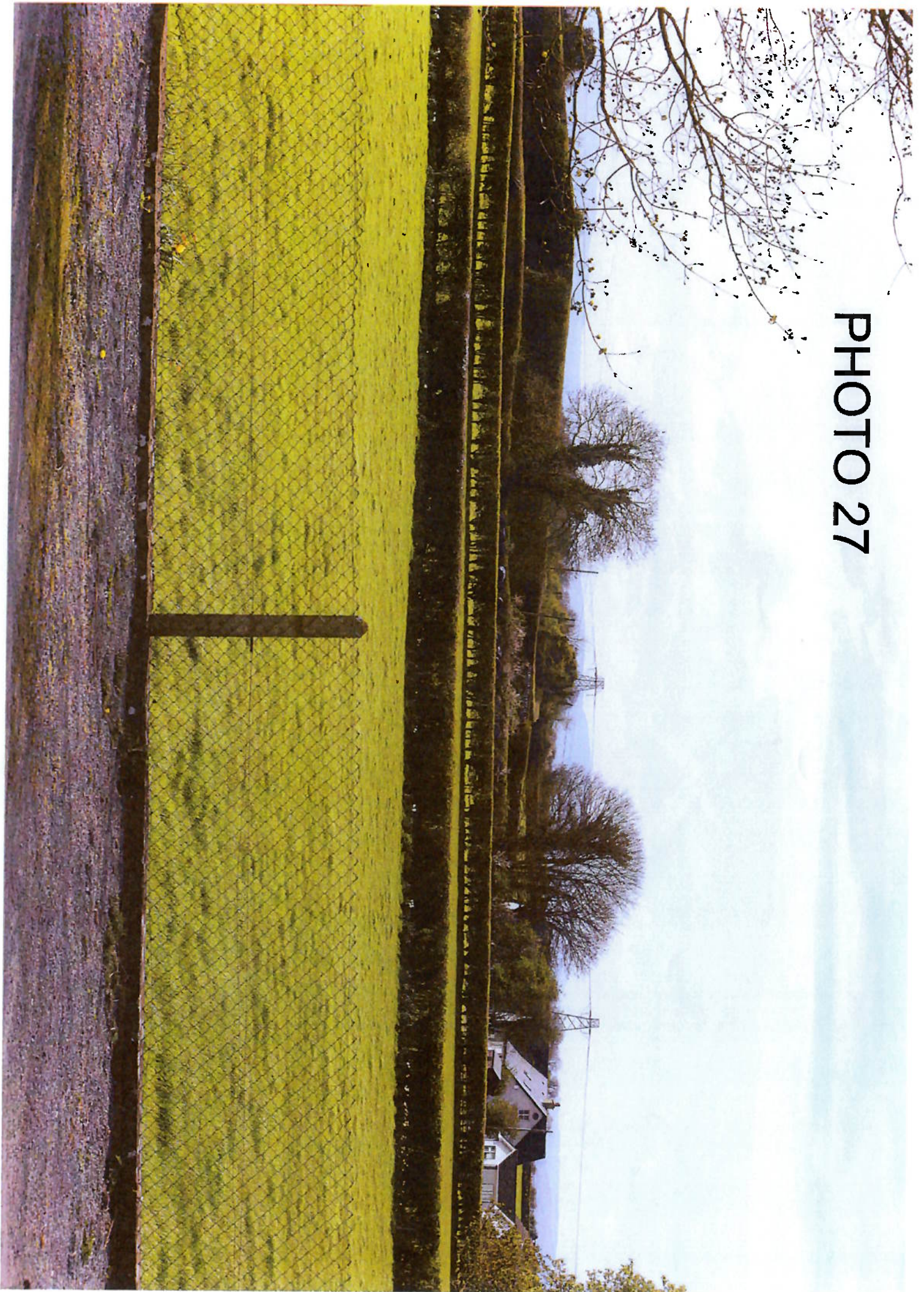


PHOTO 28

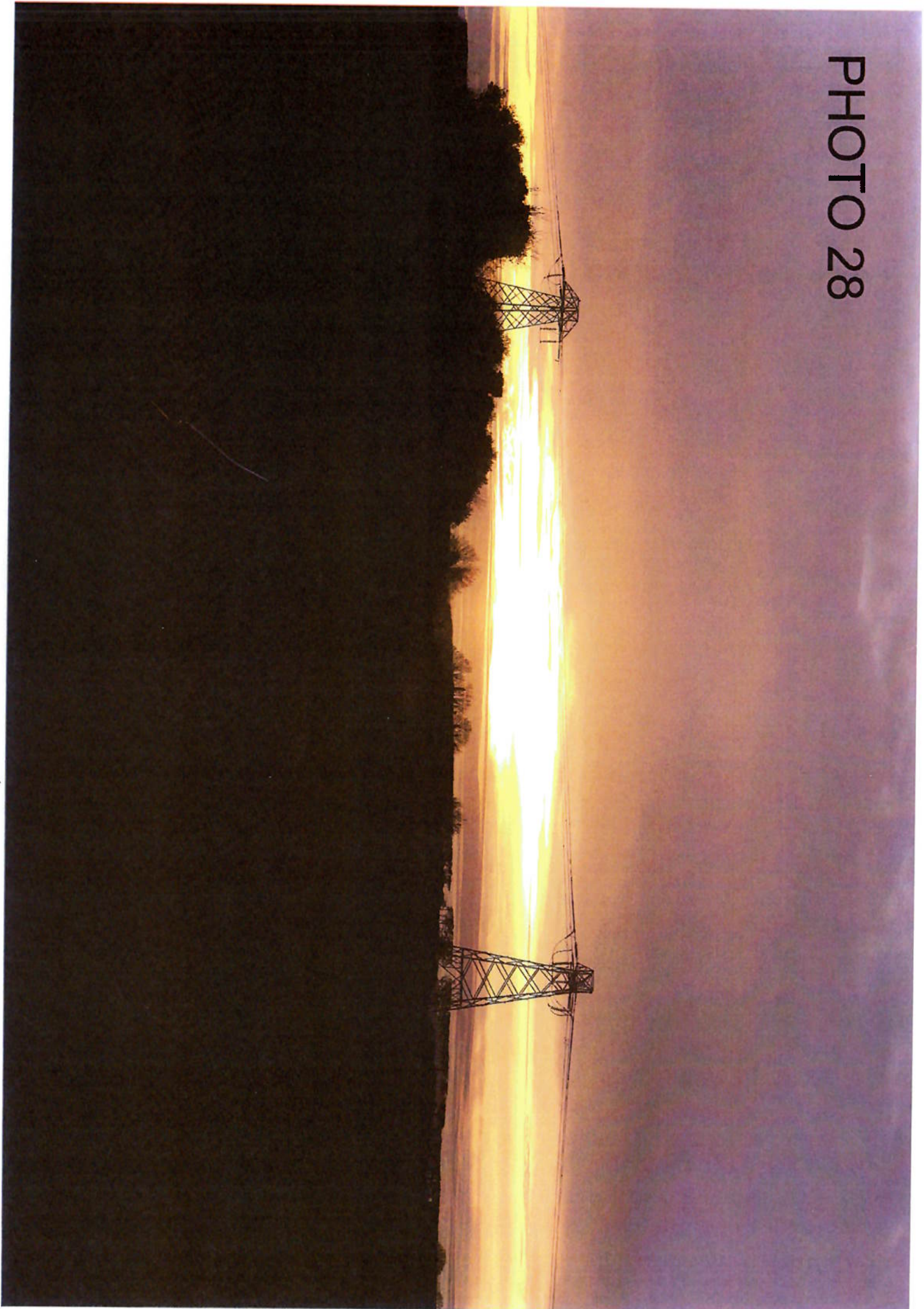


PHOTO 29

