

Submission to An Coimisiún Pleanála
Re: Proposed 110kV GIS Substation and Associated
Development at Graigue, Co. Tipperary
Reference: ACP-324132-26

A submission is hereby made in relation to the above-referenced proposed development, comprising a 110kV Gas Insulated Substation (GIS), a loop-in/loop-out connection to the existing Killhill–Thurles 110kV overhead line, and associated ancillary works.

While the strategic importance of enhancing grid infrastructure is acknowledged, a number of concerns are considered to warrant careful examination as part of the assessment process.

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.

Yours faithfully,

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