

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Re: Planning Appeal / Observation

Case Reference: VA92.324132

Proposed Development: Substation and associated works

Location: Graigue - Moycarkey, County Tipperary

1. Introduction

This submission is made pursuant to the Planning and Development Acts in respect of the above-referenced proposed development. The development is of a significant industrial nature within a rural village setting, and it is respectfully submitted that the proposal, as currently designed and sited is contrary to the proper planning and sustainable development of the area.

Moycarkey is a historically significant village of exceptional cultural value, with continuous settlement dating from Early Christian times, predating Norman occupation and reaching prominence during the 13th and 14th centuries. The proposed development would detrimentally alter this historic landscape and undermine the character and amenity of the village.

This submission raises concerns in relation to:

- Inappropriate siting and setback
- Failure to adequately protect residential amenity
- Landscape and visual impact
- Impact on cultural heritage including Mass Path
- Incompatibility with tourism and greenway objectives
- Absence of demonstrable local or community benefit
- Non-compliance with the Tipperary County Development Plan 2022–2028

2. Inappropriate Siting and Setback

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

3. 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:
 - Carpinus (Hornbeam)
 - Sorbus aucuparia (Mountain Ash)
 - 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)

4. 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=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)

5. 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

6. 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

7. 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

8. 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.

9. Conflict with Proposed Greenway and Strategic Tourism Assets

(Tipperary County Development Plan; National and Regional Planning Policy)

The Moycarkey area is a concentrated archaeological landscape, containing:

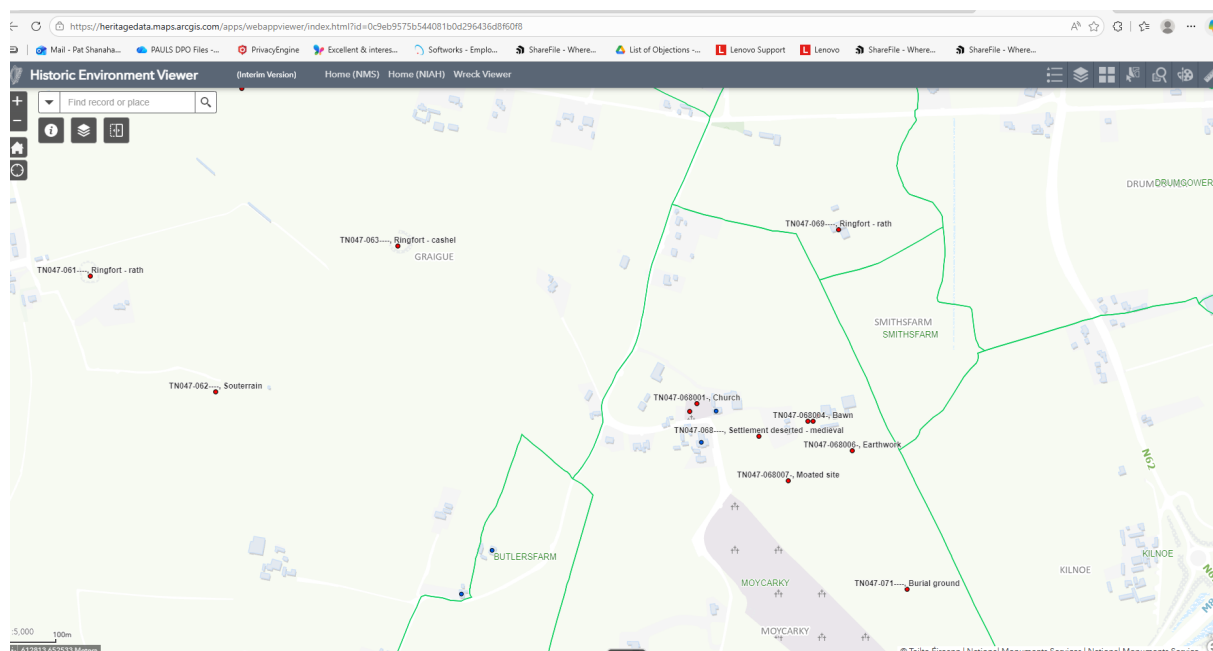
- Moycarkey Castle (medieval tower house and bawn)
- The ruins of the former parish church
- An associated historic graveyard
- The historic village core evidencing continuous settlement

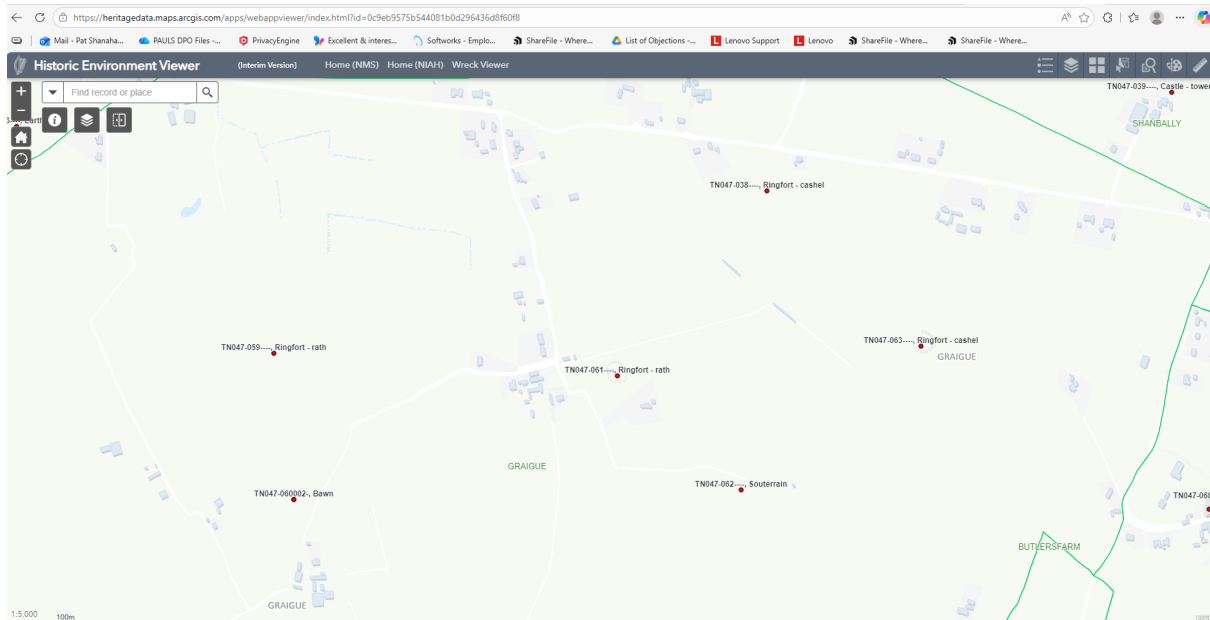
The proposed cable route/substation is within close proximity of a recorded National Monument (**TN047-061**). The area around Moycarkey Village is a culturally rich area, with several recorded antiquities and monuments registered in the area: [Historic Environment Viewer](https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8)

<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.





11. Biodiversity and Protected Species

Moycarkey lies within a surveyed Bird Atlas square, with recorded presence 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 can have disproportionate impacts on such species and must be assessed under:

- The EU Birds Directive
- The Planning and Development Act 2000
- The EIA Directive

Additionally, bat species known to occur 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 conducted at appropriate times of year, the proposal fails to apply the precautionary principle and does not comply with biodiversity protection requirements. The development is also located in close proximity to Cabragh Wetlands and the Lower River Suir SAC.

12. Suitable Site Alternative and Screening

As the applicant has previously moved the location of the proposed Substation, to allow for proper planning, we would request that the applicant be instructed to move the proposed Substation to an area 270 meters extra away from the village of Moycarkey in the direction of the original site, which would support a more appropriate distance from recipients and the village. This site would also facilitate for adequate screening, with semi mature root balled trees.



12. Conclusion

For the reasons set out above, it is respectfully submitted that the proposed development:

- Is inappropriately sited
- Fails to adequately mitigate landscape and residential impacts
- Conflicts with tourism, heritage, and greenway objectives
- Does not comply with key provisions of the Tipperary County Development Plan 2022–2028

Accordingly, it is requested that An Bord Pleanála refuse permission, or alternatively require substantial relocation, redesign, screening and enhanced mitigation measures as a minimum.

Yours faithfully,

Thomas J. Cummins

Martina Cummins

Sancta Maria

Garigue

Moycarkey

Horse and Jockey

Thurles

Co Tipperary

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