

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

19 March 2026

Our ref: HESL-LORICLOY-NWEX
Your ref:

Re: Pre-Application Consultation request under Section 182E of the Planning & Development Act 2000, as amended, in respect of proposed development of 110kV and associated infrastructure within the townlands of Ashwood Lower, Coolroe Little and Whitepark, Co. Wexford & Springfield, Rockbog, Bogland and Kish, Co. Wicklow.

Applicant: Loricloy Limited, Unit 17, The Hyde Building, The Park, Carrickmines, Dublin 18, D18 H393

Agent: Highfield Energy Services Limited, Unit 17, The Hyde Building, The Park, Carrickmines, Dublin 18, D18 H393

Dear Sir or Madam,

We, Highfield Energy Services Limited, act as agents for Loricloy Limited. Loricloy Limited wish to submit a request for a pre-application consultation under Section 182E of the Planning and Development Act 2000, as amended, in respect of proposed development of a 110kV and associated infrastructure within the townlands of Ashwood Lower, Coolroe Little and Whitepark, Co. Wexford & Springfield, Rockbog, Bogland and Kish, Co. Wicklow. The legal interest the prospective Applicant has in the proposed development lands is an option agreement. It is the prospective applicant's intention to purchase these lands.

In accordance with the provisions of Section 144 of the Planning and Development Act 2000, as amended, a cheque for €4,500, payable to An Coimisiún Pleanála, covering the pre-application fee is attached.

For your attention we include the following documentation:

- Cheque in respect of the statutory pre-application fee;
- Request for Pre-Application Consultation submission;
- Figure 1.0 Site Location Plan - Overall Development, at a scale of 1:10,000
- Figure 1.1 Site Plan Overall Development, at a scale of 1:10,000;
- Figure 1.2 Site Layout (Block Plan), at a scale of 1:10,000;
- Figure 1.2 Site Layout (Blocks A - G), at a scale of 1:1000

- Figure 2.5.1 Substation Compound Layout, at a scale of 1:500
- Figure 2.5.2 Substation Compound Elevations, at a scale of 1:250

If there are any issues with the information presented or you have any queries while processing this appeal please contact me as required and I will give every assistance possible, my details are below. We look forward to hearing from you to confirm a suitable date for a meeting in the near future.

Yours faithfully,



Christopher Doogan
Highfield Energy Services Limited
mob; +353 86 7313160
email; christopher.doogan@highfieldenergy.com

March 2026

**Request for Pre-Application Consultation under Section 182E
of the Planning and Development (Strategic Infrastructure)
Act 2006**

**Proposed Development of 110kV and associated infrastructure
within the townlands of Ashwood Lower, Coolroe Little and
Whitepark, Co. Wexford & Springfield, Rockbog, Bogland and
Kish, Co. Wicklow.**



Prepared By:

Highfield Energy Services Limited
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For:

Loricloy LTD
Unit 17
The Hyde Building
The Park
Carrickmines
Dublin 18
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REVISION HISTORY

DATE:	CHANGE LOG	APPROVED
23/03/2026	Issue for Pre-Application Consultation	CD

Applicant:

Loricloy LTD, Unit 17, The Hyde Building, The Park, Carrickmines, Dublin 18, D18 H393

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1 INTRODUCTION

- 1.1 Highfield Energy Services Limited, acting as agents for Loricloy Limited (hereafter “the Applicant”), wish to submit a request for a pre-application consultation under Section 182E of the Planning and Development (Strategic Infrastructure) Act 2006, as amended, in respect of proposed development of 110kV infrastructure within the townlands of Ashwood Lower, Coolroe Little and Whitepark, Co. Wexford & Springfield, Rockbog, Bogland and Kish, Co. Wicklow.
- 1.2 The proposed 110kV substation is intended to facilitate the connection of Ground Mounted Solar PV infrastructure to the National Grid.
- 1.3 The Applicant is seeking a connection to the 110kV transmission network via a tailed connection to the planned 110kV loop-in station (Ref: ABP-315200-22) at Kish Business Park, approximately 2.6km north of the proposed substation site.
- 1.4 It is the Applicant's understanding that the proposed 110kV infrastructure constitutes Strategic Infrastructure Development as defined in the regulations.

2 SITE LOCATION AND CONTEXT

- 2.1 The proposed substation is to be located approximately 3.5km south of Arklow, Co. Wicklow.
- 2.2 The development is located within agricultural lands and will serve Ground Mounted Solar PV renewable energy generation and battery storage infrastructure which will be located in the surrounding lands.
- 2.3 The adjacent solar PV farm development is proposed within an area of approximately 288hA and will consist of solar panels ground mounted on steel support structures, electrical transformer and inverter station modules, access roads and internal access tracks, spare parts storage container, fencing, electrical cabling and ducting, CCTV and other ancillary infrastructure, additional landscaping and habitat enhancement as required and associated site development works.
- 2.4 The following drawings set out the proposed works;
 - 2.4.1 Figure 1.0 Site Location Plan - Overall Development, at a scale of 1:10,000
 - 2.4.2 Figure 1.1 Site Plan Overall Development, at a scale of 1:10,000;
 - 2.4.3 Figure 1.2 Site Layout (Block Plan), at a scale of 1:10,000;
 - 2.4.4 Figure 1.2 Site Layout (Blocks A - G), at a scale of 1:1000
 - 2.4.5 Figure 2.5.1 Substation Compound Layout, at a scale of 1:500
 - 2.4.6 Figure 2.5.2 Substation Compound Elevations, at a scale of 1:250

3 DEVELOPMENT DESCRIPTION

3.1 Proposed Strategic Infrastructure Development - 110kV Infrastructure

- 3.1.1 The proposed works for consideration as Strategic Infrastructure Development consist of a 110kV Air Insulated Switchgear (AIS) building, transformer, electrical equipment and associated compound. See Figures attached for detailed drawings indicating the extent of the proposed infrastructure.
- 3.1.2 The footprint of the proposed substation compound will be enclosed within a fenced compound as shown. A 110kV electrical transformer shall lie external to the proposed buildings; see **Figure 2.5.1** attached. The fenced compound shall also include, other electrical plant, energy storage modules, underground ducting and cabling.
- 3.1.3 Proposed 110kV infrastructure on site also includes underground cabling & ducting the proposed substation compound to the planned 110kV substation (Ref:ABP-315200-22).
- 3.1.4 Once constructed, ESBN and EirGrid will be the owner and operator of the 110kV infrastructure respectively.
- 3.1.5 Access to the 110kV infrastructure will be via a new access track which will link the public road to the northwest of the proposed development to the substation compound. These tracks have been included in the separate solar farm development application.

4 APPLICANTS REFERENCE TO THE LEGISLATIVE PROVISIONS

The development which is the subject of this Pre-Application Consultation request relates specifically to 110kV infrastructure to facilitate the connection of solar PV development to the National Grid.

We understand that together, Sections 182A(1) and 182A(9) of the Planning and Development Act, 2000, as amended by the Planning and Development (Strategic Infrastructure) Act, 2006 set a threshold of 110 kilovolts in order for a high voltage electricity transmission line to be deemed Strategic Infrastructure Development.

Subsection 1 of Section 182A states that where an undertaker

“Intends to carry out development comprising or for the purposes of electricity transmission (hereafter referred to in this section and section 182B as ‘proposed development’), the undertaker shall prepare, or cause to be prepared, an application for approval of the development under section 182B and shall apply to the Board for such approval accordingly.”

Subsection 9 of section 182A also states that:

“In this section ‘transmission’ in relation to electricity, shall be construed in accordance with section 2(1) of the Electricity Regulation Act 1999 but, for the purposes of this section, the foregoing expression, in relation to electricity, shall also be construed as meaning the transport of electricity by means of:

- (a) a high voltage line where the voltage would be 110 kilovolts or more, or*
- (b) an interconnector, whether ownership of the interconnector will be vested in the undertaker or not.”*

In section 2(1) of the Electricity Regulation Act 1999, “transmission” is defined in relation to electricity as meaning:

“the transport of electricity by means of a transmission system, that is to say a system which consists, wholly or mainly, of high voltage lines and electric plant and which is used for conveying electricity from a generating station to a substation, from one generating station to another, from one substation to another or to or from any interconnector or to final customers, but shall not include any such lines which the Board may, from time to time, with the approval of the Commission, specify as being part of the distribution system, but shall include any interconnector owned by the Board.

“Electric Plant” is defined as: any plant, apparatus or appliance used for, or for the purposes connected with, the generation, transmission, distribution or supply of electricity other than –

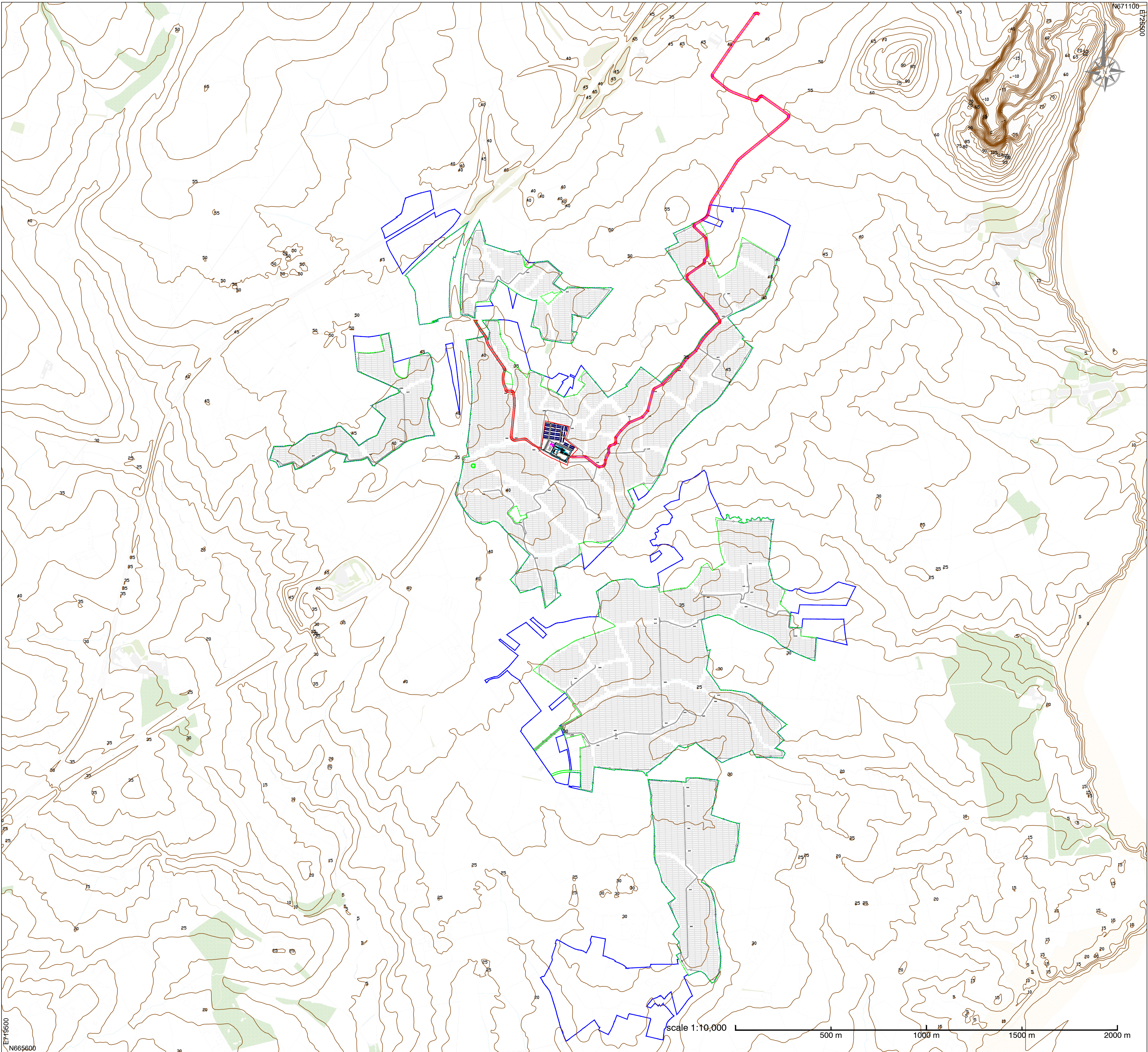
- (a) an electric line,*
- (b) a meter used for ascertaining the quantity of electricity supplied to any premises,*
or
- (c) an electrical appliance under the control of a consumer*

Further to a review of separate applications for similar type infrastructure, the Applicant acknowledges that the infrastructure indicated within the attached Figures and thereon come within the definition of “transmission” as detailed in Section 2(1) of the Electricity Regulation Act 1999. Transmission is defined as *“lines or electric plant used for conveying electricity from*

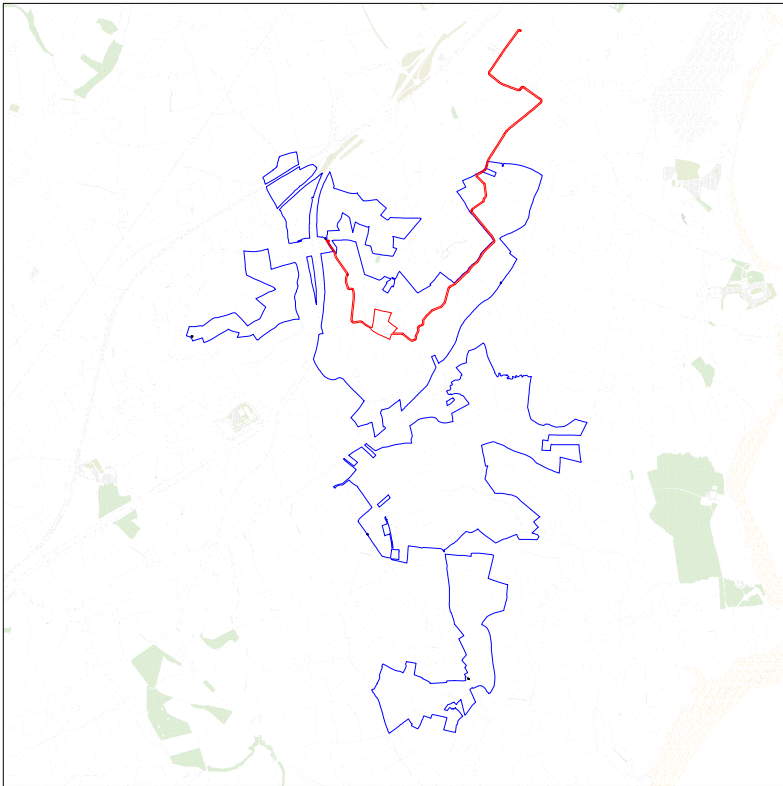
- *a generating station to a substation*
- *from one generating station to another*
- *from one substation to another or*
- *to or from any interconnector or to final customers”*

The proposed SID Works consist of 110kV electric plant, transformer, substation buildings, substation compound, end masts, ducting and cabling to be connected to the Kish 110kV substation (Ref: ABP-315200-22).

The Applicant acknowledges that the proposed development qualifies under this definition for Transmission and accordingly be deemed Strategic Infrastructure Development.



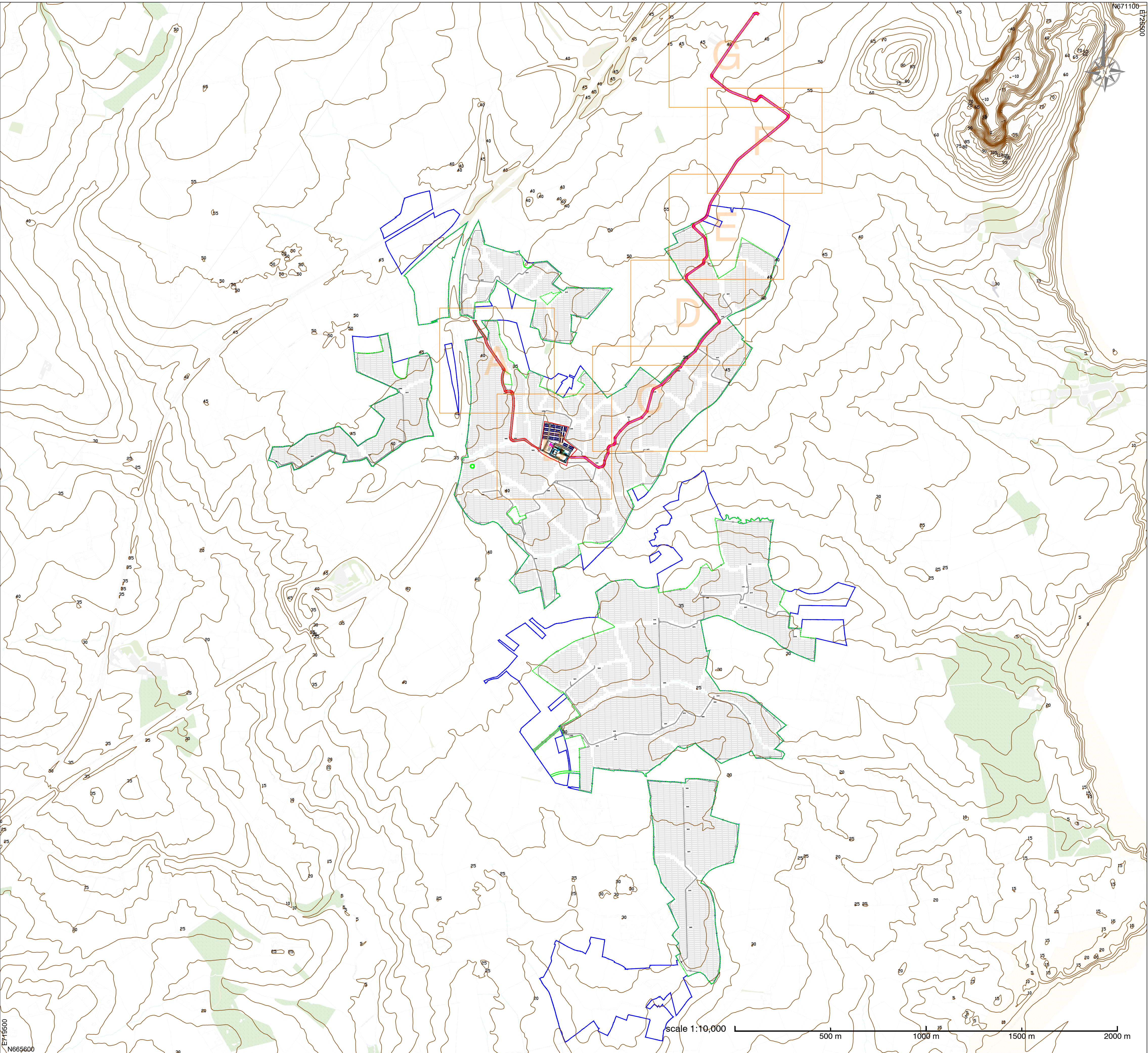
LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	23 m Level Countours



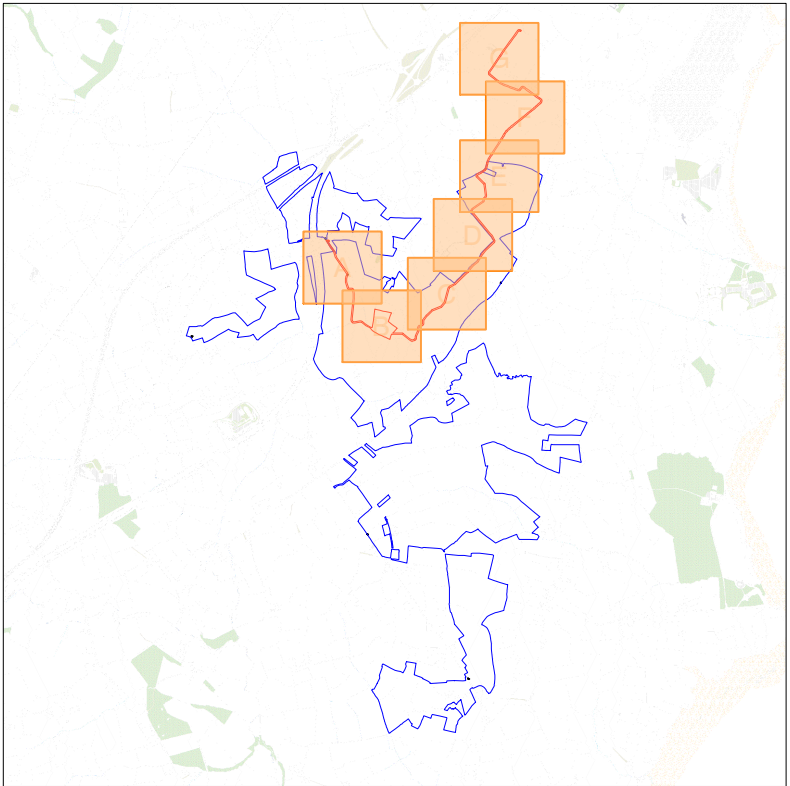
 Highfield Energy Highfield Energy Services Ltd email: info@highfieldenergy.com
Loricloy Limited

DRAWING No.	Figure 1.1
PAPER SIZE (SCALE)	A1 (1:10,000)
DATE	13/03/2026
REVISION (BY)	A (TB)

TITLE	SITE PLAN - OVERALL DEVELOPMENT
PROJECT	NORTH WEXFORD SOLAR FARM



LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route



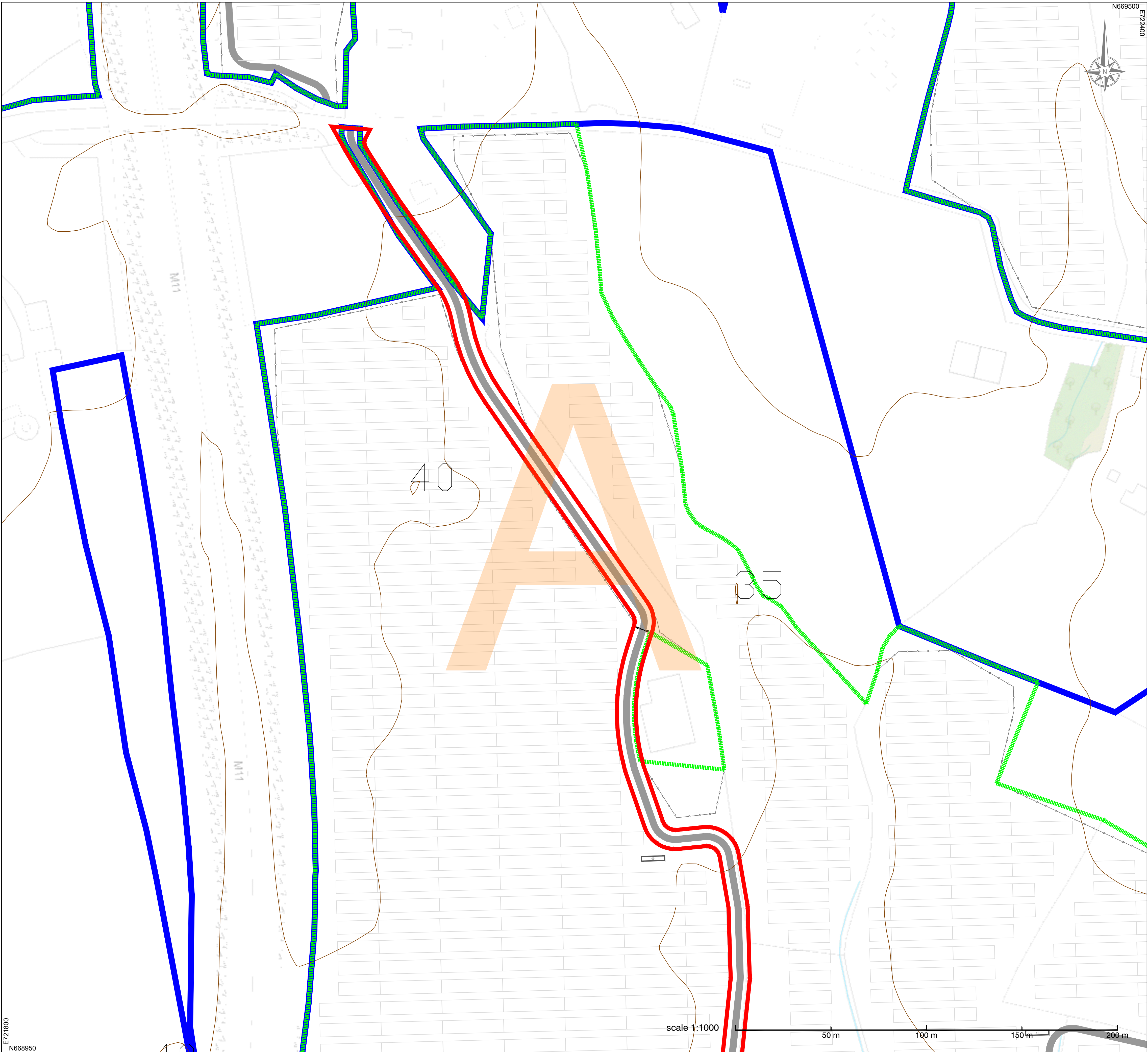
Highfield
Energy

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email: info@highfieldenergy.com

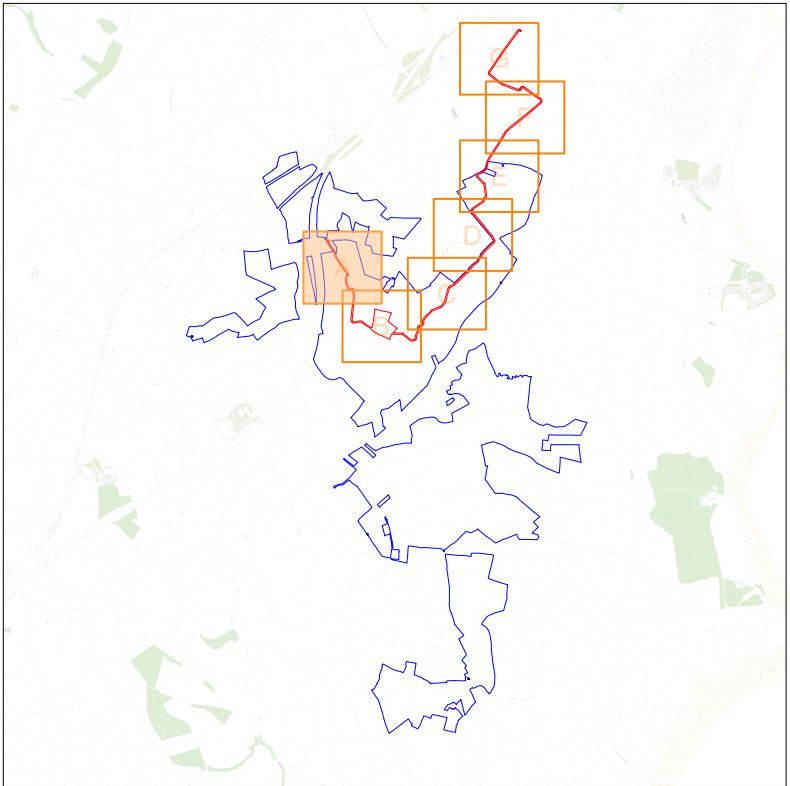
Loricloy Limited

DRAWING No.	Figure 1.2
PAPER SIZE (SCALE)	A1 (1:10,000)
DATE	13/03/2026
REVISION (BY)	A (TB)

TITLE	SITE LAYOUT [BLOCK PLAN]
PROJECT	NORTH WEXFORD SOLAR FARM

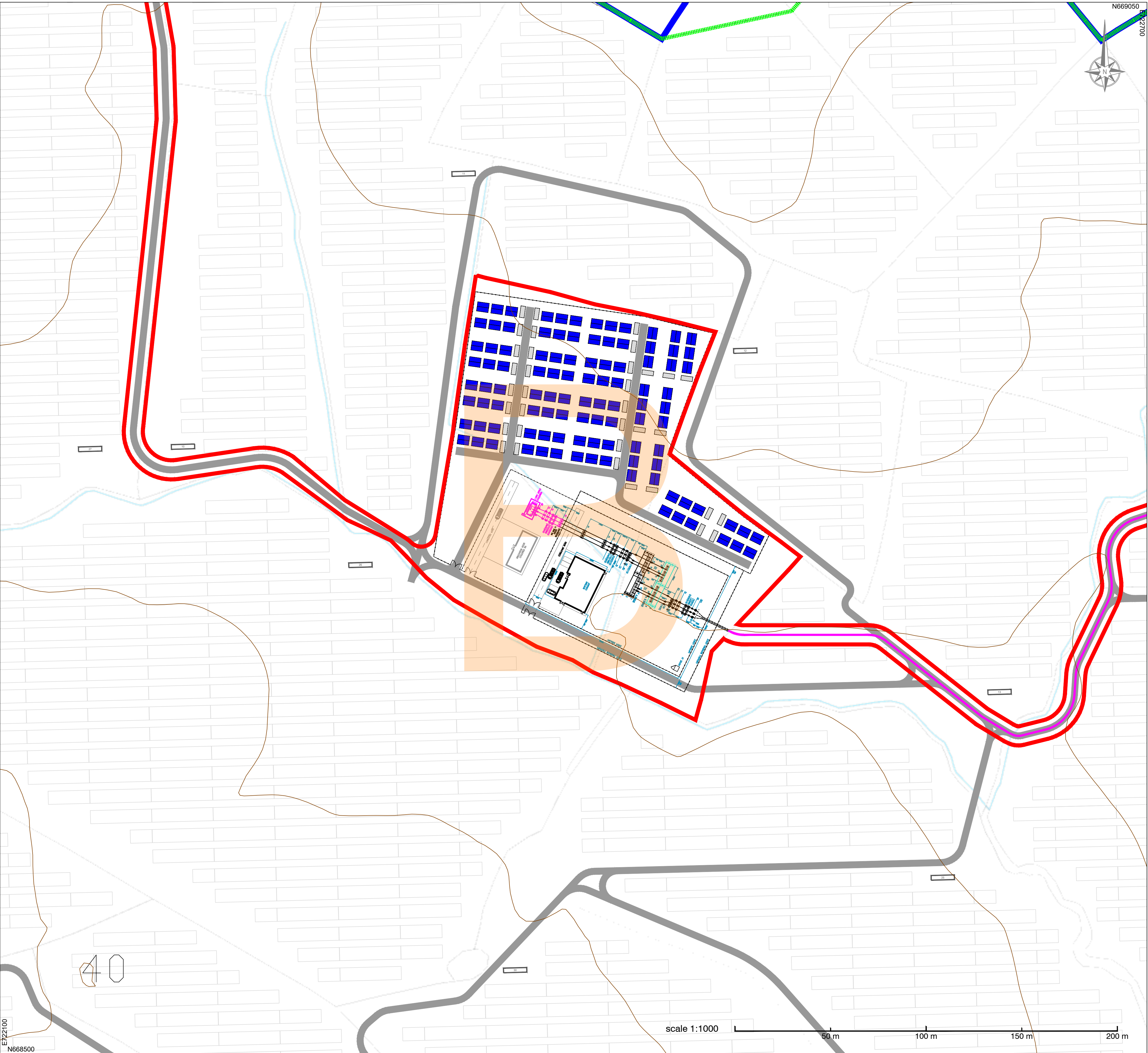


LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route

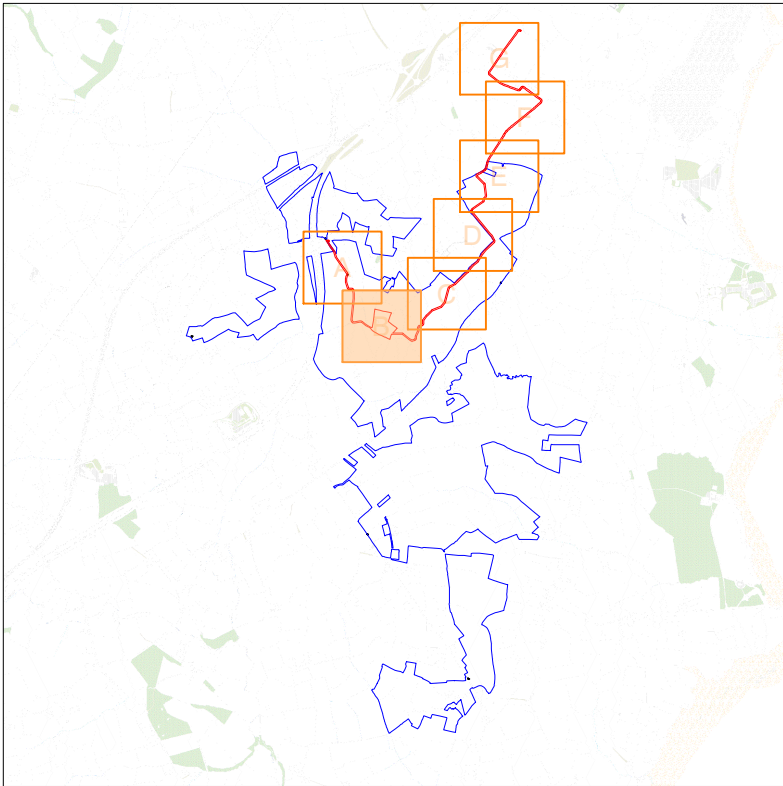


 Highfield Energy Highfield Energy Services Ltd email: info@highfieldenergy.com	DRAWING No.	Figure 1.2 [Block A]
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Loricloy Limited	REVISION (BY)	A (TB)

TITLE	SITE LAYOUT (BLOCK A)
PROJECT	NORTH WEXFORD SOLAR FARM

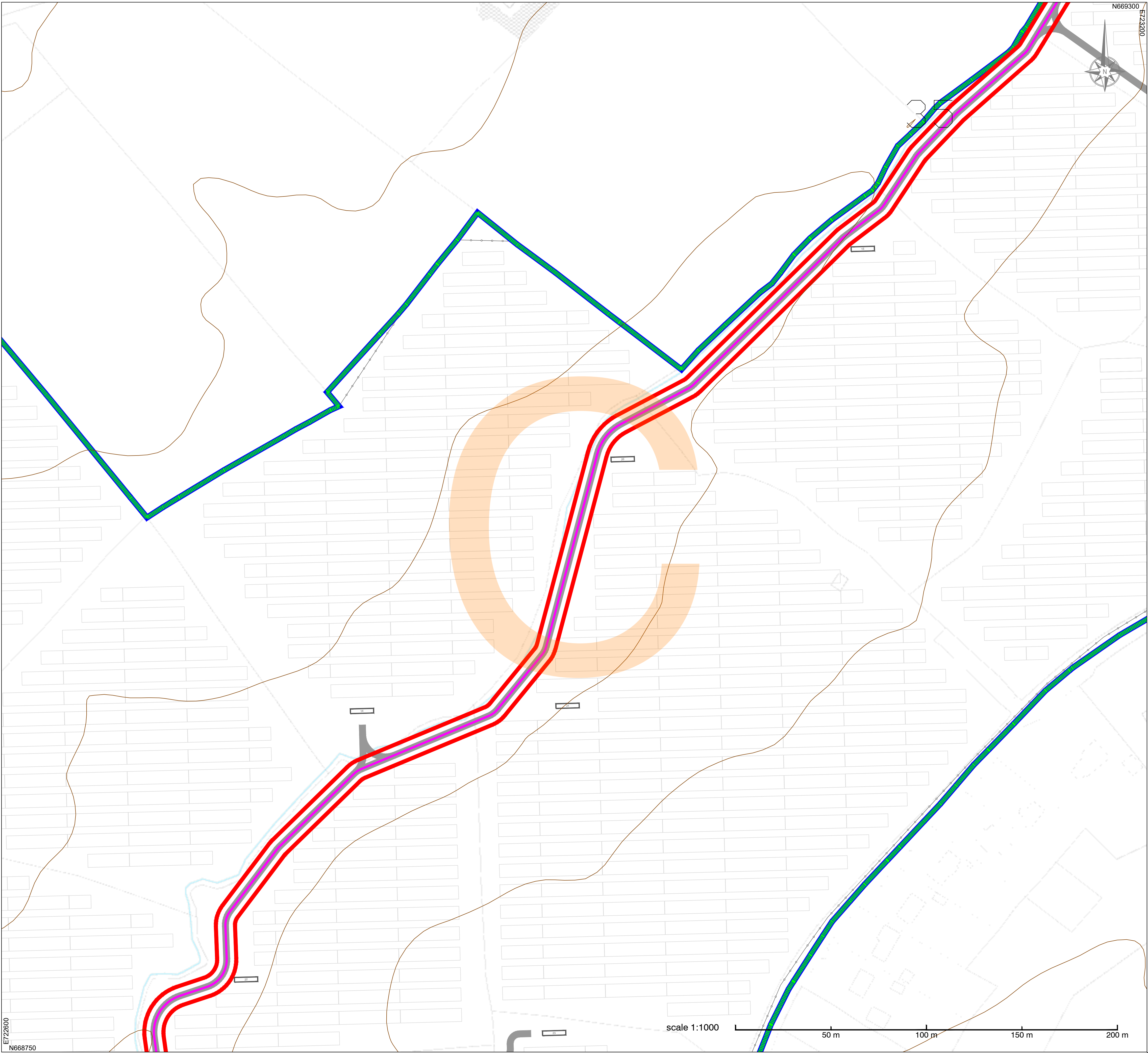


LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route



 Highfield Energy Services Ltd email: info@highfieldenergy.com	DRAWING No.	Figure 1.2 [Block B]
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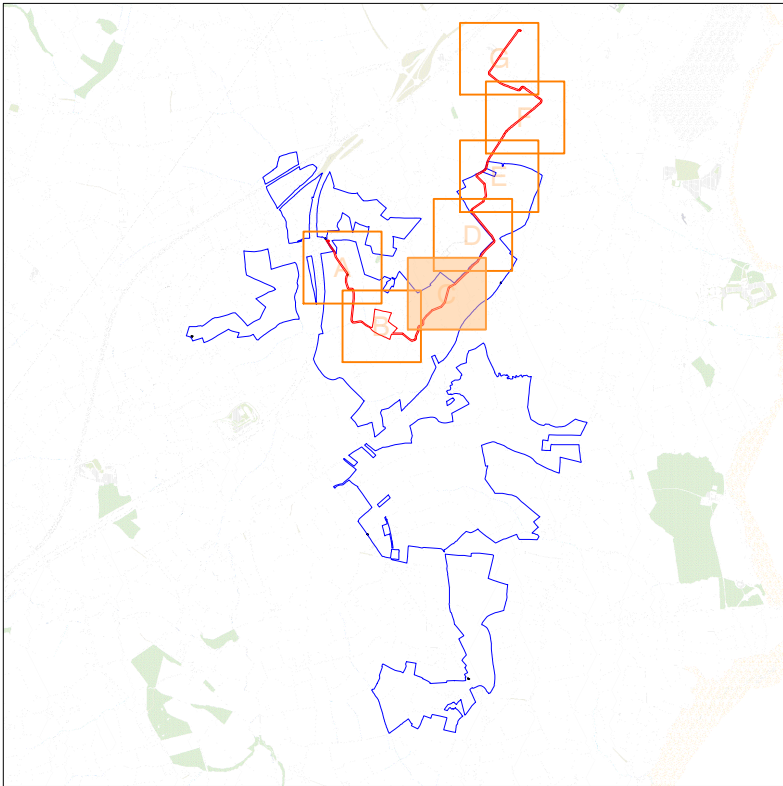
TITLE	SITE LAYOUT (BLOCK B)
PROJECT	NORTH WEXFORD SOLAR FARM



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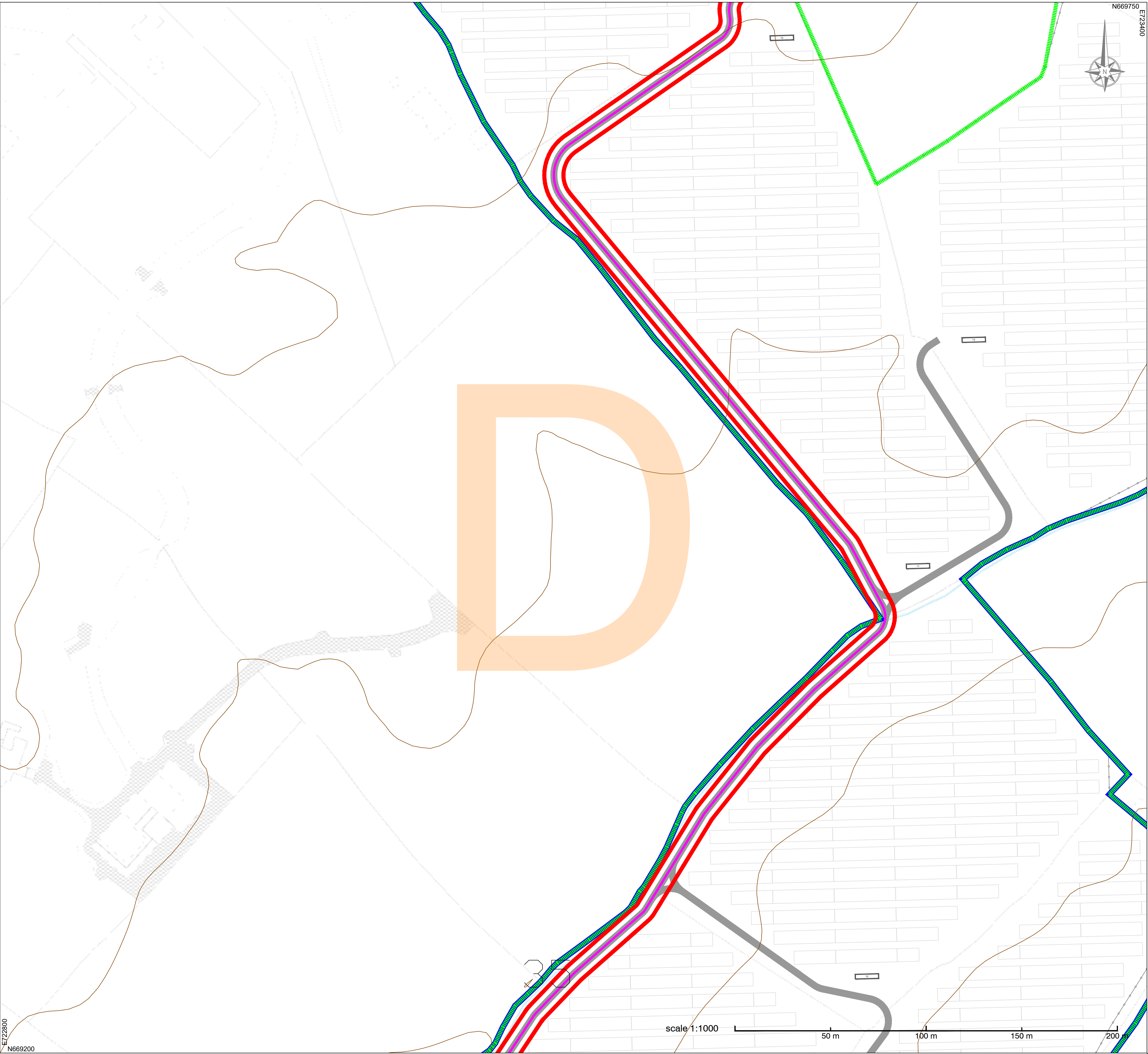
ORDNANCE SURVEY MAP NO. 62 - HISTORICAL SERIES WW045 and WX003

LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route



 Highfield Energy Highfield Energy Services Ltd email: info@highfieldenergy.com	DRAWING No. Figure 1.2 [Block C]
PAPER SIZE (SCALE)	A1 (1:1000)
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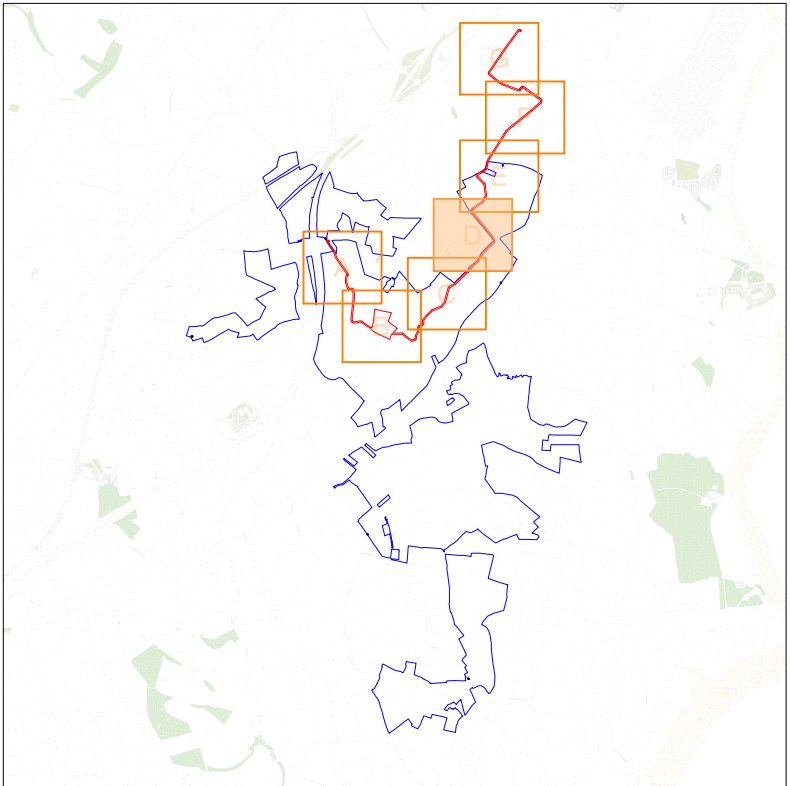
TITLE	SITE LAYOUT (BLOCK C)
PROJECT	NORTH WEXFORD SOLAR FARM



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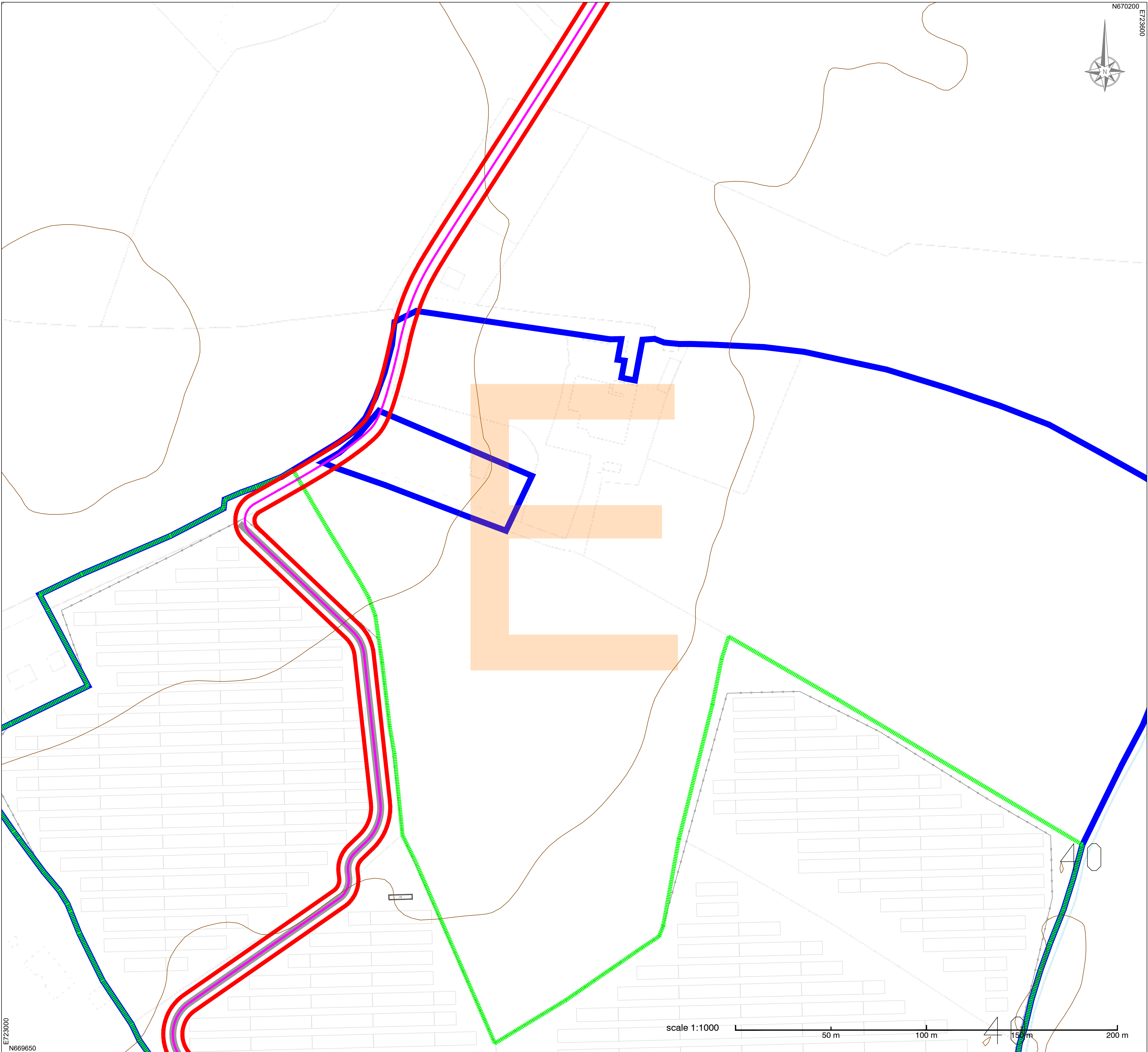
ORDNANCE SURVEY MAP NO. 62 - HISTORICAL SERIES WW045 and WX003

LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route

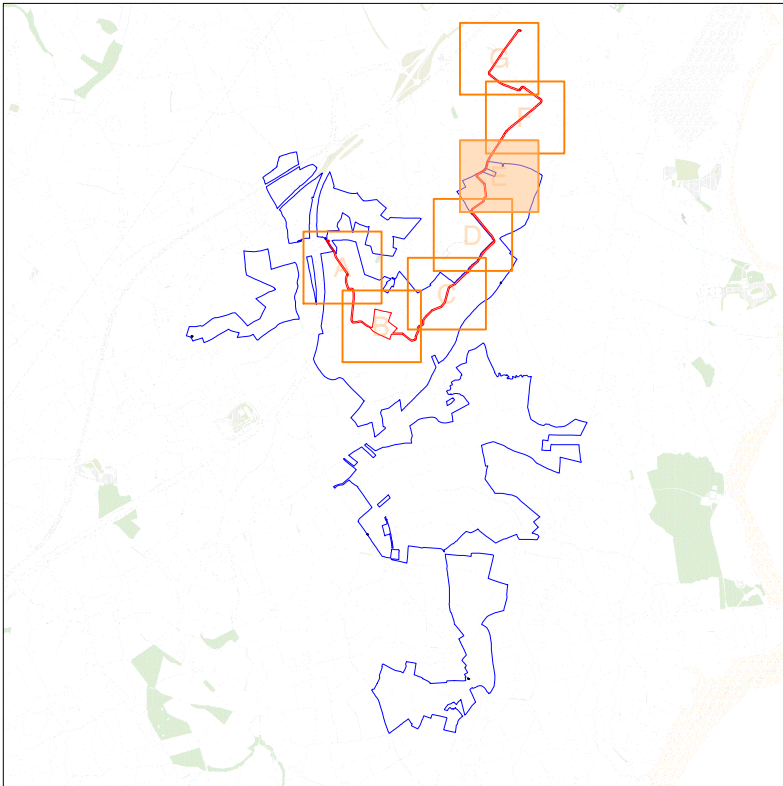


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	PAPER SIZE (SCALE)	A1 (1:1000)
	DATE	13/03/2026
	REVISION (BY)	A (TB)

TITLE	SITE LAYOUT (BLOCK D)
PROJECT	NORTH WEXFORD SOLAR FARM

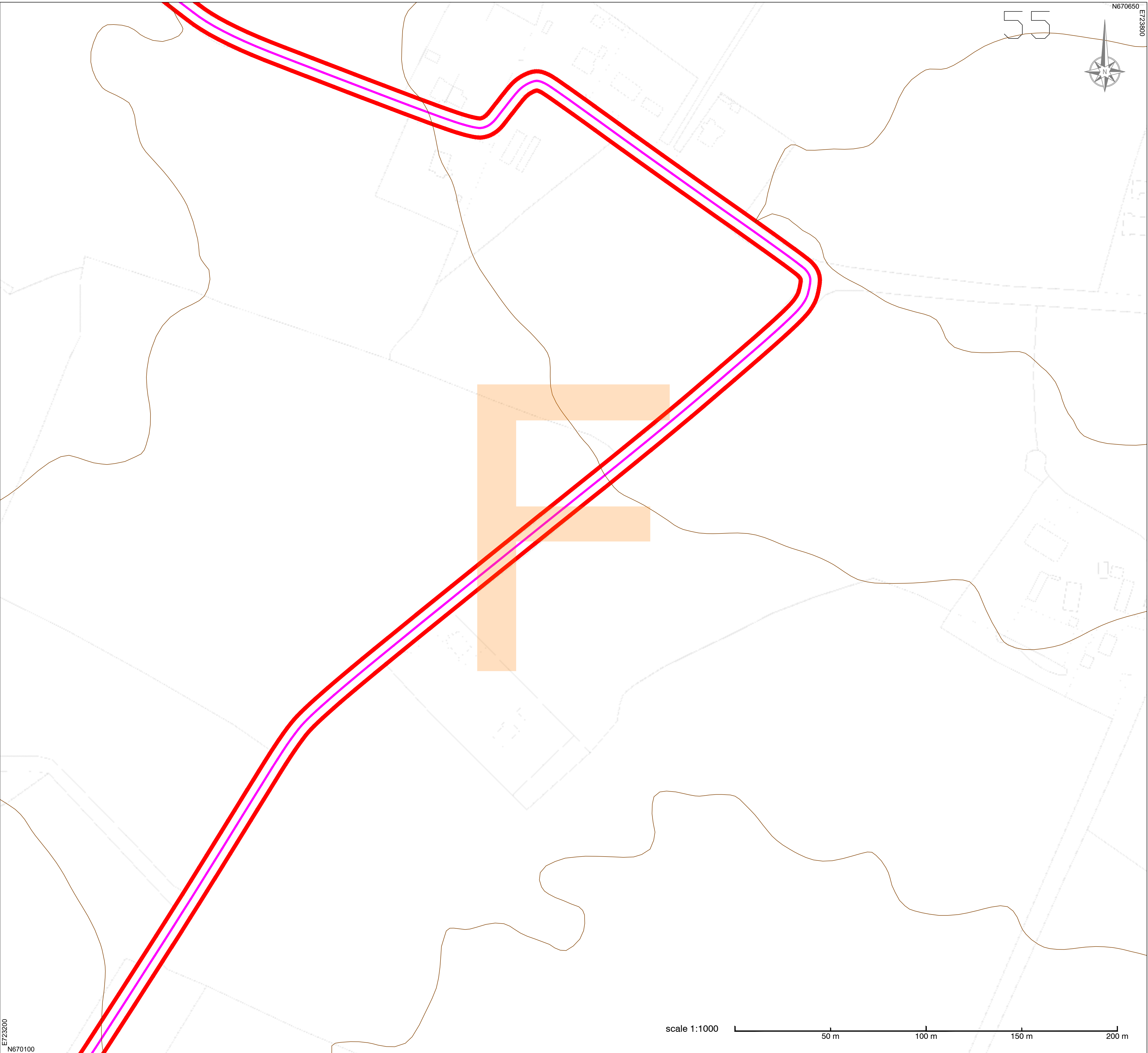


LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route

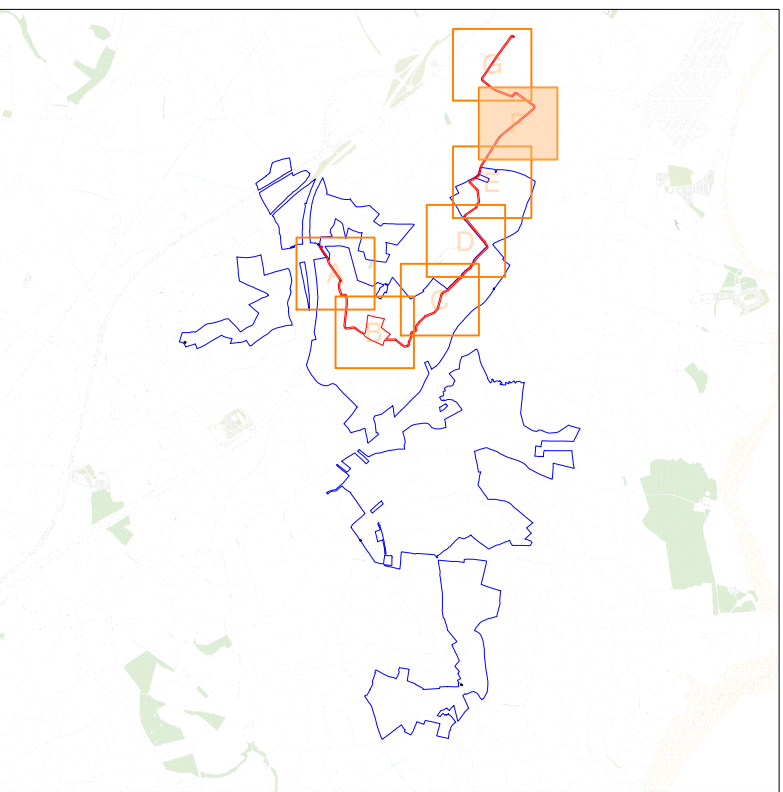


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	DATE	13/03/2026
	REVISION (BY)	A (TB)

TITLE	SITE LAYOUT (BLOCK E)
PROJECT	NORTH WEXFORD SOLAR FARM



LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route



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Highfield Energy Services Ltd
email: info@highfielenergy.com

Loricloy Limited

DRAWING No.
Figure 1.2 [Block F]

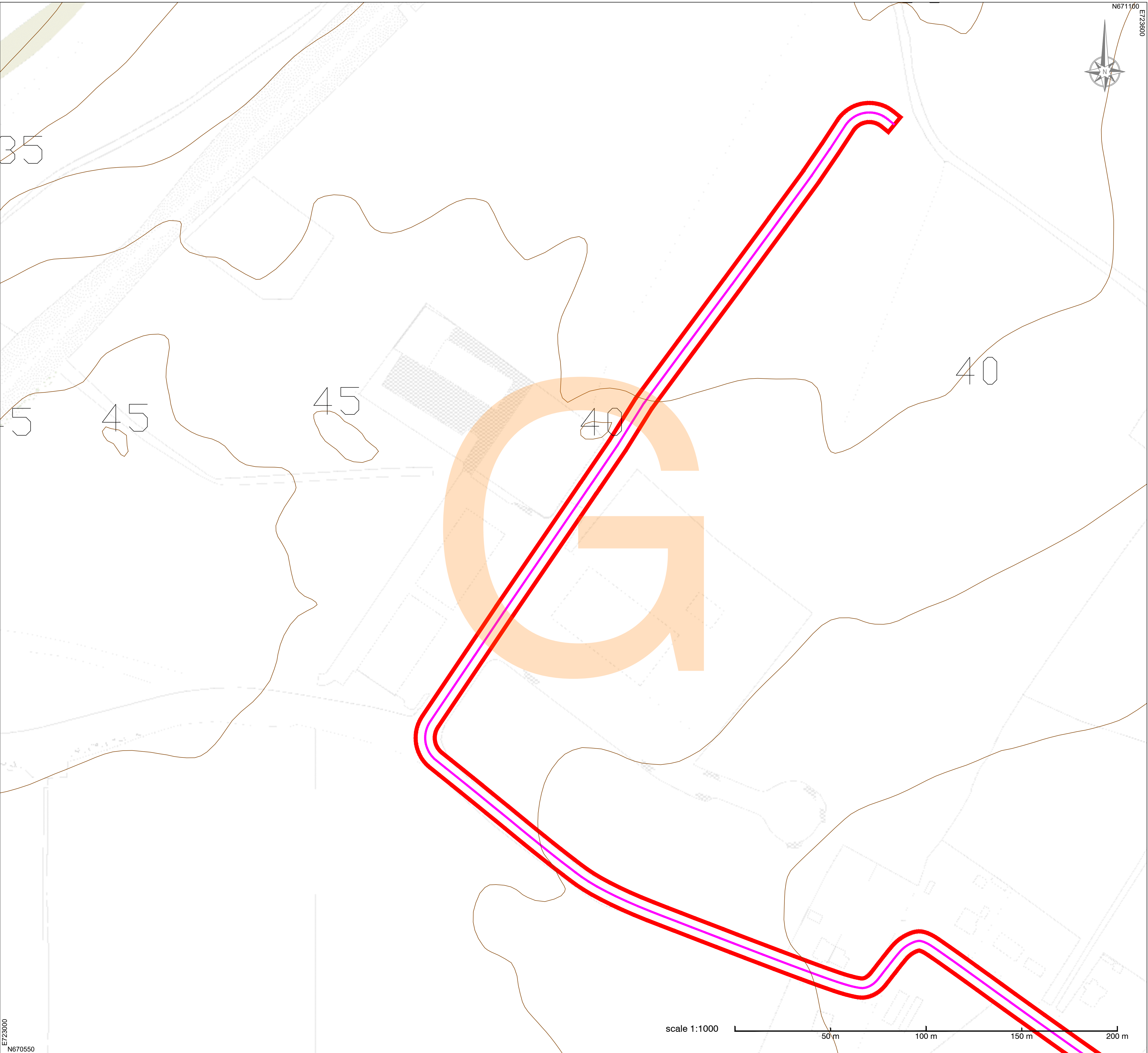
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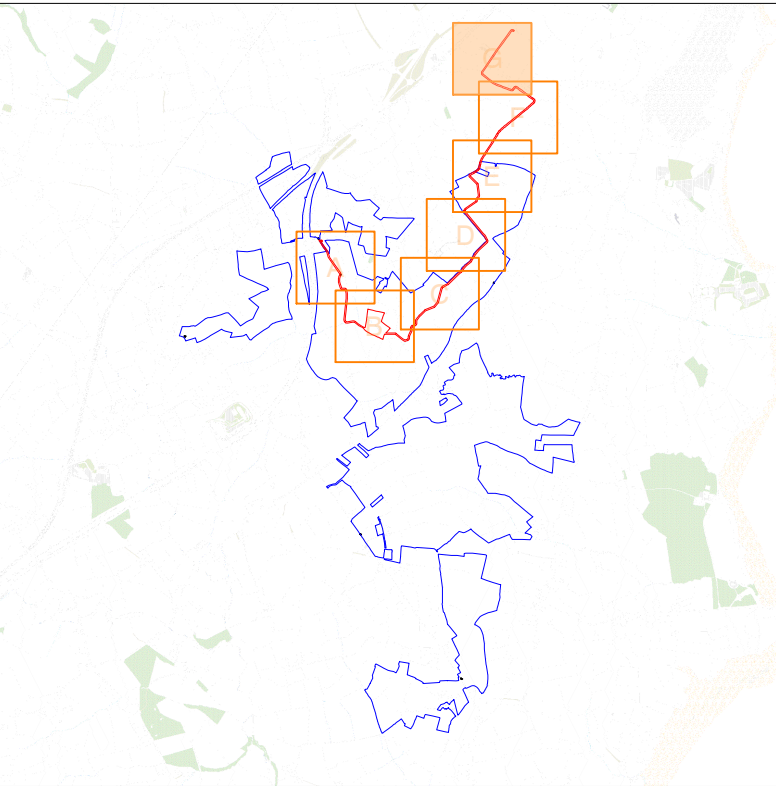
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TITLE
SITE LAYOUT (BLOCK F)

PROJECT
NORTH WEXFORD SOLAR FARM

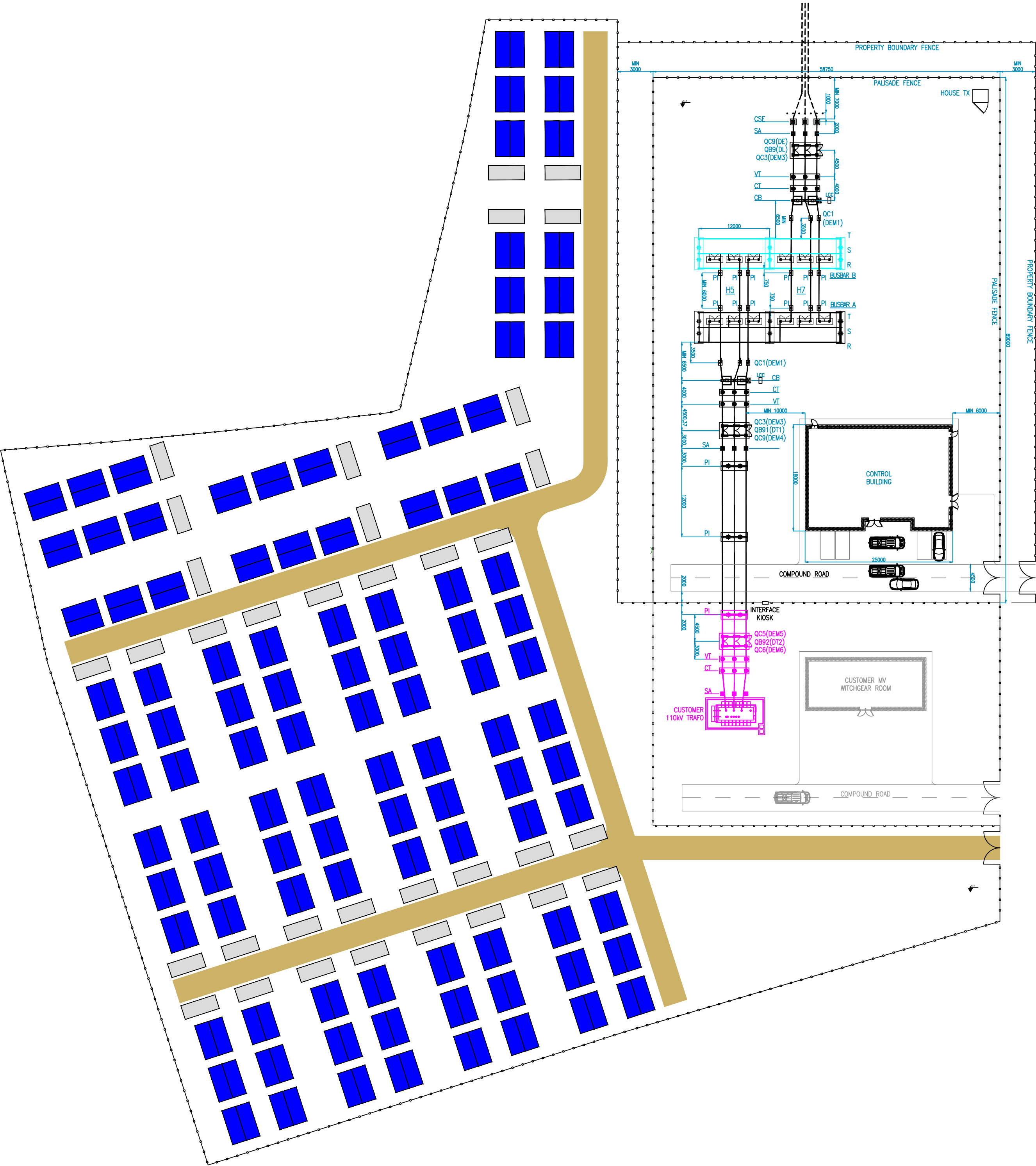


LEGEND	
	Landowners Boundary
	Planning Boundary
	Solar Farm Planning Boundary
	Level Countours
	Fence
	Gate
	Maintenance Road [to be built]
	PV Racks
	Transformer Station
	Battery Storage Module
	Inverter / Transformer Station
	110kV Cable Route



 Highfield Energy Highfield Energy Services Ltd email: info@highfieldenergy.com	DRAWING No.	Figure 1.2 [Block G]
	PAPER SIZE (SCALE)	A1 (1:1000)
	DATE	13/03/2026
	REVISION (BY)	A (TB)

TITLE	SITE LAYOUT (BLOCK G)
PROJECT	NORTH WEXFORD SOLAR FARM



- NOTES:
1. All dimensions in millimeters unless otherwise stated.
 2. For Compound elevations refer to Figure 2.5.2

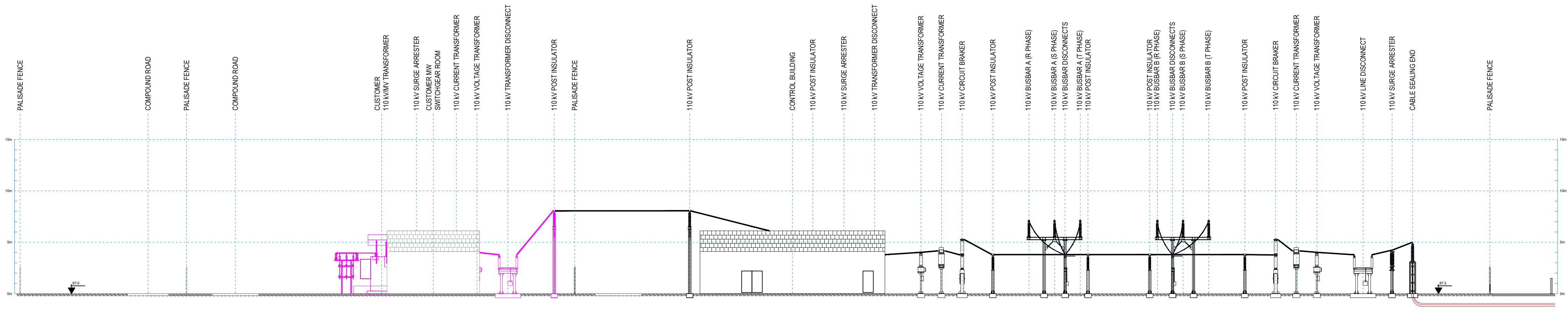
Hightfield Energy Hightfield Energy Services Ltd email: info@hightfieldenergy.com	DRAWING NO.	Figure 2.5.1
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TITLE

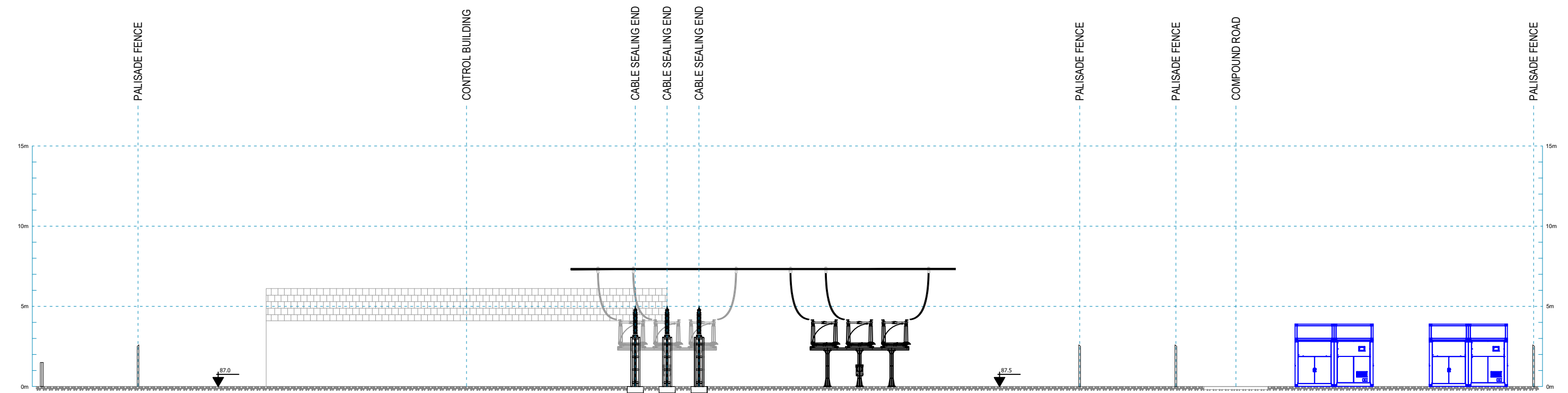
Substation Compound Layout

PROJECT

NORTH WEXFORD SUBSTATION



SECTION A
1:250



SECTION B
1:250

- NOTES:
1. All dimensions in millimeters unless otherwise stated.
 2. For Substation Plan refer to Figure 2.5.1

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	PAPER SIZE (SCALE) A1 (1:250)
	DATE 18/02/2026
	REVISION (BY) A (TB)

TITLE
Substation Compound Elevations

PROJECT
NORTH WEXFORD SUBSTATION