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Subject: Coom Green Energy Park Grid Connection Planning Application - Response to Observations (ACP Ref. 324274)
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To Whom it May Concern,

Please find attached to this email the Applicants response to the observations received on the Coom Green Energy Park Grid Connection Application (ACP Ref. 324274).

I would appreciate if you could acknowledge receipt of this email, and confirm that this response has been accepted. If you have any questions or queries, please do not hesitate to contact me.

Kind Regards,



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COOM RESPONSE TO SUBMISSIONS

**Response to submissions received by ACP
(ACP Ref. 324274-26)**

Prepared for:

Coom Green Energy Park Limited



Date: September 2026

Document No:

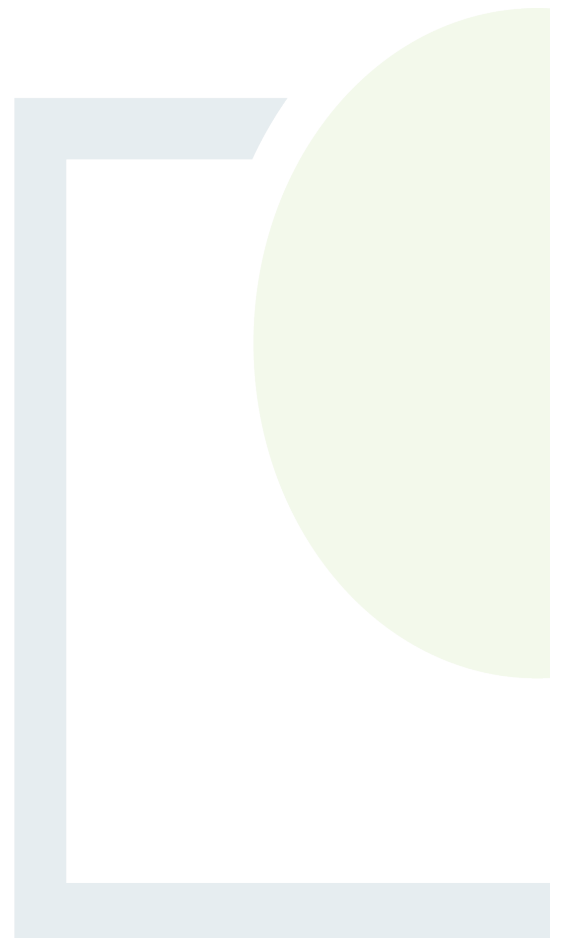
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RESPONSE TO SUBMISSIONS RECEIVED UNDER REF: ACP-324274-26

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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Abstract: Fehily Timoney and Company is pleased to submit this Submissions Response Report to An Coimisiún Pleanála (ACP) for planning application ACP Ref. 324274.

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1. INTRODUCTION

Fehily Timoney and Company (FT) have been commissioned by Coom Green Energy Park Limited (the Applicant) to provide responses to submissions and observations made on a Strategic Infrastructure Development (SID) planning application made to An Coimisiún Pleanála (ACP Ref: 324274). Correspondence was first received from ACP dated 5th August 2026 requesting any submission of a response not later than the 2nd of September 2026. Given the complexity of the responses, the Applicant subsequently requested an extension of this deadline, which was granted and the Applicant was given until the 16th of September to respond, please refer to Appendix 1 for ACP correspondence.

The Proposed Development forms part of the infrastructure necessary to facilitate the integration of renewable energy generation into the national electricity network. The development supports national objectives relating to decarbonisation, energy security and climate action and is consistent with the policy framework for renewable energy development and electricity transmission infrastructure. The responses contained in this report should therefore be considered in the context of the strategic importance of the Proposed Development and its contribution to national and regional policy objectives.

As presented on the ACP website, certain "Prescribed Bodies" and "Observers" have provided submissions on the Application for consent. In total, there were 12 no. submissions, comprising 7 no. observations from third Parties, 1 no. submission from Cork County Council, the Planning Authority, and 4 no. submissions from prescribed bodies:

- Cork County Council
- Department of Housing, Local Government & Heritage (DHLGH) (DAU)
- Health Service Executive (HSE)
- Uisce Eireann
- Transport Infrastructure Ireland (TII)

This report responds to all submissions received, which are grouped into the following sub-sections for the purposes of making a comprehensive response:

- Section 2: Response to Cork County Council Submission
- Section 3: Response to DoHLGH Submission (DAU)
- Section 4: Response to Submissions from Other Prescribed Bodies
- Section 5: Response to Third Party Observations

Section 5 of this report presents the Applicant's response to all the concerns raised by the third-party observations. Each observation has been carefully considered by the Applicant, and common themes/issues were collated together to provide a concise and cohesive response to all.



2. PRESCRIBED BODY – CORK COUNTY COUNCIL SUBMISSION

2.1 Introduction

As the local planning authority, Cork County Council submitted an observation to ACP on the application in accordance with the Planning and Development Act. The submission outlines a number of items, with a few requiring responses from the Applicant. These are outlined in turn below.

2.2 Submission Responses

2.2.1 Item no. 1: Archaeology

The County Archaeologist reviewed the Application, more specifically Chapter 13 of the EIAR as it relates to Archaeology and Cultural Heritage, which fed into the Council's observation which states the following:

"There are four Recorded Monuments within the development site which were fully excavated and preserved by record during the archaeological works associated with the M8 motorway scheme. While no impacts to these Recorded Monument can occur, their discovery demonstrates the presence of previously unrecorded sub-surface archaeology in the wider area. The County Archaeologist notes that the area of the proposed development is largely confined to commercial forestry and that the 'green areas' are confined to the proposed 33kV section of the project. The County Archaeologist advised during pre-planning discussions that testing in the green areas be undertaken to identify unknown archaeological features at a stage where the project design could be adjusted to facilitate preservation in situ in accordance with Objective HE 16-13 of the Development Plan. The recommended testing has not been undertaken, and the County Archaeologist recommends that further information be sought accordingly.

*While the concerns of the County Archaeologist are acknowledged, it is noted that these concerns relate to the proposed 33kV grid connection which does not form part of this current application and is subject to a separate statutory consent process. **As such, it is considered that this matter may be more appropriately addressed as part of that planning application.** The County Archaeologist has set out a number of conditions where further information is not required."*

2.2.1.1 *Response*

The Applicant notes the observation of Cork County Council and the remarks of the County Archaeologist and is committed to ensuring the preservation and protection of any items of archaeological or cultural heritage interest (as evidenced in Chapter 13 of the associated EIAR).

It is of importance to note that there are two separate Applications which form part of the Environmental Impact Assessment Report, one which has been submitted to An Coimisiún Pleanála (ACP. Ref. 324724) and the other which has been submitted to Cork County Council (and subsequently deemed incomplete). With regards to the Application that is in front of the Commission, there is no / a minimal amount of the Proposed Development located within greenfield land. As such the Applicant is of a similar opinion to the concluding remarks of the Council that the matter is more appropriate to address as part of the Application which will be resubmitted to the Local Authority in the coming weeks.



In conclusion, as outlined in the Council's concluding remarks, we strongly agree that the archaeology item raised above is more appropriate to address as part of the Application which will be resubmitted to Cork County Council over the coming weeks and should not be addressed by way of Further Information in this Application given that there is no/minimal works located in greenfield land as part of it. Furthermore, the Applicant is happy to accept a condition in the event of a grant of planning requiring the appointment of suitably qualified archaeologist and associated testing prior to commencement of the Proposed Development.

2.2.2 Item no. 2: Protection of Hedgerows and Tree Root Systems

The Council states the following in relation to biodiversity:

"It is noted that the proposed 110kV route will be mostly along public road, improved agricultural grassland, forestry tracks, and forestry. It would appear that the greatest impacts to habitats and species will be along the 33kV route which will be subject to a separate planning application. As per the report of the Ecologist, it is unclear, however, whether the hedgerows and treelines along the 110kV route will require root protection measures. The Ecologist recommends that this should be clarified either through a request for further information or by condition."

2.2.2.1 *Response*

The Applicant confirms that the proposed 110 kV Grid Connection Route is located predominantly within existing public roads, forestry roads and forestry tracks, thereby avoiding impacts on hedgerows, treelines and mature trees wherever practicable. As outlined in Chapter 9 (Biodiversity) and Appendix 2-2 (Construction and Environmental Management Plan) of the EIAR, a comprehensive suite of mitigation measures has been incorporated into the design and construction methodology. These include the appointment of a Project Ecologist/Ecological Clerk of Works (ECoW), implementation of Forestry Service and other relevant best practice guidance, and the maintenance of appropriate setback distances from hedgerows and trees during construction.

As described in Sections 9.3.4, 9.4.3.1.1 and 9.5.1 of the Biodiversity Chapter, the route has been specifically designed to utilise existing infrastructure corridors where possible in order to minimise habitat loss, fragmentation and disturbance. Furthermore, selected watercourse crossings will be completed using Horizontal Directional Drilling (HDD), thereby avoiding direct impacts on riparian woodland, scrub habitats and associated root systems..

Within agricultural lands along the 110 kV route, the trench has been aligned to avoid hedgerows, treelines and mature trees where practicable. Where crossings of hedgerows are required, these will be undertaken at existing gaps where feasible and any vegetation removal will be limited to the minimum extent necessary. As no retained mature trees will be subject to excavation within their root zones, the establishment of RPAs is not considered necessary.

The Biodiversity Chapter was prepared having regard to the TII Guidelines for the Protection and Preservation of Trees, Hedgerows and Scrub Prior to, During and Post Construction of National Road Schemes, and these measures will be applied as appropriate during construction. Accordingly, significant impacts on retained hedgerows, treelines or their rooting systems are not anticipated.

In conclusion, the query of the county ecologist has been addressed in the submitted EIAR and the response outlined above. As such, we do not believe that a request for further information is necessary to address this item in this case.



2.3 Conclusion

In conclusion, whilst Cork County Council raised a number of items to be addressed a large majority of the observation was positive and agreeing that the Proposed Development is positive and acceptable subject to the implementation of measures outlined in the EIAR and any appropriate conditions that the Commission might consider necessary. This is evident in one of the concluding remarks of the Planner which states:

"Having regard to national and regional policy and the objective of the Cork County Development Plan 2022 which recognise the importance of renewable energy and associated electricity infrastructure to support transmission and distribution of this energy to the national grid, the Planning Authority respectfully submits that it has no objection in principle to the Proposed Development."

All of the key concerns/items raised by the Council, have been addressed in detail in the sections above. We also wish to draw the Commissions attention to the ongoing dialogue between Cork County Council and the Applicant to rectify the points regarding archaeology as part of the resubmission of the Application to them. Further detail on this is contained in Section 5 within this report.



3. PRESCRIBED BODY – DEPARTMENT OF HOUSING, LOCAL GOVERNMENT AND HERITAGE

3.1 Introduction

This section of the Report responds to the submission from the Development Applications Unit (DAU). The main body of the submission relates to the topic of Archaeology Submission Response

3.1.1 Item No. 1: Protection of Archaeological Heritage

The DAU notes that Chapter 13 of the EIAR includes an Archaeological Impact Assessment prepared by John Cronin and Associates. The DAU acknowledges that the proposed development is in proximity to a few Recorded Monuments and that there remains the potential for previously unknown subsurface archaeological features or deposits to be encountered within the proposed development area

"The EIAR acknowledges that there is a potential that previously unknown sub surface archaeological features or deposits may be present within the proposed development site (PDS)."

"The developer shall engage a suitably qualified archaeologist to monitor ... all site clearance works; topsoil stripping or groundworks associated with the development."

3.1.1.1 *Response*

The Applicant notes the observations of the Department of Housing, Local Government and Heritage Development Applications Unit (DAU) regarding the archaeological assessment of the Proposed Development and the potential for previously unknown subsurface archaeological remains to be present.

As outlined in Chapter 13 of the EIAR, the archaeological assessment included desktop studies, site inspections, historic mapping review, aerial imagery analysis, LiDAR review and field surveys. While no archaeological constraints requiring avoidance were identified within the proposed works area, the possibility of encountering previously unrecorded subsurface archaeological features cannot be entirely excluded.

In accordance with the mitigation measures set out in the EIAR and as recommended by the DAU, the Applicant will engage a suitably qualified archaeologist to monitor all relevant ground disturbance works, including site clearance, topsoil stripping and excavation works associated with the Proposed Development. Monitoring will be undertaken under licence from the National Monuments Service.

Should any archaeological material be encountered during construction, works will cease in the affected area, and appropriate mitigation measures will be agreed with the National Monuments Service.

The Applicant accepts the recommendation of the DAU regarding archaeological monitoring and confirms that a suitably qualified archaeologist will monitor all relevant ground disturbance works. This approach will ensure that any previously unrecorded archaeological material is appropriately safeguarded and managed, and the Applicant is satisfied that the Proposed Development will not result in significant adverse effects on archaeological heritage



4. SUBMISSIONS FROM OTHER PRESCRIBED BODIES

4.1 Uisce Éireann

4.1.1 Protection of Existing Uisce Éireann Infrastructure

- "Uisce Éireann identifies the presence of a 75mm watermain in the vicinity of the Barrymore 110kV Substation where the proposed grid connection route terminates."
- "Uisce Éireann advises that appropriate separation distances must be maintained from existing water infrastructure and that the Applicant should engage with Uisce Éireann's Diversions Department prior to commencement of works to ensure protection of existing assets and agreement of any required diversions."
- "Uisce Éireann operates a 75mm watermain in the vicinity of Barrymore 110kV substation."
- "Uisce Éireann does not permit build over of its assets, and that in works, separation distances as per Uisce Éireann's Standards Codes and Practices must be achieved."
- "Prior to any commencement of works, the applicant is required to submit a diversion enquiry to Uisce Éireann and receive a Confirmation of Feasibility (COF) letter from our Diversions Department."

4.1.1.1 *Response*

The Applicant notes Uisce Éireann's observations regarding the 75mm watermain in the vicinity of the existing Barrymore 110kV Substation and acknowledges the requirement to protect existing water services infrastructure.

The proposed 110kV Grid Connection Route has been designed predominantly within existing road corridors and will be constructed in accordance with relevant utility and infrastructure protection requirements. Appropriate separation distances will be maintained from existing Uisce Éireann assets, and construction activities will be planned to avoid impacts on water services infrastructure.

The Applicant confirms that engagement with Uisce Éireann will continue throughout the detailed design and pre-construction stages. Where required, a diversion enquiry will be submitted to Uisce Éireann and any necessary approvals, including a Confirmation of Feasibility (COF), will be obtained in advance of works.

Based upon initial consultations with Uisce Éireann and application details provided, Uisce Éireann advised that the proposed build over can be facilitated, subject to further agreements. Please refer to Appendix 12.1, Volume 3 of the EIAR for the Uisce Éireann Letter of Feasibility, received on the 14th of August 2025.

Accordingly, the Applicant is satisfied that the proposed development can be constructed without adverse effects on existing Uisce Éireann infrastructure, subject to ongoing coordination with Uisce Éireann.



4.2 Health Service Executive

4.2.1 Item 1: Assessment of Description of Physical Environment

*"It is recommended that the mitigation measures outlined in the EIAR are implemented to ensure protection of public health during construction activities and operational activities, and that these mitigation measures are **monitored** throughout the project lifecycle."*

4.2.1.1 *Response*

The Applicant notes the recommendation of the HSE National Environmental Health Service that the mitigation measures identified within the EIAR should be implemented and monitored throughout the construction and operational phases of the Proposed Development. The Applicant confirms that all mitigation measures set out in the EIAR will be incorporated into the project design and implemented through the CEMP. Monitoring and environmental management measures will be undertaken throughout the project lifecycle to ensure the continued protection of public health and the environment.

4.2.2 Item 2: Assessment of Air Quality and Climate

"There will be no likely significant adverse effects on air quality or climate expected from the project during the operational phase of the development as there are no emissions to atmosphere. NEHS recommend a formal road maintenance agreement between the applicant and Cork County Council which clarifies responsibility for the upkeep and repair of access roads for the proposed development."

4.2.2.1 *Response*

The Applicant notes the comments of the HSE National Environmental Health Service regarding air quality and road maintenance. As identified in the EIAR, no significant adverse effects on air quality or climate are anticipated during the operational phase of the Proposed Development, as there will be no emissions to atmosphere associated with its operation. The Applicant also acknowledges the recommendation for a formal road maintenance agreement and will continue to engage with Cork County Council.

4.2.3 Item 3: Assessment of Noise & Vibration

"It is recommended that consideration for public health during construction activities are implemented with the mitigation measures outlined in the EIAR, including a designated liaison person. The contact details of this community liaison officer or representative should be available to the local community. No construction activities should take place on Sundays or Bank holidays without prior approval from the Planning Authority."

4.2.3.1 *Response*

The recommendation regarding the protection of public health during the construction phase is acknowledged. The mitigation measures identified in the EIAR will be implemented through the CEMP to minimise potential impacts on nearby residents and communities. A designated community liaison representative will be appointed, and contact details will be made available to local stakeholders to facilitate communication throughout the construction period. Construction activities will be undertaken in accordance with agreed working hours.



4.2.4 Item 4: Traffic

"NEHS recommends that the TMP will be agreed with the local authority and incorporated into the Construction Environmental Management Plan (CEMP), as stated in the EIAR."

4.2.4.1 Response

The Applicant notes the recommendation of the HSE National Environmental Health Service that a detailed Traffic Management Plan (TMP) will be prepared by the appointed contractor prior to commencement of construction and submitted for agreement with the relevant local authority and incorporated into the CEMP. The Applicant confirms that a TMP will be prepared and implemented in accordance with the commitments set out in the EIAR and will form part of the overall construction management framework for the Proposed Development. Ongoing engagement will be undertaken with the relevant local authority to ensure that traffic management measures are appropriate and effective throughout the construction phase. Accordingly, no significant adverse effects relating to construction traffic are anticipated.

4.2.5 Construction and Environmental Management Plan (CEMP)

"NEHS recommends that a formal complaints procedure is implemented to resolve any possible issues or community concerns in relation to traffic, dust, noise, vibration or water complaints because of the construction phase of the project."

4.2.5.1 Response

The Applicant notes the recommendation of the HSE National Environmental Health Service regarding the implementation of a formal complaint's procedure during the construction phase of the Proposed Development. The Applicant is committed to maintaining effective communication with local communities and stakeholders throughout the construction period. A formal complaints procedure will be implemented as part of the CEMP to facilitate the timely recording, investigation and resolution of any concerns relating to traffic, dust, noise, vibration, water quality or other construction-related activities.

4.3 TII

4.3.1 Item 1: HDD Crossing of the M8 Motorway Network

TII notes that the proposed HDD crossing of the M8 Motorway Network will require separate consent under Section 53 of the Roads Act and may also require additional approvals, licences and agreements from relevant road authorities, PPP concession companies and Motorway Maintenance and Renewal Contractors (MMaRC).

"The proposed HDD crossings of the Motorway network require consent under Section 53 of the Roads Act."

TII advises that further engagement will be required through its 'Third-Party Works' process and notes that the drawings submitted with the application do not contain sufficient detail to inform the separate consent process.

"Further liaison with TII 'Third Party Works' will be required as drawings made available do not have sufficient detail for inclusion in TII consent requirements..."



TII further states that any HDD crossing should be designed and constructed so that there is no impact on the strategic function, drainage infrastructure, operation or maintenance of the motorway network. TII also requests clarification that any permission granted does not constitute consent for works within the M8 motorway reservation.

“TII has not provided any consent for any works within the motorway reservation...”

4.3.1.1 Response

The Applicant notes TII's observations regarding the proposed HDD crossing of the M8 Motorway and acknowledges that separate consent under Section 53 of the Roads Act, together with any other approvals, licences or agreements required by TII and relevant road authorities, will be obtained as part of the detailed design and pre-construction process.

The Applicant further notes that engagement with TII and Direct Route has been undertaken throughout the development of the Proposed Development and the permitted Coom Green Energy Park (ACP Ref: 308885-20). Direct Route was consulted as part of the EIAR scoping process in 2019 and 2025 with a subsequent virtual meeting held on the 5th of September 2025. In a response, Direct Route provided recommendations relating to the proposed 110kV GCR crossing under the M8. A copy of the correspondence from TII is included in Chapter 5 – EIA Scoping and Consultation of Volume 2 of the EIAR. The routing, design and crossing methodology have been informed by this engagement and by consideration of the requirements associated with infrastructure located within the M8 motorway corridor.

The HDD crossing of the M8 has been specifically selected to avoid any direct interaction with the motorway carriageway, structures or drainage infrastructure. As described in the EIAR, the HDD crossing will be installed below the motorway infrastructure and associated drainage systems, ensuring that the strategic function, operation, maintenance and safety of the motorway network are not affected.

Detailed design information will be provided to support the separate consent process. The current planning application seeks consent for the Proposed Development only and does not seek, nor imply, consent to undertake works within the motorway reservation. Any such approvals will be progressed separately.

As assessed in Chapter 12 of the EIAR, the Proposed Development will generate additional construction traffic and require temporary traffic management measures, including temporary road closures, diversions and lane closures. However, the assessment concludes that the proposed construction traffic is not likely to result in a significant effect on the assessed roads and that, following implementation of mitigation measures and the Traffic Management Plan (TMP), residual construction traffic effects will be short-term and slight in significance. Operational traffic is anticipated to be minimal, and decommissioning effects will be lower than those associated with construction. Accordingly, Chapter 12 concludes that there are no likely significant effects on the receiving environment as a result of the construction, operation and decommissioning of the Proposed Development.

4.3.2 Item 2 Construction Traffic Management and Abnormal Loads

TII recommends that a detailed TMP be prepared and agreed with the relevant road authorities prior to commencement of development.

“Prior to the commencement of development, a detailed Traffic Management Plan (TMP) shall be submitted for the written agreement of relevant County Councils subject to the written agreement of TII.”



TII also requests that all works affecting the national road network comply with relevant TII standards and publications and that any required licences, approvals or agreements are secured in advance of construction.

“Prior to the first delivery of any abnormal or exceptional abnormal load associated with the development, the applicant shall submit to, and agree in writing, with the relevant Roads Authority(s) an Abnormal Load and Exceptional Abnormal Load Management Plan.”

This plan should include haul routes, condition surveys, accommodation works, traffic management measures and statutory permitting arrangements.

The Plan shall confirm the final haul route, pre- and post-delivery condition surveys of the public road network ... traffic management measures, and confirmation of statutory abnormal load permits and Garda escort arrangements.

4.3.2.1 Response

The Applicant notes TII's recommendations regarding the preparation of a Traffic Management Plan (TMP) and the management of abnormal and exceptional abnormal loads.

The Traffic and Transport Assessment acknowledges that construction activities will generate temporary additional traffic on the local road network, including construction vehicles, cable installation works and the delivery of specialist substation components. These effects are short-term in nature and can be effectively managed through appropriate traffic management measures.

A detailed TMP will be prepared prior to construction and agreed with the relevant road authorities, as required. The TMP will include traffic management measures, temporary road closures and diversions where necessary, haulage arrangements, and measures to minimise disruption to road users during the construction phase.

An Abnormal Load and Exceptional Abnormal Load Management Plan will be prepared, where required, in consultation with the relevant road authorities. The plan will address haul routes, road condition surveys, accommodation works, traffic management measures, statutory permit requirements and any necessary Garda escort arrangements.

The Applicant further acknowledges TII's requirement that all works affecting the national road network comply with relevant TII standards, specifications and approval processes and confirms that all necessary licences, approvals and agreements will be obtained.

Temporary traffic and transport effects associated with the construction phase can be appropriately managed and that no significant adverse effects on the national or local road network are anticipated.

The delivery of abnormal and exceptional abnormal loads will be managed through a dedicated management plan agreed with the relevant road authorities and supported by appropriate traffic control measures. The assessment concludes that these deliveries can be undertaken safely and without significant adverse effects on the road network.



5. RESPONSE TO THIRD PARTY SUBMISSIONS

5.1 Introduction

In total, there were 7 no. third party submissions recorded by An Coimisiún Pleanála. To avoid duplication of responses to multiple similar items, the concerns from the third-party submissions are grouped together under headings and a response from the Applicant is provided. If the third-party concerns were already addressed in the EIAR, or other Planning documentation, a cross-reference to the relevant document, section or drawing has been included below.

The concerns raised are addressed below having regard to the EIAR, the planning application documentation and the mitigation measures proposed.

Table 5-1: Summary of Third-Party Submissions and corresponding response from the Applicant

THIRD PARTY SUBMISSION	RESPONSE
Item 1: Biodiversity, Forestry and Habitat Loss Concerned that construction works, excavation, increased traffic, and disturbance may lead to habitat loss and disruption to local ecosystems. The local forestry is an important natural habitat and forms part of the character of the area. It provides shelter for wildlife and contributes significantly to biodiversity. Concerned about the proposed forestry clearance associated with this project. "The proposed development and associated forestry clearance could adversely affect this valued community resource" "Access may be disrupted, and in the longer term the character of the woodland environment could be altered or access restricted, diminishing its benefit to the local area."	A detailed Biodiversity Assessment has been undertaken by a team of suitably qualified specialist as part of the submitted EIAR. This included a range of habitat, fauna, bird, bat, mammal and aquatic ecology surveys. The assessment found that the proposed 110kV Grid Connection Route is located predominantly within existing roads, forestry tracks and managed land, thereby minimising impacts on natural habitats. The Route has been designed to make use of existing infrastructure wherever possible to reduce habitat loss and fragmentation. While limited forestry felling is required in certain locations, mitigation measures have been incorporated to protect biodiversity, watercourses, hedgerows, wildlife and sensitive habitats during construction. An Ecological Clerk of Works (ECoW) will oversee the implementation of these measures. This forest felling, including any temporary local restrictions (e.g access restrictions to certain areas of the forest to ensure public safety), is the subject of separate licencing which will be applied for at the appropriate time. The design approach of utilising existing roads, forestry tracks and disturbed corridors reflects the mitigation hierarchy of avoidance, minimisation and restoration and supports policy objectives relating to biodiversity protection while facilitating strategic renewable energy infrastructure.



THIRD PARTY SUBMISSION	RESPONSE
	The forestry affected by the Proposed Development is a managed commercial conifer plantation forestry, which is subject to ongoing forestry operations including periodic felling and replanting as part of normal forest management practices. The proposed works involve the installation of underground infrastructure and will require only limited forestry clearance within existing managed forestry and forestry track corridors. The extent of habitat affected represents a very small proportion of the wider forestry plantation. As the forestry is actively managed and routinely subject to operational disturbance, wildlife using these areas are accustomed to periodic forestry activities. Long-term habitat fragmentation is not anticipated due to the underground nature of the development, while any construction-related disturbance will be temporary, localised and limited in extent. In conclusion, as outlined in the biodiversity chapter of the submitted EIAR, no significant adverse effects on biodiversity, habitats or protected species will arise on foot of the Proposed Development subject to the implementation of the detailed mitigation measures contained in same. Furthermore, all of the submitted assessments have been undertaken by suitably qualified professionals (each of whom is outlined in Chapter 1 of the EIAR), at the correct time of year and in line with all of the relevant legislation and guidance. It is also of importance to note that any proposed felling is the subject of separate licencing under the Forestry Act 2014, which will be applied for at the appropriate time.
Item 2: Impact on Forestry, Walking Routes and Local Amenity Concerns related to the introduction of large-scale energy infrastructure into a predominantly rural landscape and the perceived industrialisation of the countryside. Observers considered that the proposed substation, cable infrastructure and associated works could adversely affect the established character of the area and undermine the visual qualities of the local landscape. Concerns were also expressed regarding potential impacts on traditional landscape features.	The Proposed Development has been designed to utilise existing roads, forestry tracks and infrastructure corridors where possible to minimise impacts on landscape character, hedgerows and other landscape features. The EIAR concludes that, following implementation of the proposed mitigation measures, no significant residual effects on landscape character, visual amenity, biodiversity or recreational use of the area are anticipated. It is also of importance to note that any proposed felling is the subject of separate licencing under the Forestry Act 2014, which will be applied for at the appropriate time.



THIRD PARTY SUBMISSION	RESPONSE
“The local forestry and surrounding area are of significant value to the wider community, providing an important space for daily recreation, including walking and bird watching” “Well-used and appreciated natural amenity that contributes positively to residents' wellbeing and quality of life.”	Any temporary impacts to access during construction (i.e active felling) will be carried out in accordance with the abovementioned licencing, agreed with the Planning Authority and Coillte and also communicated to residents of the surrounding areas well in advance of works taking place. In conclusion, as outlined in the EIAR, there are no significant effects arising from the Proposed Development and any temporary impacts during the construction phase will be clearly communicated and approved by the relevant authorities.
Item 3: Traffic, Access and Road Infrastructure Observers expressed concerns regarding temporary road closures, construction traffic, road safety, impacts on residents and businesses, road condition, drainage infrastructure, agricultural access and reinstatement of affected lands following construction. <u>Traffic:</u> Excavation works, road closures, or increased heavy construction traffic could cause significant disruption delays, and road safety concerns. Adequacy of the proposed traffic management arrangements during construction, particularly on narrow rural roads where significant delays and road safety issues may arise. <u>Road Closures:</u> Disruption that the installation of almost 14 kilometres of underground cabling will have on local roads, residents, businesses, landowners and farming activities. Observers considered that construction activities could affect the condition and operation of the local road network through increased HGV usage, road closures and temporary traffic management measures.	<u>Traffic:</u> Concerns regarding traffic generation, road safety and temporary disruption during construction have been assessed within Chapter 12 of the EIAR. The EIAR concludes that the proposed construction traffic is not likely to result in a significant effect on the assessed roads and that there are no likely significant effects on the receiving environment as a result of the construction, operation and decommissioning of the Proposed Development. Traffic movements will be managed through TMP contained within the CEMP. The TMP states that the contractor will be responsible for the implementation of all agreements between the Developer and Cork County Council with the objective that the transportation needs of the Proposed Development will have a minimal impact on the road network and local communities. As per Section 4.3.9.9 of the TMP, reasonable access to local houses, farms and businesses will be always maintained during any road closures associated with the Proposed Development. The details of this will be agreed with the roads authority in advance of the works commencing. The CEMP further provides that public roads shall be kept free of mud, dust, spillages and debris from the construction site, construction plant or haulage vehicles, with wheel wash facilities, road sweeping and other appropriate measures implemented where required.



THIRD PARTY SUBMISSION	RESPONSE
<u>Farming Impacts:</u> •If agricultural land is affected, there is also the potential for disruption to farming activities, including access to land, livestock management, drainage, and fencing.” <u>Reinstatement:</u> •Excavation for laying cables, the movement of heavy machinery and the creation of access routes can lead to the displacement, destabilisation, or destruction of stone walls. •Request that strict planning conditions be attached to ensure that all roads, verges, drainage systems, entrances, walls and boundaries affected during construction are fully reinstated.	Following implementation of the mitigation measures set out in the EIAR, TMP and CEMP, negative or adverse effects on the receiving environment associated with the construction of the Proposed Development are considered to be short term in duration and slight in significance following mitigation. <u>Road Closures:</u> The Applicant acknowledges that construction of the Proposed Development will require temporary traffic management measures, including temporary road closures, diversions and lane management measures. The EIAR states that the Proposed Development construction works will require a combination of temporary road closures with traffic diversions and temporary lane closures along the Proposed 110kV GCR and 33kV CNR. The EIAR further notes that the grid connection cable works by its nature will be isolated to a relatively small works area which will move on a daily basis and that effects associated with the works will be experienced on the road network in the immediate vicinity to the works area. Temporary road closures will be required at specific locations for cable installation, joint bay construction and cable pulling operations; however, the TMP provides that access to local houses, farms and businesses will be maintained at all times during any road closures associated with the grid connection works. The EIAR concludes that, following mitigation, residual traffic and transportation effects associated with construction are short term and slight in significance and are unlikely to generate significant effects on the environment. <u>Farming Impacts:</u> The CEMP states that the Developer will liaise closely with the local residents, especially homeowners and landowners along the local access routes in relation to works and all reasonable steps will be taken to minimise the impact of the development on such persons.



THIRD PARTY SUBMISSION	RESPONSE
	The TMP further provides that reasonable access to local houses, farms and businesses will be always maintained during any road closures associated with the Proposed Development. Existing drainage infrastructure will be maintained and upgraded where necessary during construction works. <u>Reinstatement:</u> The TMP and CEMP contain a range of measures relating to road protection, road cleanliness and reinstatement. A pre-condition survey of haul routes will be carried out and submitted to Cork County Council and any damage caused to the road shall be repaired to its previous condition, to the satisfaction of Cork County Council. The EIAR also states that trenches on public roads, once backfilled, will be temporarily reinstated to the satisfaction of the roads authority and that all roads will be reinstated expeditiously on completion of the construction works. Roads will be reinstated to their pre-works condition or better and to the satisfaction of the roads authority. Where existing stone walls, boundaries, fences or entrances are temporarily disturbed during construction, they will be reinstated to their pre-works condition or better following completion of the works, in consultation with the affected landowner and, where relevant, to the satisfaction of the Roads Authority. Accordingly, the Applicant considers that the mitigation, traffic management and reinstatement measures incorporated within the EIAR, TMP and CEMP will ensure that effects associated with construction traffic, road closures and works affecting the local road network are temporary, short term and not significant. The EIAR concludes that there are no likely significant effects on the receiving environment as a result of the construction, operation and decommissioning of the Proposed Development.



THIRD PARTY SUBMISSION	RESPONSE
Item 4: Broadband and Telecommunications “If this development proceeds, it may adversely affect broadband connectivity in the area.” “Any disruption or deterioration in broadband performance could significantly impact my ability to work effectively and may result in a loss of income” “I therefore request that the planning authority investigates whether the proposed development could affect existing telecommunications or broadband infrastructure and ensures that any potential impacts are fully assessed” “The protection of existing broadband and telecommunications infrastructure so that neighbouring properties do not experience any reduction in broadband connectivity or service quality”.	Potential effects on telecommunications infrastructure have been comprehensively assessed in Section 12.5: Telecommunications of Chapter 12 of the EIAR. As part of the assessment, baseline studies were undertaken to establish the location of existing telecommunications infrastructure and consultations were carried out with relevant telecommunications operators and utility providers. The EIAR states that the Proposed Development will be constructed predominantly underground along public and private roads and that it is unlikely that there will be a negative effect on telecommunication infrastructure along the Proposed Development. The EIAR further confirms that, in advance of construction, further consultation will be undertaken with service providers and that cable detection tools, a ground penetrating radar and slit trenches will be used, as appropriate, to verify the exact locations of existing services (if any). The final location of cables within public roads will be selected to minimise conflicts with existing services and a minimum separation distance of 300mm will be maintained with existing services. During operation, the EIAR concludes that as the Proposed 110kV GCR and 33kV CNR will be operating underground, there are no operational related effects on telecommunication interests in the area. Similarly, no telecommunications related effects are identified during decommissioning. The assessment concludes that, following implementation of the proposed measures and consultation with relevant stakeholders, no significant residual effects are expected on telecommunications as a result of the Proposed Development. Furthermore, Chapter 12 concludes that it is considered unlikely that the Proposed Development will interfere with, or disrupt, telecommunications services during construction, operation or decommissioning.



THIRD PARTY SUBMISSION	RESPONSE
Item 5: Private Wells, Water Supplies and Drainage Concerns regarding the potential effects of construction activities on surface water quality, groundwater resources and private water supplies. Concern was expressed regarding excavation works, ground disturbance and the possibility of impacts on private wells, aquifers and local water resources. “Properties in the surrounding area rely on private well water systems.” “Large-scale roadworks and ground disturbance associated with the proposed development have the potential to interfere with underground water.”	Chapter 10 and 11 (in particular Section 10.6.2.5) of the EIAR conclude that, with the implementation of the proposed mitigation measures, including sediment controls, pollution prevention measures and water quality monitoring, no significant effects on groundwater, surface water or private water supplies will arise. Accordingly, the concerns raised do not alter the conclusions of the EIAR. The Applicant is satisfied that the proposed construction methodologies, provide an appropriate level of protection for groundwater and private water supplies. The concerns raised do not alter the conclusions of the Hydrology and Water Quality Assessment, which outline that the effects of the Proposed Development prior to the application of mitigation measures was generally not significant and will be imperceptible following the implementation of all mitigation measures. As such, no significant effects on Hydrology or Water Quality will arise as a result of the Proposed Development.
Item 6: Property Rights, Land Use and Future Development Potential Observers expressed concern regarding potential restrictions on future use of adjoining lands, impacts on development potential, and possible effects on property value. “Presence of a substation and laying of cable near our property would create constraints on how the land could be used” “Legal easements and physical restrictions required for cable corridors would limit potential construction, agricultural practices and others forms of land development.”	It is important to note that the substation proposed is in essence an alteration to the consented substation permitted as part of the consented wind farm development. The EIAR adequately addresses the impact of the substation and underground cables on land use. In this regard it should be noted that the underground cables are located on private lands and on the public road and will not impact on adjacent properties (by way of either future planning potential or property value) or the development potential of adjacent private lands.



THIRD PARTY SUBMISSION	RESPONSE
“Factors would lower overall property values and impose enduring limitations on how the land may be used in the future” “Construction of a substation and the installation of associated works such as underground cables have a measurable negative impact on land value and potential future uses of our land” “Could restrict or prevent future generations of our family from obtaining planning permission to build dwelling houses on land.”	
Item 7: Applicant Status and Application Validity Concerns regarding the identity of the project promoter, and the validity of the current planning application. Concerns were also expressed regarding the status of related planning applications and the implications of changes in project ownership Ownership Orsted no longer is involved in the venture and that a 'Perigus Energy' has taken over. As Orsted is party to the application and now may not have an interest in the project. “The planning application relating to the first section of this proposed cable route, which was submitted to Cork County Council, has been deemed invalid.” Validity Concern that the first section of the cable route was deemed invalid... Question whether the current section can proceed independently	Validity of the Applicant and Application All planning applications that have been submitted to date for the site, have been submitted under Coom Green Energy Park Limited which is the name of the Joint Venture between Future Energy Ireland and Perigus Energy (previously Ørsted). The recent change of name from Ørsted to Perigus Energy does not alter the status or structure of the joint venture itself. The joint venture remains a separate legal entity, continues to exist independently of its shareholders, and remains fully registered as a company in its own right. As such, this Application and the associated Applicant remain valid. Invalidation/Incompleteness of the Application made to Cork County Council. We wish to clarify that the Planning Application made to Cork County Council was deemed incomplete rather than invalid. The completeness check is associated with the provisions of the Renewable Energy Directive III (REDIII) and is a different set of legislation.



THIRD PARTY SUBMISSION	RESPONSE
We cannot accept that this section of the proposed route should proceed, as it cannot be connected to the first section without the necessary planning approval... Supporting documents are not valid on foot of that concern.	With regards to the validity of the Application, whilst we acknowledge that the two Application are interlinked and form part of a wider development, they relate to completely separate items and have been made under two different and distinct sections of the Planning and Development Act 2000 (as amended). With regards to the Application in front of the Commission, it seeks consent for a 110kV Substation and 110kV grid connection to the national grid and was made as a Strategic Infrastructure Development under the provisions of Section 182A of the aforementioned Act. With regard to the Application made to Cork County Council, this seeks consent for a private 33kV interconnector cable between the two consented turbine arrays and was made under the provisions of Section 34 of the aforementioned Act. In conclusion, as they do not seek consent for the same Development and have been made under separate provisions of the Planning and Development Act 2000 (as amended) they constitute two independent developments that can be consented in their own right. The current application must be considered on its own merits and based on the documentation submitted as part of this application. The status of any separate application does not determine the validity of the current application. Any issues relating to another application would be a matter for the relevant planning authority and the applicant in that separate process.
Item 8: Noise, Dust, Vibration and Construction Disturbance Concerns related to noise, dust generation, vibration, heavy construction traffic, artificial lighting and other temporary disturbances associated with the construction phase of the Proposed Development. Observers considered that these activities could adversely affect nearby residents. “Unacceptable noise, pollution and disruption to the local community for an extended period, interfering in residents’ enjoyment of their property.”	Potential effects have been assessed as part of the EIAR, which includes a detailed Noise and Vibration Assessment. The assessment found that construction-related noise effects will be temporary and localised in nature and will occur principally during normal working hours of 08:00 to 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays.



THIRD PARTY SUBMISSION	RESPONSE
Wider construction impacts, including noise, dust, vibration, heavy machinery, and artificial lighting “Could affect the residential amenity of those living nearby over an extended construction period” “Homes, gardens and farmland interfered with by industrial developments impacting their health and safety.”	Construction noise effects may occur at a limited number of properties located near sections of the cable route and tree felling activities. However, as outlined in Chapter 6 of the EIAR, a range of mitigation measures are proposed, including the phasing of works, the use of temporary acoustic barriers where works occur close to noise sensitive properties, and the implementation of good practice construction management procedures. Following mitigation, most receptors will experience only slight temporary effects. The assessment concluded that nearby residences are sufficiently removed from the construction activities such that vibration will not be perceptible at dwellings and there is no risk of building damage arising from the works. Consequently, construction vibration is not predicted to give rise to significant effects. Predicted operational noise levels at the nearest noise sensitive locations are below accepted assessment thresholds during both daytime and night-time periods. The assessment therefore concludes that operational noise from the Proposed Development will not result in significant adverse effects. Construction-related activities will be managed through standard construction management measures and environmental controls, as set out in the EIAR and Construction Environmental Management Plan. Accordingly, while some temporary inconvenience is inevitable during construction, the CEMP assessment concludes that no significant long-term adverse effects on residential amenity, farming activities or the general enjoyment of nearby properties are anticipated
Item 9: Cumulative Effects Concerns centred on the possibility that the proposed infrastructure could facilitate further development or expansion in the future, resulting in additional environmental, visual, traffic and community impacts. Observers considered that the full long-term purpose and capacity of the infrastructure should be understood and assessed as part of the current application process.	As outlined in the Application documentation, the sole purpose of the Proposed Development is to facilitate the connection of the consented Coom Green Energy Park (ACP Ref. 308885) to the national grid, which will further contribute towards Irelands renewable energy targets.



THIRD PARTY SUBMISSION	RESPONSE
“Residents remain uncertain as to whether this infrastructure has also been designed to facilitate additional future developments or further expansion beyond what is currently being presented.” “If this is the case, those cumulative impacts should be fully assessed now rather than through a series of separate applications.” “Public is entitled to understand the full long-term purpose and capacity of the infrastructure being proposed before any decision is made.”	With regard to cumulative assessment, a detailed examination of all Applications has been undertaken as part of the EIAR, with each of the specialist chapters considering any potential impacts arising from the interaction between the Proposed Development and existing or future development (that has been submitted for planning or consented but not yet construction). We also note that as the competent authority, the Commission will also undertake a similar assessment before arriving at a decision for the Application. In conclusion, the cumulative assessment is fully in accordance with the Guidelines on the information to be contained in <i>Environmental Impact Assessment Reports (EIAR)</i>, 2022 and any other relevant guidelines. Any future development or material change not forming part of the current application would be subject to separate statutory consent procedures and environmental assessment requirements, as appropriate.
Item 10: Concerns on Community Consultation and Public Engagement Concerns were raised regarding the adequacy of community consultation and stakeholder engagement undertaken in connection with the Proposed Development. Observers stated that difficulties were encountered in obtaining project information, communication regarding construction impacts and road closures was insufficient, and that opportunities for meaningful engagement with affected residents and businesses were limited. Residents have made repeated attempts to contact the liaison officer (One observer stating to have attempted to ring the liaison officer eight times) While flyers were distributed to properties along the route, no meaningful explanation was provided regarding the purpose of the project	As outlined in Chapters 5 - EIA Scoping and Consultation and Chapter 6 - Population and Human Health of the submitted EIAR, there has been ongoing public consultation for this Application and the wider Coom Green Energy Park project (consented under ACP Ref. 308885). In the wider context, consultation in relation to the Coom Green Energy Park Project has been ongoing since 2018. This included, inter alia, the appointment of a Community Liaison Officer (CLO) in line with the Code of Practice for Wind Energy Development in Ireland, Door to Door Community Engagement, Community Information Events (from November 2018 until submission in 2020 (including a virtual exhibition)), Technical Workshops (April/May of 2019).



THIRD PARTY SUBMISSION	RESPONSE
Roads along the proposed route are expected to be closed, yet there has been little or no communication with the affected residents and businesses regarding the timing, duration, or impact of these closures Concerns have not been acknowledged, and there has been an unacceptable absence of meaningful consultation	In relation to this Application, between the 25th and 27th of February 2026, door-to-door deliveries took place of a letter and a map by the project specific community liaison team. This letter clearly outlined the latest status of the project and its overall purpose in the context of the consented wind farm, outlined project information and the intention of the Applicant to lodge two separate Application. It also provided contact details for two Community Liaison Officers (CLO's) along with the project website. The map illustrated the respective routes for the Proposed Developments. Over the following weeks and months, feedback was received which was taken onboard by the Applicant and implemented into the Proposed Development as outlined in Chapter 3 - Site Selection and Alternatives. Any queries that were received were responded to by email and phone calls by the designated CLO's. This consultation process will remain open throughout the construction phase should permission be granted. For instance, the CLO's will be contactable at any stage and any details of works or road closures associated with the Proposed Development will be communicated well in advance to any affected residents, as outlined in the EIAR any of these closures are subject of separate licencing by Cork County Council. In conclusion, as outlined above and evidenced within the submitted EIAR, the Applicant has undertaken an extensive amount of public consultation in relation to the Proposed Development and the wider Coom Green Energy Park Project and remains committed to ongoing community consultation.

5.2 Addressing Cork County Councils Completeness Check Determination

The application to Cork County Council for the interconnector element of this project was deemed incomplete on a number of grounds including, inter alia, archaeology, ecology and geology.

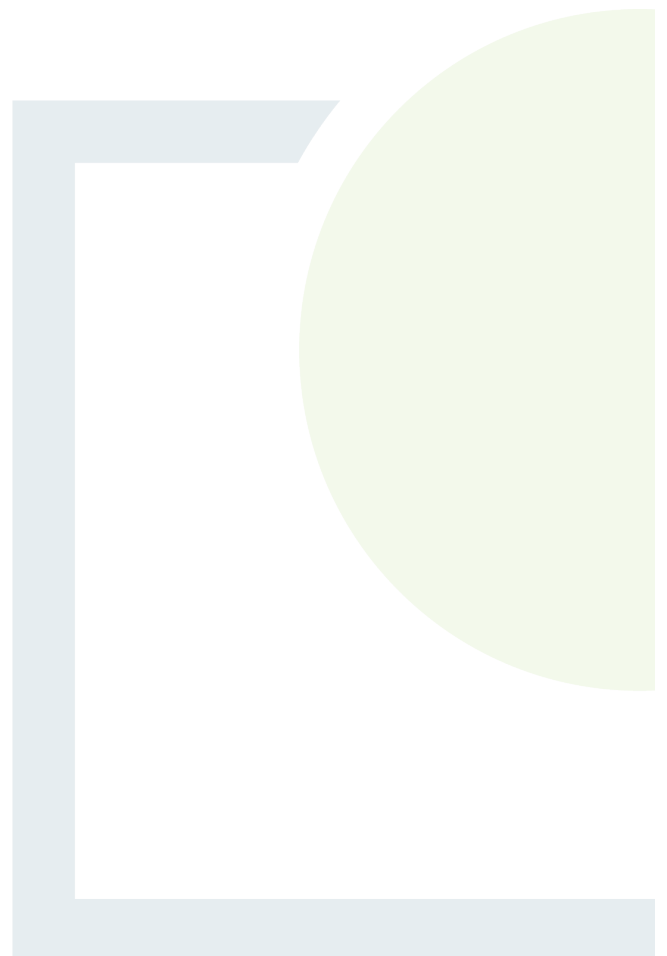
The applicant has responded to the items raised by Cork County Council and concluded that the items raised and the subsequent response to the issues does not require alterations to the EIAR for both the interconnector cable to Cork County Council or the subject Underground Grid Connection to An Coimisiún Pleanála. For completeness we include a copy of the Cover Letter addressing Cork Co. Co's incompleteness items as Appendix 2 to this submission.



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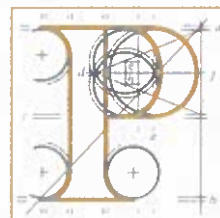
APPENDIX 1

Correspondence from ACP



Our Case Number: ACP-324274-26

Your Reference: Coom Green Energy Park Limited



An
Coimisiún
Pleanála

Fehily Timoney & Company Consultants

Core House

Pouladuff Road

Ballypnehane

Co. Cork

T12D773

FEHILY TIMONEY & Co.

Distribution TB/JH

05 AUG 2026

Job No: P24-308

Correspondence No:

Comment:

Date: 04 August 2026

Re: Proposed development of a 110kV onsite substation and 110kV Underground Cable (UGC) Grid Connection Route and associated works, associated with the consented Coom Green Energy Park development

Located in the townlands of Lackendarragh North, Moanlahan, Knockauncorin, Mullentaura, Coolnakilla, Ballymahina, Farran North, Co. Cork. <https://cgepgridplanning.ie/>

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above mentioned case.

12 valid submission(s) have been received by the Commission in relation to the above mentioned case. These submissions are available for inspection on the Commission's website at the following link: <https://www.pleanala.ie/en-ie/case/324274>

The Commission hereby considers it appropriate to invite you to make a submission on the observations received in relation to the application. Please be advised that any response to the Commission's invitation should not contain any additional reports or supplementary reports and should be confined to the issues raised in the observations received by the Commission. Any submission in relation to the above must be received by the Commission within 4 weeks from the date of this letter (i.e. not later than **Wednesday 2nd September 2026**).

If you have any queries in relation to the matter please contact the undersigned officer of the Commission.

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Niamh Hickey
Executive Officer
Direct Line: 01-8737145
VA10

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Dear Sir/Madam,

I hope this email finds you well. I am contacting you in relation to the Coom Green Energy Park Grid Connection Application (ACP Case Ref. 324274), and the correspondence we received from your offices on the 5th of August 2026. We have been working on preparing a response to the submissions, however, they are complex in nature and we are requesting an extension to the timeline by 2 weeks (bringing the deadline for response to the 16th of September) so that we can prepare a robust and detailed response to these observations.

I would appreciate if you could acknowledge receipt of this email at your earliest convenience. If you've any questions or queries, please do not hesitate to contact us.

Kind Regards,



Evan Rossiter

Senior Project Planner

Unit 3/4, Northwood House, Northwood Crescent, Northwood, Dublin, D09 X899

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fehilytimoney.ie



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Hi Evan,

The Commission has granted your extension request. The revised due date for the response to submissions document is now the **16th of September 2026**.

If you have any further queries, please do not hesitate to contact me.

Kind regards,

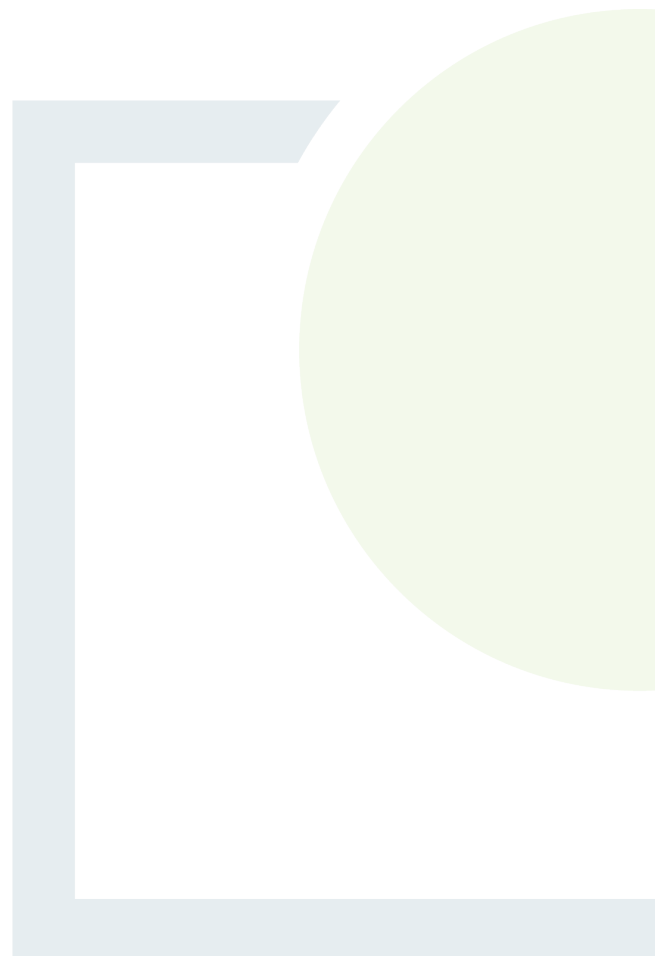
Honor



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APPENDIX 2

Copy of the Cover Letter
addressing the items of
incompleteness



PROPOSED COOM GREEN ENERGY PARK GRID CONNECTION

Response to Notification of Incompleteness

Prepared for:

Coom Green Energy Park Ltd

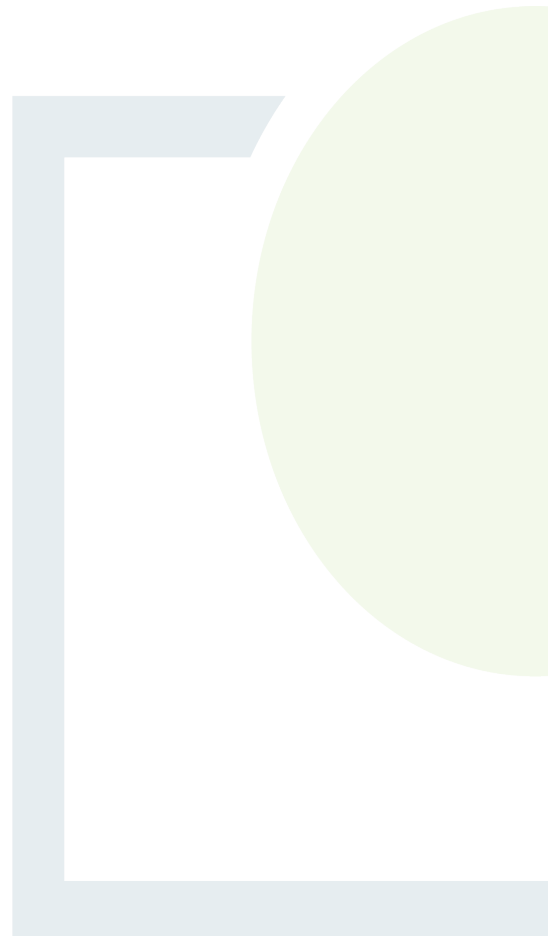


Date: September 2026

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Response to Notification of Incompleteness

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

User is responsible for Checking the Revision Status of This Document

Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
01	Final	ER/KB	TB	JH	16/09/2026

Client: Coom Green Energy Park Ltd

Keywords: Observations

Abstract: Fehily Timoney and Company is pleased to submit this response to observation to An Coimisiún Pleanála for Coom Green Energy Park Ltd.

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1. INTRODUCTION

This letter accompanies the resubmission of a planning application for an underground electrical interconnector associated with the already permitted Coom Green Energy Park Wind Farm, following correspondence received from Cork County Council deeming the previous application submitted on 08th May 2026 (Pl. Ref. No. 26/01212) incomplete pursuant to Section 34D of the Planning and Development Act 2000, as amended.

The correspondence received from Cork County Council on 08th May 2026 notes the following:

I wish to inform you that this application is determined to be incomplete under Section 34D of the Planning and Development Act 2000, as amended. You are requested to submit a complete application without undue delay.

The application is not considered complete for the following reasons and you are required to submit the following along with the other requirements of the Planning and Development Regulations, as amended.

Section 34D of the Planning and Development 2000, as amended, provides that where an application for relevant renewable energy development is made, the Planning Authority shall, within 45 days of receipt:

(a) where it is satisfied that the application includes all the information required to process the application, acknowledge the completeness of the application by notice in writing to the applicant, or

(b) where it is not so satisfied, by notice in writing to the applicant request the applicant to submit a complete application without undue delay.

In this regard, it is noted that Section 34D, i.e. the completeness check, relates to whether sufficient information has been submitted to enable the Planning Authority to **process** the application.

The initial application was made, having regard to the 2 no. pre-planning meetings held on the 3rd of June 2025 and 4th of February 2026 as detailed in the Planning Statement submitted with the initial planning application. All pre-application consultations were considered in detail to ensure that a response to various requirements were made.

It is contended that archaeology test trenching is considered not to be necessary to **process** the proposed development. The Planning Statement along with Chapter 13 of the EIAR clearly sets out the Potential Impacts of the project and includes the Recommended Mitigation Measures which are clear and concise. It is the purpose of the planning process pursuant to Section 34 of the Planning & Development Act to determine if the Planning Authority accept this approach and not the purpose of Section 34D to adjudicate on this approach.



2. RESPONSE TO 9 NO. POINTS OF INCOMPLETENESS

In response to the matters raised by the Planning Authority, we refer to details already included in the original planning documentation and in some instances the application has been supplemented with reports and technical inputs as appropriate addressing each of the specific items identified by the Planning Authority, as outlined below:-

2.1 Item No. 1 - Press Notices

2.1.1 Cork County Council Item

Item No. 1 of the Letter from Cork County Council stated that:

"The press notice submitted is not in accordance with Article 239 and 98 of the Planning and Development Regulations, as amended. Article 98 and 239 state that where an EIAR and NIS are submitted with the application the press notice must state, (a) That a Natura Impact Statement and Environmental Impact Assessment Report have been submitted to the Planning Authority with the application and (b) That the Natura Impact Statement and EIAR are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the planning authority.

Please note that 239 (b) and 98(b) were omitted.

Please ensure that the revised press notice is in accordance with Article 239 and 98 and note that this is in addition to the requirements of Article 18."

2.1.2 Applicant's Response

The Applicant acknowledge that despite referencing the EIAR and NIS in the previous notices, references to the appropriate sections of legislation and the EIAR and NIS being available for inspection/copying at a fee not exceeding the reasonable cost of making a copy were omitted. As such revised press notices have been published and submitted as part of this Application, copies of same can be found at Appendix A of this Cover Letter.

2.2 Item No. 2 - Yellow Notices

2.2.1 Cork County Council Item No. 2

Item No. 2 of the Letter from Cork County Council stated that:

"It is unclear why a yellow site notice was submitted with the planning application. Please clarify as it does not appear to overlap with a previous valid application received within 6 months of the date of this application. Please ensure that the correct colour site notice is submitted when re-submitting this application and cognizance should be taken with regard to Article 19(4) at the time of re-submission of the application."



2.2.2 Applicant's Response

As per Part 4, Article 19 of the Planning and Development Regulations 2001 (as amended) which states:

*"Where a valid planning application is made in respect of any land or structure, or subsequent application is made within 6 months from the date of making the first-mentioned application in respect of **land substantially consisting of the site or part of the site to which the first-mentioned application related**, in lieu of the requirements of sub-article (1)(b), the site notice for the subsequent application shall be inscribed or printed in indelible ink on a yellow background and affixed on rigid, durable material and be secured against damage from bad weather and other causes."*

The Applicant was of the opinion that given the nature of the Proposed Development, and the overlap in redline boundary at the Proposed substation location that this "could be considered part of the site" and as such a yellow site notice was required. Furthermore, this was also agreed at pre-planning stage with Cork County Council.

Following receipt of this Letter, we have reverted back and published Site Notices on a white background. As such we believe this item is sufficiently addressed.

2.3 Item No. 3 - Site Layout Plans not Indicating Proposed Forest Felling

2.3.1 Cork County Council Item No. 3 -

Item No. 3 of the Letter from Cork County Council stated that:

"The Site Layout Plan does not clearly indicate the proposed forest felling. All proposed works that are the subject of the Application should be clearly identified on the site layout plan and shown within the red site boundary."

2.3.2 Applicant's Response

The Applicant acknowledges the above request and has submitted a number of information figures as part of the Application which illustrate these areas and thus cover this item. As such, this item has been fully addressed as part of the resubmission. Please note that the felling of forestry is governed by the Forestry Act 2014.

2.4 Item No. 4 - New Confirmation from the EIA Portal

2.4.1 Cork County Council Item No. 4

Item No. 4 of the Letter from Cork Council stated that:

"A new confirmation notice from the EIA portal will be required when re-submitting this application as the confirmation notice submitted is now out of date"



2.4.2 Applicant's Response

The Applicant acknowledges the above request and has submitted a new notice of confirmation from the EIA Portal. This is contained at Appendix B of this Cover Letter.

2.5 Item No. 5 - Construction and Demolition Resource Waste Management Plan

2.5.1 Cork County Council Item No. 5

Item No. 5 of the Letter from Cork County Council stated that:

"A Construction and Demolition Resource Waste Management Plan was not submitted. From a Waste Regulation point of view the Planning Authority would require that the applicant or any agent acting on its behalf shall prepare a specific Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols.

The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record.

Ideally the RWMP should be submitted at planning stage and then the RWMP with any amendments would be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times."

2.5.2 Applicant's Response

The Applicant acknowledges the above item. As part of the Application, a comprehensive Construction Environmental Management Plan was submitted which addressed all items which are to be covered within a Construction and Demolition Resource Waste Management Plan. In the interests of clarity, as part of the resubmitted Application these items have been pulled into a separate, standalone Construction and Demolition Resource Waste Management Plan which has been prepared in accordance with the EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) and submitted under separate cover.

In conclusion, the abovementioned item has been addressed through submitting a standalone Construction and Demolition Resource Waste Management Plan. The Applicant wishes to emphasise that all of the information contained within this document was contained in the previously submitted CEMP and EIAR, and that there have been no amendments to the materials of the of the previously submitted Application (including the EIAR) to comply with this request.



2.6 Item No. 6 - Archaeology

2.6.1 Cork County Council Item No. 6

Item No. 6 of the Letter from Cork County Council stated that:

"The Planning Authority pre-planning advice to the applicant was to assess the green field areas of the proposed grid connection route by Archaeological Testing. Geophysics was deemed unsuitable which is acceptable. In the absence of archaeological testing and in the absence of a design which would seek to avoid impacting on any hitherto unknown sub-surface features, the application is incomplete."

2.6.2 Applicant's Response

Section 4.4.2 of the Planning Statement submitted with the previous application for permission sets out the rationale for why test trenching is not required at this stage of the Archaeological Impact Assessment Process (AIA). The Planning Statement states;

"While the potential exists that the small-scale footprint of the proposed cable trench may contain as yet unrecorded subsurface archaeological features that could be subject to direct effects, as detailed in Section 13.5 of the EIAR, the Applicant will, therefore, appoint a suitably qualified archaeologist to constantly monitor the excavation of the section of cable trench within all green field areas during the construction phase, and this will be carried out under licence by the National Monuments Service."

The Applicant is happy to accept a post-planning condition requiring geophysical or intrusive test trenching for archaeological purposes. This it is submitted, is in accordance with the Office of Planning Regulator (OPR) Practice Note PN-032".

Furthermore, it should be noted that the National Monuments Services did not make comment on the requirement for Archaeological Testing prior to the grant of planning permission on the previously submitted application for permission and therefore it is considered that the National Monument Service is happy with the applicants' approach in this instance.

To further emphasise the approach to archaeology by the applicant below are the relevant extracts from Section 13.4.2 of the EIAR in relation to Construction Impacts; *Section 13.4.2 in relation to Construction Impacts states;*

"There are no recorded archaeological sites located within 100m of the section of the Proposed Development that extends through green field lands, and no potential unrecorded archaeological sites were identified in this area during the desktop studies and field surveys carried out as part of this assessment. The construction phase works in the green field areas will be confined to the excavation of a 1250mm wide cable trench located directly adjacent to existing field boundaries, the majority of which are of likely 20th century date, and modern farm tracks. No other construction phase works requiring ground excavations, such as access roads, compound areas, soil retention areas, will occur within green field lands. Given the small-scale nature of the proposed ground excavation works required to facilitate the 1250mm wide cable trench, the construction phase will have the potential result in low-medium magnitude, permanent, direct, negative effects of potential moderate-significant significance, on any unrecorded archaeological remains that may exist within the footprint of the cable trench, and this will require mitigation."



"The 33kV CNR, 110 kV GCR and Lackendarragh 110 kV Substation elements of the Proposed Development, extend into areas of inaccessible forestry plantations. A Heritage Council of Ireland study on the impacts of forestry on the archaeological resource concluded that the processes involved in the planting, maturing and rotation of planted lands have a high potential to completely remove or to severely degrade any archaeological sites and associated sub-surface deposits that may exist within plantations (Johnson 1998). While there is a low potential for the survival of unrecorded cultural heritage constraints (including CHC 3) within Proposed Development locations in the forestry plantations, this cannot be completely discounted and works within forested areas will require mitigation."

Mitigation measures outlined in Section 13.5 states;

"The Applicant will, therefore, appoint a suitably qualified archaeologist to constantly monitor the excavation of the section of cable trench within all green field areas during the construction phase, and this will be carried out under licence by the National Monuments Service. The ground excavation works be confined within the 1250mm wide trench footprint and topsoil stripping will be carried out with a toothless grading bucket and under the constant direction of the appointed archaeologist. No removal of topsoil will occur in the absence of the archaeologist."

"In the event that archaeological material is found during the course of monitoring, the archaeologist shall have excavation works halted in the relevant area. All identified archaeological features/deposits shall then be hand-cleaned, recorded and left to remain in situ within cordoned off areas while the Cork County Council Archaeologist and the National Monuments Service are notified of the discovery and consulted in regard to any necessary mitigating action (e.g. preservation in situ or excavation). The Planning Authority and the National Monuments Service shall be furnished with a report describing the results of all archaeological works."

It is important to note that the cable will be laid in a relatively shallow trench and within a corridor of 3 meters in width i.e. within the Redline Boundary as shown on the planning drawings. If unrecorded archaeology was found, then it is either excavated or preserved in situ. If they are preserved in-situ there is potential for the project to accommodate a minor realignment within the redline boundary, however if the alignment was to change significantly and move outside the Red Line Boundary, the onus is on the Applicant to ensure that an appropriate planning consent is in place for the project and or to seek an appropriate planning consent to a project as a consequence of changes that may materialise. Therefore, it is contended by the inclusion of an appropriate condition of planning, potential impacts on unrecorded Archaeology will be protected and adequately mitigated.

The Office of the Planning Regulator (OPR) has published 'Practice Note (PN03) on Planning Conditions in October 2022'¹ The OPR advises that Planning Permissions can include a condition of planning requiring pre-development testing. "The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/ site clearance/dredging/underwater works and/or construction works...".

¹ OPR, Practice Note PN03, (2022), Planning Conditions, Accessed: <https://publications.opr.ie/view-file/113>



Cork County Council should be aware of planning precedence in this regard for similar types of development. Cork Co. Co. Reg Ref. 26/0765 which was deemed complete following an initial incompleteness under Cork Co.Co. Planning Reg Ref. 26/0281. This application was for a solar farm where Cork County Council initially deemed the application incomplete as Test Trenching did not form part of the planning application submission. The Applicant in the follow up application (Ref. 26/0765) then accepted the application following clarification on why Test Trenching is not required at the planning stage of the planning process.

Precedent Cases.

There are also many precedent cases in other planning jurisdictions and by An Comision Pleanála where either the County Councils themselves or ACP on appeal accepted that a condition of planning requiring testing or monitoring is most appropriate for similar types of development. A list of these projects is provided below;

- Ardgoulbeg Solar Farm, Limerick City & County Council Planning Ref. 2460320 and ACP Appeal Ref. 321242.24. ACP overturned the Planning Authority's decision to refuse permission on the grounds that Archaeology testing was not undertaken at planning stage.
- Ballinknockane Solar Farm, Co. Limerick (22/1258): Permission granted by Limerick City and County Council for a solar farm. Permission was granted without the need for trial pitting or geophysical studies prior to the granting of planning permission. Condition no. 19 of the Grant of Permission confirmed that any test trenching can be carried out as planning compliance.
- Ballyvalode Solar Farm, Co. Limerick (21/1565) (ABP Ref. 312712-22): Whilst the project was refused by Limerick City and County Council for reasons relating to prematurity (on roads grounds only). A report on file recommended that testing should be carried out on the site at Further Information stage. The application was subsequently appealed by the Applicant and in addition to the issue of prematurity, the issue of Archaeology was addressed through demonstrating that it was more appropriate to carry out any invasive testing post planning consent. An Bord Pleanála subsequently granted planning permission and were satisfied that any archaeological issues could be dealt with by reason of planning condition. Condition no. 9 of the ABP Order stipulates that it is appropriate for test trenching to be carried out at planning compliance stage rather than at pre-planning stage which was the initial position of the Planning Authority.
- Ballylongford Solar Farm, Co. Kerry (P23/284): Notwithstanding a request from Kerry County Council at FI stage, the Planning Authority were satisfied that a condition of planning permission would satisfy any concerns relating to Archaeology on site. In this instance Condition no. 9 requested archaeological testing at planning compliance stage.
- Kilcormac Solar Farm, Co. Offaly (P23/74): A further information request was issued requesting that geophysical and test trenching be carried out for the project prior to the granting of planning permission. Following consultations with the Planning Authority the Planning Authority were happy to have geophysical and test trenching carried out as a condition of planning by virtue of attaching Condition no. 15 of the Grant of Permission.
- Kildallan Solar Farm, Co. Westmeath (P24/60050): A further information request was issued requesting test trenching be carried out for the project prior to the granting of the planning permission. The Development Applications Unit (DAU), who initially requested that test trenching be carried out prior to the grant of planning, did not oppose it being carried out post planning following the applicant's submission of further information which reconfirmed the applicant's commitment to carry it out as planning compliance. The Planning Authority were happy to attach such a condition requiring that such testing be carried out as planning compliance by virtue of Condition no. 13 of the grant of planning.



Below we include further precedent cases that can be relied upon by the Planning Authority.

- Delamain Solar Farm - Condition 13 of the Decision to Grant Permission (ABP Ref. ABP-318785-24) states:
- Rahanisky Solar Farm: Condition 17 of the Decision to Grant Permission (ABP Ref. ABP-318852-24) states:
- Cortown Solar Farm: Condition 16 of the Decision to Grant Permission (Reg no. 24/60134)

It is clear from the precedent cases detailed above that archaeological test trenching has been deemed appropriate to be required by way of planning condition and prior to the commencement of development by Planning Authorities and An Coimisiún Pleanála. The lack of test trenching at Completeness Check stage subject to being justified should also not be a reason for deeming a project Incomplete pursuant to Section 34D of the Act. Planning Authorities and An Coimisiún Pleanála support such an approach in principle, it is considered consistent with the National Monuments and the Office of the Planning Regulator's approach and guidance.

2.7 Item No. 7 - Ecology and the Department of Housing, Local Government & Heritage

2.7.1 Cork County Council Item No. 7

Item No. 7 of the Letter from Cork County Council stated that:

"A submission has been received from the Development Applications Unit, Department of Housing Local Government & Heritage which states:

(A) The Appropriate Assessment states that works potentially affecting spawning Lamprey and Salmon will only take place after June 1st. However, this misses that River / Brook Lamprey species spawning in Ireland can continue into June, is associated with temperature and that Sea Lamprey spawning can continue into July. It also misses the vulnerability of redds post spawning for a number of weeks before hatching actually takes place. Therefore, this mitigation should be looked at again and revised.

(B) As a restoration / mitigation measure the three loops at the western end, where presumably the felling is to take place, should be considered for no replanting. One of the three in addition is beside peatland habitat and therefore there is potential for restoration.

*(C) Any watercourse or wetland which may be impacted on should be surveyed for the presence of protected species and species listed on Annexes II and IV of the Habitats Directive. For example, these species could include Otter (*Lutra lutra*) which are protected under the Wildlife Acts and listed on Annex II and Annex IV of the Habitats Directive, Salmon (*Salmo salar*), Lamprey (three species in Ireland) listed on Annex II of the Habitats Directive, Frogs (*Rana temporaria*), Dipper and Newts (*Triturus vulgaris*) protected under the Wildlife Acts and Kingfishers (*Alcedo atthis*) protected under the Wildlife Acts and listed on Annex 1 of the Birds Directive (Council Directive 79/409 EEC).*



(D) Any losses of biodiversity habitat associated with this proposed development such as woodland, scrub, hedgerows and other habitats should be mitigated for through compensation. For example, regarding any hedgerow removal the applicant should provide an estimate of the length / area of any hedgerow / scrub that would be removed. Where it is proposed that trees or hedgerows will be removed there should be suitable planting of native species in mitigation, but this should be in a ratio of greater than 1:1 as for example an equivalent length of newly planted hedgerow would not mitigate for the loss of an existing 200 - 300 year old hedgerow.

(E) Regarding the Blackwater River (Cork / Waterford) Special Area of Conservation (SAC) (site code: 002170), ensure that there will be no adverse impact on the SAC through water quality effects and that the proposed methodologies and mitigation are adequate to prevent same."

2.7.2 Applicant's Response

The Applicant acknowledges the comments from the Department of Housing, Local Government and Heritage and has prepared a detailed Ecology Technical Note, contained as Appendix C of this Cover Letter, responding to each of the 5 No. abovementioned items. As outlined in the Technical Note, each of the items are addressed within the respective EIAR and NIS assessments submitted as part of the Application and as such no further amendments are required to either. The appended Technical Note simply identifies the locations where these items have been addressed.

2.8 Item No. 8 - Land, Soils and Geology - Landslides

2.8.1 Cork County Council Item No. 8

Item No. 8 of the Letter from Cork County Council stated that:

"Chapter 6 of the EIAR states that "Landslides can occur where excavations disturb unstable slopes or peat deposits. As outlined in Chapter 10 (Soils, Geology and Hydrogeology), the GCR has been designed following extensive site investigations, including peat probing and slope stability analysis". The applicant shall ensure that this issue has been addressed in Chapter 10 of the EIAR and peat stability / landslide susceptibility investigations undertaken as applicable."

2.8.2 Applicant's Response

The Applicant has reviewed the above comment from Cork County Council and determined that the query is addressed within the existing EIAR. As outlined in the accompanying geotechnical note, contained as Appendix D of this Cover Letter, Chapter 6 - Population and Human Health and Chapter 10 - Land, Soils and Geology of the submitted EIAR clearly addresses the nature of this query and as such there are no further amendments required to the EIAR.



2.9 Item No. 9 - Land Folio Registry

2.9.1 Cork County Council Item No. 9

Item No. 9 of the Letter from Cork County Council stated that:

"The applicant is requested to submit a composite map clearly overlaying the full development red line boundary and cable route onto the relevant Land Registry folio boundaries. Such a map should identify all intersecting folio numbers, the registered owners as recorded by Tailte Éireann, and the extent of any encroachment onto those lands. This will allow the Authority and the public to verify whether all persons with a legal interest in the affected lands have been properly notified and whether the applicant has demonstrated sufficient landowner consent to proceed."

2.9.2 Applicant's Response

The mandatory regulations dictating mapping boundary for Irish Planning submissions are Article 22 and Article 23 of the Planning and Development Regulations 2001 (S.I No. 600/20001). This planning submission is in full compliance with these regulations. Where works are proposed within a public road, landowner consent is not required, provided the works are undertaken by a statutory undertaker, which will be the case here and a Letter for same has been submitted as part of this Application.



3. CONCLUSION

In conclusion, following the correspondence received from Cork County Council deeming the previous application submitted on 08th May 2026 (Pl. Ref. No. 26/01212) incomplete pursuant to Section 34D of the Planning and Development Act 2000 (as amended). We note that Section 34D of the Planning and Development 2000, as amended, provides that where an application for relevant renewable energy development is made, the Planning Authority shall, within 45 days of receipt:

(a) where it is satisfied that the application includes all the information required to process the application, acknowledge the completeness of the application by notice in writing to the applicant, or

(b) where it is not so satisfied, by notice in writing to the applicant request the applicant to submit a complete application without undue delay.

In this regard, it is noted that Section 34D, i.e. the completeness check, relates to whether sufficient information has been submitted to enable the Planning Authority to **process** the application.

The Applicant has responded in detail to each of the 9 no. items which Cork County Council. As outlined in the above Section 2, there has been no amendments made to the Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS) on foot of this correspondence from Cork County Council, all of the requested information was already contained within these documents and a series of technical notes identifying the locations of same accompany this Cover Letter. As such, we now contend that sufficient information has been submitted to the Planning Authority to enable them to process the application.

We trust that all is in order, and respectfully request that the Planning Authority deem this Application complete given that any items raised in the correspondence from the 19th of June have been sufficiently addressed in this Cover Letter.

Please do not hesitate to contact the undersigned should you require anything further.



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