

From: [Tracy OCallaghan](#)
To: [SIDS](#)
Cc: [Ger Barry](#); [Thomas Watt](#)
Subject: RE: ACP-324274-26
Date: Friday 3 July 2026 16:51:14
Attachments: [image001.png](#)
[ACP-324274-26 - Cover Letter & Planning Report.pdf](#)

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Good Afternoon,

Please find for your attention. Please be advised that 2no. hard copies will follow by post as required.

Kind Regards,

**Tracy Ní Cheallacháin | Oifigeach Sinsearach Foirne | Oifig an
Phríomhfheidhmeannaigh**

Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire
T +353-(0)21 – 428 5466 M +353-(0)85 – 804 9235

tracy.ocallaghan@corkcoco.ie | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Tracy O' Callaghan | Senior Staff Officer | Chief Executive's Office

Cork County Council | County Hall | Cork | T12 R2NC | Ireland
T +353-(0)21 – 428 5466 M +353-(0)85 – 804 9235

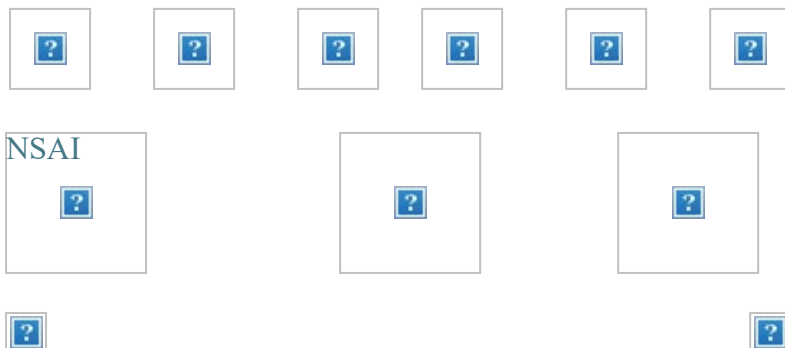
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Comhairle Contae Chorcaí

Cork County Council

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

2nd July 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, Knockauncorrin, Mullentaura, Coolnakilla, Ballymahina, Farran North, Co. Cork.

Dear Sir/ Madam

I refer to your letter of 11th May 2026, wherein you requested Cork County Council to submit to the Commission a report setting out the views of the Authority on the effect of the proposed development on the environment and the proper and sustainable development of the area of the Authority in respect of the above application to the Board.

I enclose herewith this Planning Report dated 30th June 2026 which sets out the views of the Planning Authority on the effect of the proposed development on the environment and the proper and sustainable development of the area of the Authority with respect to the follow:

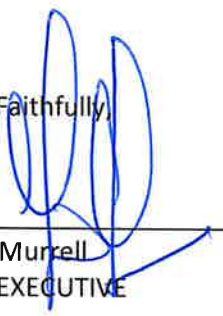
Main relevant Development Plan provisions relating to the subject site and surrounding area. A clear indication of the current status of the relevant Development Plan and any Draft Plans should be given, together with any relevant issues arising. Details of other relevant Plan provisions (e.g. Local Area Plans) and statement regarding status of these Plans (adopted or in draft form).

- Relevant planning history relating to the subject site and the surrounding area.
- Relevant national, regional and local policies.
- Any Special Area Amenity Order which may be affected by the proposed development.
- European designations, National Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).
- Protected Structures, Architectural Conservation Areas etc.
- Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.
- Assessment of landscape status and visual impact, as appropriate.
- Carrying capacity and safety of road network serving the proposed development.
- Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.

- Planning authority view in relation to the decision to be made by the Commission.
- Planning authority view on community gain conditions which may be appropriate.
- Details of relevant section 48/49 development contribution scheme conditions which should be attached.
- Details of any special contribution conditions which should be attached along with detailed calculations and justification for the conditions.

A copy of this Report will be placed on the public file at the Planning Authority's office as requested.

Yours Faithfully,



Moira Murrell
CHIEF EXECUTIVE



Comhairle Contae Chorcaí

Cork County Council

Strategic Infrastructure Development: Planning Authority Report to An Coimisiún Pleanála
Under Section 182A of the Planning and Development Act 2000 (as amended)

ACP Case Number: ACP-324274-26

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

***Located in the townlands of Lackendarragh North, Moanlahan, Knockauncorrin,
Mullentaura, Coolnakilla, Ballymahina, Farran North, Co. Cork***

Planning Authority Report
of
Cork County Council

30th June 2026

1. Introduction

An application has been made by Coom Green Energy Park Limited to An Coimisiún Pleanála under Section 182A(1) of the Planning and Development Act 2000 (as amended) for a 110kV substation and 110kV Underground Cable (UGC) Grid Connection Route and associated site works, associated with the consented Coom Green Energy Park development located at Lackendarragh North, Moanlahan, Knockauncorin, Mullentaura, Coolnakilla, Ballymahina, Farran North, Co. Cork.

In accordance with the requirements of Section 182A of the 2000 Act, the purpose of this report is to set out the implications of the proposed development for the proper planning and sustainable development in the area and the likely effects on the environment or adverse effects on the integrity of a European site, of the proposed development. Accordingly, all the relevant issues to the proposed development have been identified and are assessed below in the report.

There are eight appendices to this report:

- Appendix 1: Report of the Conservation Officer
- Appendix 2: Report of the County Archaeologist
- Appendix 3: Report of the Environment Officer (Water Quality)
- Appendix 4: Report of the Environment Officer (Noise)
- Appendix 5: Report of the Ecologist
- Appendix 6: Report of the Area Engineer
- Appendix 7: Request for Further Information
- Appendix 8: Recommended Conditions

2. Description of the Proposed Development

Coom Green Energy Park (CGEP) is a permitted renewable energy development (Ref. ACP-308885-20) comprising a 22-turbine wind farm, 110kV substations, battery energy storage system and associated ancillary works. Two 110kV substations were permitted as part of this development, one located in the townland of Lackendarragh North and one in the townland of Mullenaboree.

Permission is being sought for a 110kV Grid Connection Route, a 33kV Collector Network Route and an onsite 110kV substation to allow for the export of energy from the permitted CGEP to the national grid at the existing Barrymore 110kV substation located near Rathcormack, Co. Cork.

This application deals with the 110kV infrastructure while a separate application for the 33kV Collector Network Route will be made to Cork County Council.

The total application area of the proposed development is 57.6ha.

The proposed development includes:

- The construction of a 110kV on site substation and associated compound located at Lackendarragh North.
- A 110kV Grid Connection Route comprising approximately 13.9km of underground cabling between the proposed 110kV substation at Lackendarragh North and the

existing Barrymore 110kV substation at Kill-Saint-Anne-North, 12.1km to be constructed within the existing public road corridor and 1.8km constructed within private lands.

- All associated infrastructure, services and site works including excavation, earthworks, soil management, drainage and sediment control to facilitate the development.
- Forestry felling of 4.77ha to facilitate construction and operation of the proposed development.

It is noted that if permission is forthcoming only the 110kV substation at Lackendarragh North will be constructed. The permitted substation at Mullenaboree will not be required.

The proposed 33kV Collector Network Route (CNR) is approximately 15.8km in length, comprising 14.7km located within third-party lands and 1.1km within public roads. The underground cables will consist of a 33kV CNR between the western and eastern arrays of the permitted CGEP development and will connect to the proposed 110kV substation at Lackendarragh North which is the subject of this application.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in relation to the proposed development.

The detailed description of development set out in Chapter 2 of the EIAR is noted.

3. Site Location and Description

The permitted CGEP is located c. 12km southeast of Mallow and c. 13km southwest of Fermoy. The total application area is 57.6ha. The proposed 110kV Grid Connection Route traverses the townlands of Lackendarragh North Moanlahan, Knockauncorin, Mullentaura, Glanakip, Rathcormack-mountain, Coolnakilla, Knockananig, Coolmucky, Ballynahina, Corrin, Farran North, Farran South and Kill-Saint-Anne-North. The proposed 110kV 9onsite substation will be located at Lackendarragh North.

4. Pre-Planning Consultation

As per the applicant's submission pre-application consultation was undertaken with An Coimisiún Pleanála (ACP-322876-25) in August and November 2025. In February 2026 An Coimisiún Pleanála confirmed that the proposed development constitutes Strategic Infrastructure Development, falling within the scope of Section 182A of the Planning and Development Act 2000 (as amended).

5. Planning History

The following planning history is of note:

Planning Ref.	Development Description	Decision
ACP-308885-20	10-year permission for the construction of up to 22 no. wind turbines and all related site works and ancillary development.	Grant permission with Conditions
26/1212	Renewable Energy Development (RED III) development at this site within the townlands of Coom (Hudson),	Invalid Application

	Mullenaboree, Knockaunalour, Knocknacaheragh, Chimneyfield, Killeagh, Glannasack, Knockdoorty and Lackendarragh North, Co. Cork The Renewable Energy Development (RED III) will consist of: • Installation of approximately 15.8 km of underground medium voltage (33kV) electrical and communication cabling between the western and eastern arrays of the permitted Coom Green Energy Park (ACP Ref: 04.308885) and all associated ancillary works; • Forestry felling of 13 ha to facilitate construction and operation of the Proposed Development; and • All associated infrastructure, services and site works including excavation, earthworks, soil management, drainage and sediment control to facilitate the works. • A 10-year planning permission is being sought for the construction of the Proposed Development, alongside an operational period of 30 years. The underground cabling is intended to connect the western and eastern arrays of the permitted Coom Green Energy Park (ACP Ref: 04.308885) to the proposed 110kV onsite substation at Lackendarragh North which is the subject of a separate application for consent to An Coimisiún Pleanála. This separate consent application includes the proposed onsite 110 kV substation at Lackendarragh North and associated works including 110 kV underground grid connection cabling between Lackendarragh North and the existing 110 kV Barrymore substation at Kill-Saint-Anne-North, Co. Cork. Coom Green Energy Park along with its grid connection was previously subject to EIA pursuant to planning ref. ACP Ref: 04.308885. The EIAR submitted with this application for consent assesses the entire project which includes all infrastructure associated with both applications for planning consent including the permitted Coom Green Energy Park. An Environmental Impact Assessment Report (EIAR) and Natura Impact	
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	Statement (NIS) will be submitted to the Planning Authority with the Application.	
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6. Planning Policy Context

National Policy

National Planning Framework (NPF)

The NPF is the overarching national planning policy document for Ireland. It is a high-level strategic plan that sets out a vision for Ireland to 2040, expressed through ten National Strategic Outcomes (NSO).

NSO 8 focuses on the 'Transition to a Low Carbon and Climate Resilient Society' and recognises the need for new energy systems and transmission grids for a more distributed and renewables focused energy generation system, harnessing on-shore and off-shore potential from energy sources including solar and connecting the richest sources of that energy to the major sources of demand. It is stated that the development of renewable energy is critically dependent on the development of enabling infrastructure including grid facilities to connect to major sources of energy demand.

Section 5.4 of the NPF notes that in meeting the challenge of transition to a low-carbon economy the location of future national renewable energy generation will, for the most part, need to be accommodated on large tracts of land that are located in a rural setting, while also continuing to protect the integrity of the environment and respecting the needs of people who live in rural areas.

National Policy Objective 47 seeks to strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply, in co-operation with relevant Departments in Northern Ireland.

National Policy Objective 55 seeks to promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.

National Planning Framework First Revision 2025

National Policy Objective 70

Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

National Policy Objective 71

Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.

National Policy Objective 72

Support an all-island approach to the delivery of renewable electricity through interconnection of the transmission grid.

National Policy Objective 73

Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks.

National Development Plan 2021-2030 (NDP)

Published in tandem with the NPF, the NDP seeks to drive Ireland's long term economic, environmental and social progress up to 2030. Chapter 13 'Transition to Climate-Neutral and Climate-Resilient Society' identifies renewable energy as a strategic investment priority. The NDP recognises the need to radically transform Ireland's energy system so as to achieve its 2030 and 2050 energy and climate objectives and notes that facilitating investment in renewable energy sources is key to decarbonising our energy requirements.

Chapter 13 'Transition to Climate-Neutral and Climate-Resilient Society' identifies renewable energy as a strategic investment priority.

Strategic Investment Priorities – SOE Investment notes "Significant expansion and strengthening of the electricity transmission and distribution grid onshore and offshore, including transmission cables and substations, to link renewable electricity generation to electricity consumers and to accommodate higher levels of renewables on the electricity system and reinforcement of the natural gas network by our system operators EirGrid, ESB Networks and Gas Networks Ireland".

Climate Action Plan 2025

The Climate Action Plan 2025 is an annual update to Ireland's Climate Action Plan under the Climate Action and Low Carbon Development (Amendment) Act 2021. It builds upon the 2024 Plan by refining and updating the measures and actions required to deliver carbon budgets and sectoral emissions ceilings. The Plan provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.

Regional Policy

Regional Spatial and Economic Strategy for the Southern Region (RSES)

The RSES sets out the long-term spatial planning and economic framework for the Southern Region. The principal purpose is to support the implementation of the NPF/NDP.

RPO 59 – Low Carbon Economy

The RSES recognises the urgency to transition to a low carbon future and it is therefore an objective to accelerate the transition towards low carbon economy and circular economy through mechanisms such as the Climate Action Competitive Fund.

It is an objective to develop enterprises that create and employ green technologies.

Local authorities should ensure that the development of green industry and technologies incorporates careful consideration of potential environmental impacts at project level including the capacity of receiving environment and existing infrastructure to serve new industries.

Local authorities shall include objectives in statutory land use plans to promote energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency measures in the existing building stock, energy efficiency in traditional buildings and initiatives to achieve Nearly Zero-Energy Buildings (NZEB) standards in line with the Energy Performance of Buildings Directive (EPBD).

It is an objective to support investments in energy efficiency of existing commercial and public building stock with a target of all public buildings and at least one-third of total commercial premises upgraded to BER Rating 'B.' Local authorities shall report annually on energy usage in all public buildings and will achieve a target of 33% improvement in energy efficiency in all buildings in accordance with the National Energy Efficiency Action Plan (NEEAP).

RPO 87 – Low Carbon Energy Future

The RSES is committed to the implementation of the Government's policy under Ireland's Transition to a Low Carbon Energy Future 2015-30 and Climate Action Plan 2019. It is an objective to...increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture.

RPO 88 – National Mitigation Plan and National Adaptation Framework

The RSES is committed to the implementation of the National Mitigation Plan and National Adaptation Framework: Planning for a Climate Resilient Ireland to enable the Region transition to a low carbon, climate resilient and environmentally sustainable economy. It is an objective to ensure effective co-ordination of climate action with the Climate Action Regional Offices and local authorities to implement the National Mitigation Plan and the National Adaptation Framework in the development and implementation of long-term solutions and extensive adaptation measures.

RPO 89 – Building Resilience to Climate Change

It is an objective to support measures to build resilience to climate change throughout the Region to address impact reduction, adaptive capacity, awareness raising, providing for nature-based solutions and emergency planning.

Local Authorities and other public agencies shall continue to work with the Office of Public Works to implement the Flood Risk Management Plans and address existing and potential future flood risks arising from coastal, fluvial, pluvial, groundwater and potential sources of flood risk.

RPO 95 – Sustainable Renewable Energy Generation

It is an objective to support implementation of the National Renewable Energy Action Plan (NREAP), and the Offshore Renewable Energy Plan and the implementation of mitigation measures outlined in their respective SEA and AA and leverage the Region as a leader and innovator in sustainable renewable energy generation.

RPO 96 – Integrating Renewable Energy Sources

It is an objective to support the sustainable development, maintenance and upgrading of electricity and gas network grid infrastructure to integrate a renewable energy sources and ensure our national and regional energy system remains safe, secure and ready to meet increased demand as the regional economy grows.

RPO 100 – Indigenous Renewable Energy Production and Grid Injection

It is an objective to support the integration of indigenous renewable energy production and grid injection.

RPO 219 – New Energy Infrastructure

It is an objective to support the sustainable reinforcement and provision of new energy infrastructure by infrastructure providers (subject to appropriate environmental assessment and the planning process) to ensure the energy needs of future population and economic expansion within designated growth areas and across the Region can be delivered in a sustainable and timely manner and that capacity is available at local and regional scale to meet future needs.

RPO 221 Renewable Energy Generation and Transmission Network

Local Authority City and County Development Plans shall support the sustainable development of renewable energy generation and demand centres such as data centres which can be serviced with a renewable energy source (subject to appropriate environmental assessment and the planning process) to spatially suitable locations to ensure efficient use of the existing transmission network.

The RSES supports strengthened and sustainable local/community renewable energy networks, micro renewable generation, climate smart countryside projects and connections from such initiatives to the grid.

The potential for sustainable local/community energy projects and micro generation to both mitigate climate change and to reduce fuel poverty is also supported.

RPO 222 – Electricity Infrastructure

It is an objective to support the development of a safe, secure and reliable supply of electricity and to support and facilitate the development of enhanced electricity networks and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this plan under EirGrid's (2017) Grid Development Strategy (subject to appropriate environmental assessment and the planning process) to serve the existing and future needs of the Region and strengthen all-island energy infrastructure and interconnection capacity.

Section 8.2 also outlines support for the development of a safe, secure, and reliable system of transmission and distribution of electricity.

*Local Policy*Cork County Development Plan 2022

The following objectives of the Cork County Development Plan 2022 are of relevance to this proposal:

**County Development Plan Objective
ET 13-1 Energy**

- a) Ensure that County Cork fulfils its potential in contributing to the sustainable delivery of a diverse and secure energy supply and to harness the potential of the county to assist in meeting renewable energy targets and managing overall energy demand.
- b) During the life of this plan, the Planning Authority will prepare a renewable energy strategy for the county.

**County Development Plan Objective
ET 13-2 Renewable Energy**

- a) Support Ireland's renewable energy commitments as outlined in Government Energy and Climate Change policies by facilitating the development of renewable energy sources such as wind, solar, geothermal, hydro and bio-energy and energy storage at suitable locations within the county where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.
- b) Support and facilitate renewable energy proposals that bring about a direct socio-economic benefit to the local community. The Council will engage with local communities and stakeholders in energy and encourage developers to consult with local communities to identify how they can invest in/gain from significant renewable energy development.
- c) Support the development of new and emerging renewable energy technologies / fuels for the transport sector.
- d) To promote the potential of micro renewables where it can be demonstrated that that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.

**County Development Plan Objective
ET 13-4: Wind Energy**

In order to facilitate increased levels of renewable energy production consistent with national targets on renewable energy and climate change mitigation as set out in the National Energy and Climate Plan 2021-2030, the Climate Action Plan 2021, and any updates to these targets, and in accordance with Ministerial Guidelines on Wind Energy Development, the Council will support further development of on-shore wind energy projects including the upgrading, repowering or expansion of existing infrastructure, at appropriate locations within the county in line with the Wind Energy Strategy and objectives detailed in this chapter and other objectives of this plan in relation to climate change, biodiversity, landscape, heritage, water management and environment etc.

**County Development Plan Objective
ET 13-21: Electricity Network**

- a) Support and facilitate the sustainable development, upgrade and expansion of the electricity transmission grid, storage, and distribution network infrastructure.
- b) Support the sustainable development of the grid including strategic energy corridors and distribution networks in the region to international standards.
- c) Facilitate where practical and feasible, infrastructure connections to wind farms, solar farms, and other renewable energy sources subject to normal proper planning considerations.
- d) Proposals for development which would be likely to have a significant effect on nature conservation-sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

**County Development Plan Objective
ET 13-22: Transmission Network**

- a) To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future needs of the County including business and residential demands.
- b) Proposals for new electricity transmission networks will need to consider the feasibility of undergrounding or the use of alternative routes especially in landscape character areas that have been evaluated as being of high landscape sensitivity. This is to ensure that the provision of new transmission networks can be managed in terms of their physical and visual impact on both the natural and built environment and the conservation value of European sites.
- c) Proposals for development which would be likely to have a significant effect on nature conservation-sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

**County Development Plan Objective
ET 13-27: Carbon Emissions reduction**

- a) To reduce carbon emissions in the county by achieving national, regional and any potential county targets to progress the national targets as set out in the Climate Action Plan (2021).
- b) To seek to reduce greenhouse gas emissions by promoting energy efficiency and the development of renewable energy sources utilising the natural resources of County Cork in an environmentally sustainable manner consistent with best practice and planning principles.

The following objectives are also of note:

- Objective WM 11-10: Surface Water, SuDS and Water Sensitive Urban Design
- Objective WM 11-15: Flood Risk Assessments
- Objective GI 14-9: Landscape
- Objective GI 14-10: Draft Landscape Strategy
- Objective BE 15-2: Protect Sites, Habitats and Species
- Objective BE 15-6: Biodiversity and New Development
- Objective BE 15-8: Trees and Woodlands
- Objective HE 16-6: Industrial and Post Medieval Archaeology
- Objective HE 16-9: Archaeology and Infrastructure Schemes
- Objective HE 16-13: Undiscovered Archaeological Sites
- Objective HE 16-16: Protection of Non-Structural Elements of Built Heritage
- Objective HE 16-19: Vernacular Heritage
- Objective HE 16-21: Design and Landscaping of New Buildings

7. Internal Consultees

Area Engineer – No objection subject to conditions.

Environment Officer (Water Quality) – No objection subject to conditions.

Environment Officer (Noise) – No objection subject to conditions.

Ecology – Further information recommended.

Conservation Officer – No objection subject to conditions.

Archaeology – Further information recommended.

8. Environmental Impact Assessment Report

Under Section 172 of the Planning and Development Act 2000 (as amended), a planning application for a development which comes within a class of development specified under Schedule 2 of Part 5 of the Planning and Development Regulations 2001 (as amended) must be accompanied by an Environmental Impact Assessment Report. The applicant submits that the proposed development meets the mandatory threshold for EIA having regard to Class 15, Part 2 of Schedule 5. An EIAR has therefore been prepared.

A Non-Technical Summary has been submitted and the EIAR is presented as fifteen chapters as follows:

1. Introduction
2. Development Description
3. Site Selection and Alternatives
4. Policy
5. EIA Scoping, Consultation
6. Population and Human Health
7. Air Quality and Climate
8. Noise and Vibration
9. Biodiversity
10. Soils, Geology and Hydrogeology
11. Hydrology and Water Quality
12. Material Assets, Telecommunications, Traffic and Transport
13. Archaeology, Architectural and Cultural Heritage
14. Landscape and Visual
15. Interaction of the Foregoing

The EIAR is examined in further detail below.

9. Appropriate Assessment

Natura Impact Statement has been submitted with the application. This been reviewed by the Ecology Unit who notes as follows:

Natura Impact Statement – The NIS focusses on the potential for the proposed works to adversely affect the integrity of the Blackwater River (Cork/Waterford) SAC. It was considered that proposed works may lead to significant effects on Water courses of plain to montane levels with the *Ranunculus fluitantis* and Callitriche-Batrachion vegetation, alluvial forests, otter, brook lamprey, river lamprey, and Atlantic salmon. Mitigation measures set out in the NIS includes the following of best practice guidelines (TII, IFI, CIRIA), pre-construction surveys for holts, silt fencings, correct use and storage of chemicals and cement, invasive species management, employment of an Ecological Clerk of Works (ECoW), etc.

Assessment – I note that the submitted NIS assessed the potential for both the 110kV GCR (and 110kV substation) and the 33kV CNR. Having read the submitted documents, including the NIS, I consider that the construction and operation of 110kV GCR and 110kV substation would not lead to significant impacts to the Blackwater River SAC. It should be noted that the planning application to Cork County Council has been made for the 33kV Collector Network Route (CNR) (Ref.: 26/1212) has been

considered to be invalid. I note that instream works, namely installation of box culvert, will be undertaken as part of the 33kV works and the mitigation measures will be applied there. As stated in the NIS, these instream works will take place June-September to avoid salmon spawning. I note that no lamprey were recorded in the Toor River and the river was considered unsuitable for spawning lamprey. As such, while lamprey spawning may occur later in the year, I consider the timing of the instream works to be sufficient. As a precaution, ACP may wish to consider a condition whereby surveys are undertaken immediately prior to instream works.

10. Assessment

The proposed development is assessed as follows:

Principle of Development

As outlined above, the Coom Green Energy Park (CGEP) is a permitted renewable energy development (Ref. ACP-308885-20) comprising a 22-turbine wind farm, 110kV substations, battery energy storage system and associated ancillary works. Permission is being sought for a 110kV Grid Connection Route, a 33kV Collector Network Route and an onsite 110kV substation to allow for the export of energy from the permitted CGEP to the national grid at the existing Barrymore 110kV substation located near Rathcormack, Co. Cork. This application relates to the 110kV Grid Connection Route and 110kV substation. Having regard to national and regional planning policy and the objectives 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 has no objection in principle to the proposed development.

Population and Human Health

No significant adverse effects on population and human health are identified in Chapter 6 of the EIAR. Temporary impacts may arise during construction but will be short-term and mitigation measures, including traffic management plans, dust and noise control measures etc., will be implemented through the Construction and Environmental Management Plan. No adverse effects during the operational stage are anticipated.

Air Quality and Climate

No significant adverse effects on air quality are identified in Chapter 7 of the EIAR. Nevertheless, best-practice mitigation measures are proposed during construction to suppress dust and minimise emissions from construction vehicles and plant.

The proposed development is expected to have an overall positive effect on carbon reduction and climate change by contributing to Ireland's renewable energy and onshore wind targets. It will support achievement of EU renewable energy objectives and targets set out in the Climate Action Plan.

Noise and Vibration

The potential noise and vibration impacts associated with the proposed development as well as cumulative construction and operational noise are considered in Chapter 8 of the EIAR. The Environment Officer raises no objection to the proposal, subject to conditions in relation to operational noise control and a construction noise management plan.

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.

Soils, Geology and Hydrogeology

The potential effects on geological and hydrogeological conditions set out in Chapter 10 of the EIAR are noted. Mitigation measures are set out including the implementation of a Construction Environmental Management Plan. Following the implementation of the mitigation measures the proposed development is expected to have a low impact on the receiving environment.

Hydrology and Water Quality

The detailed report of the Environment Officer included at Appendix 3 below is noted. There is a risk to water quality during construction, mainly from sediment runoff and potential spills, but this will be managed through a Construction and Environmental Management Plan, detailed mitigation measures, and ongoing monitoring. The Environment Officer raises no objection to the proposal on environmental grounds, subject to a number of conditions.

Materials Assets, Telecommunications, Traffic and Transport

As set out in Chapter 12 of the EIAR it is unlikely that the proposed development will adversely impact upon any material assets or telecommunications infrastructure during the construction, operation and decommissioning phases of the proposed development.

In relation to traffic and transport related impacts it is noted that the Area Engineer has no objection to the proposal subject to the detailed conditions and requirements as set out in Appendix 6 below.

Archaeology, Architectural and Cultural Heritage

Archaeology

The County Archaeologist has reviewed Chapter 13 of the EIAR, and her detailed report and assessment (included at Appendix 2) is noted. 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.

Architectural and Cultural Heritage

There are no protected structures, Architectural Conservation Areas or buildings on the National Inventory of Architectural Heritage within the proposed development area. The first and second edition Ordnance Survey Maps have been reviewed, and three undesignated agricultural structures and a bridge are identified within the greenfield section of the proposed development. Two of the agricultural structures are no longer extant (CHC1 and CHC2); one building survives within a farmyard, now part of a commercial forestry plantation (CHC3); and Bride Bridge, the masonry road bridge (CHC4) is still in use on the public road and is included within the Glenville Famine Walk. The proposed cable route will not impact upon CHC3. The cable route will traverse CHC4, Bride Bridge. Horizontal directional drilling was considered here but the topography was considered unfavourable in this location. It is, therefore, proposed to bury the cables in the bridge deck. A survey has determined that there is sufficient depth in the deck that the cables can be accommodated without modification or alteration of the bridge. During construction phase, the works will result in a temporary, low magnitude, negative, direct effect on the setting of the bridge. The Conservation Officer notes that this is acceptable subject to agreement of an appropriate method statement and conservation oversight. Conditions are recommended in this regard.

The proposed substation at Lackendarragh North is located in an area of commercial forestry that was open moorland on the first edition maps. The Conservation Officer is satisfied that there will be no negative effects on the architectural heritage of the setting, designated or undesignated.

Landscape and Visual

Landscape and visual impacts associated with the proposed grid connection route are generally expected to be small-scale, temporary and short-term in nature, occurring primarily along the road network during the construction phase. As the grid connection will be delivered via underground cabling, no landscape or visual impacts are anticipated during operation.

The proposed substation and compound at Lackendarragh North will be smaller in scale than the previously permitted development. Consequently, no material change is expected in either the construction-phase or operational landscape and visual effects.

The potential removal of the Mullenaboree substation would result in a beneficial outcome, reducing the overall landscape and visual impacts associated with the proposed development.

Interaction of the Foregoing

Table 15-1 of Chapter 15 presents a matrix identifying the principal interactions between the key environmental aspects of the Proposed Development. Table 15-2 provides a qualitative assessment of these interactions, together with reference to the relevant chapters of the EIAR

and proposed mitigation measures. Interactions are most likely to occur during the construction phase. However, the implementation of robust mitigation measures, including CEMP, Traffic Management Plan, surface water and pollution control measures, ecological supervision, archaeological monitoring and landscape reinstatement, will ensure that any adverse effects arising from interactions between environmental aspects are either avoided or reduced to a level that is not significant.

11. Development Contributions

The General Development Contribution applies in respect of the proposed buildings on site. The submitted details indicate the 110kV substation control building will have a floor area of 450 sq. m and an Independent Power Producer Building will have a floor area of 300 sq. m.

Chargeable floor area of proposed buildings = 750 sq. m

750 sq. m x €16.32 = €12,240

12. Conclusion

Having regard to national and regional planning policy and the objectives 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.

An Commisiún Pleanála is respectfully requested to have regard to the reports set out at Appendix 1-6. If An Commisiún Pleanála considers that further information is required, suggested items to be addressed are set out at Appendix 7. If An Commisiún Pleanála considers that permission should be granted a schedule of suggested conditions are set out at Appendix 8.



Thomas Watt
Senior Planner
30/06/26



Ger Barry
Director Planning and Environment
01/07/26



Michael Lynch
Assistant Chief Executive (South)

Appendix 1: Report of the Conservation Officer

Proposal: Cork County Council have been notified of a S.37 Strategic Infrastructure Development (SID) application by An Coimisiún Pleanála (ACP) for 'SID Lackendarragh North (110kv substation)'.

Description: Application for the construction of a 110kV onsite substation and a 110 kV Underground Cable(UGC) Grid Connection Route of approximately 13.9 km and associated works, associated with the consented Coom Green Energy Park energy development, in the townlands of Lackendarragh North, Moanlahan, Knockauncorin, Mullentaura, Glanakis, Rathcormack-mountain, Coolnakilla, Knockananig, Coolmucky, Ballynahina, Corrin, Farran North, Farran South, Kill-Saint-Anne-North, Co. Cork.

Assessment:

The proposed development is assessed in an EIAR; the Archaeology, Architectural and Cultural Heritage chapter (Chapter 13) does not identify any protected structures, Architectural Conservation Areas (ACAs) or buildings on the National Inventory of Architectural Heritage (NIAH). The proposed development location is also assessed against the first and second edition Ordnance Survey maps to identify any undesignated built heritage assets; three undesignated agricultural structures and a bridge are identified within the greenfield section of the proposed development. Two of the agricultural structures are no longer extant (CHC1 and CHC2); one building survives within a farmyard, now part of a commercial forestry plantation (CHC3); and Bride Bridge, the masonry road bridge (CHC4) is still in use on the public road and is included within the Glenville Famine Walk.

The proposed substation at Lackendarragh North is located in an area of commercial forestry that was open moorland on the first edition maps; I am satisfied that there will be no negative effects on the architectural heritage of the setting, designated or undesignated.

Regarding the underground grid connection route, CHC 1 and 2 are no longer extant and will not be impacted; CHC3 is extant, and the proposed cable route does not impact on the remains of the historic farmstead. The cable route is proposed to traverse CHC4, Bride Bridge. Horizontal directional drilling was considered here; the topography was considered unfavourable in this location and it is proposed to bury the cables in the bridge deck. A survey has determined that there is sufficient depth in the deck that the cables can be accommodated without modification or alteration of the bridge; during construction phase, the works will result in a temporary, low magnitude, negative, direct effect on the setting of the bridge, which is also considered acceptable subject to agreement of an appropriate method statement and conservation oversight.

The applicant should be cognisant of the following policy in the County Development Plan 2022-2028:

County Development Plan Objectives HE 16-16: Protection of Non- Structural Elements of Built Heritage

Protect non-structural elements of the built heritage. These can include designed gardens/garden features, masonry walls, railings, follies, gates, bridges, shopfronts and street furniture. The Council will promote awareness and best practice in relation to these elements.

HE 16-6: Industrial and Post Medieval Archaeology

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these

structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s

County Development Plan Objectives HE 16-19: Vernacular Heritage

- a) Protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, farmyards and settlements and the contribution they make to our architectural, archaeological, historical, social and cultural heritage and to local character and sense of place.
- b) Cork County Council encourages best conservation practice in the renovation and maintenance of vernacular buildings including thatched structures through the use of specialist conservation professionals and craft persons. Development proposals shall be accompanied by appropriate documentation compiled by experienced conservation consultant.
- c) There will generally be a presumption in favour of the retention of vernacular buildings and encouragement of the retention and re-use of vernacular buildings subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.

Recommendation:

I recommend the following conditions are applied to the proposed development, with respect to the Underground Cable Grid Connection Route where it traverses Bride Bridge (CHC4):

1. Method Statement:

Prior to the commencement of any development the applicant/ developer shall submit, for the written agreement of the planning authority a detailed method statement prepared by a suitably qualified accredited conservation architect/ consultant. This shall include (a) full detailed schedule of works with a full specification, including details of materials and methods, to ensure the development is carried out in accordance with good conservation practice and to ensure that the existing bridge deck and stone parapets are not physically impacted. (b) This statement shall set out the methodology for the recording and/or retention of concealed features or fabric exposed during the works where identified. Following agreement of the strategy, there shall be no further changes without the written agreement of the Planning Authority.

2. Conservation Oversight:

Prior to the commencement of development on site the applicant/developer shall submit for the written agreement of the planning authority confirmation that: (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric of the bridge structure (CHC4) during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained fabric. (b) All repair works to the bridge structure shall be carried out in accordance with best conservation practice and the "Architectural Heritage Protection Guidelines for Planning Authorities" issued by the Department of Arts, Heritage and the Gaeltacht in October 2011. (c) The conservation expert / architect will also certify that all works were carried out as per agreement with the Planning Authority on completion of the project. (d) A written and photographic record of all works shall be maintained throughout the course of this section of the proposed development and submitted to the planning authority on completion of the project. Full details to ensure compliance with the requirements of this condition shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

Appendix 2: Report of the County Archaeologist

Introduction

Cork County Council have been notified of a S.37 Strategic Infrastructure Development (SID) application by An Coimisiún Pleanála (ACP) for 'SID Lackendarragh North (110kv substation

Proposal

The proposal is as described below:

Application for the construction of a 110kV onsite substation and a 110 kV Underground Cable(UGC) Grid Connection Route of approximately 13.9 km and associated works, associated with the consented Coom Green Energy Park energy development, in the townlands of Lackendarragh North, Moanlahan, Knockauncorin, Mullentaura, Glanakis, Rathcormack-mountain, Coolnakilla, Knockananig, Coolmucky, Ballynahina, Corrin, Farran North, Farran South, Kill-Saint-Anne-North, Co. Cork.

County Development Plan 2022

County Development Plan 2022 Objectives HE 16-2:

Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

County Development Plan 2022 Objectives HE 16-3:

Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

County Development Plan 2022 Objectives HE 16-5:

Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

County Development Plan 2022 Objectives HE 16-6:

Industrial and Post Medieval Archaeology

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.

County Development Plan 2022 Objectives HE 16-7:

Battlefield, Ambush and Siege Sites and Defensive Archaeology

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their associated landscape due to their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

County Development Plan Objectives HE 16-8:

Burial Places

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

County Development Plan Objectives HE 16-9:

Archaeology and Infrastructure Schemes

All large-scale planning applications (i.e., development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

County Development Plan Objectives HE 16-10:

Management of Monuments within Development Sites

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

County Development Plan Objectives HE 16-11:

Archaeological Landscapes

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

County Development Plan Objectives HE 16-12:

Raising Archaeological Awareness

As part of the Heritage Plan, it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

County Development Plan Objectives HE 16-13:

Undiscovered Archaeological Sites

To protect and preserve previously unrecorded archaeological sites within County Cork as part of any development proposals. The Council will require preservation in situ to protect archaeological monuments discovered. Preservation by record will only be considered in exceptional circumstances.

County Archaeologist Comments 02/06/2026

Pre-planning

Pre-Planning Consultations took place on Teams and by email and Chapter 13 notes the following:

'Preapplication consultation was carried out with the Cork County Council Archaeologist (CCCA), as recommended by Objective 16-9 of the County Cork Development Plan 2022-2028 (see Section 13.3.2). An online pre-application meeting with Cork County Council on 04/02/2026 was attended by the chapter author and the CCCA. The meeting included discussions in relation to the absence of any recorded archaeological sites or designated architectural structures within the environs of the Proposed Development, details on the nature of construction phase works as well as the potential suitability of geophysical survey of the Proposed Development and the associated onsite constraints, which includes extensive sections within forestry and public roads. The chapter author also carried out further consultation with the CCCA by email and phone during February 2026 in relation to these onsite constraints and the CCCA recommended pre-application testing of any suitable green field lands. The Applicant was appraised of the CCCA's recommendations in relation to this aspect of the consultation process'.

I have reviewed Chapter 13 of the EIAR (Tony Cummins of John Cronin and Associates).

This notes the presence of **4 Recorded Monuments** within the development site as follows: '...each of these were identified and fully excavated during archaeological investigations in advance of the construction of the M8 motorway scheme. They comprised a charcoal-making site (CO035-118----) and three hearth sites (CO035-119----, CO035-120---- and CO035-121----). All four of these sites were fully preserved by record through archaeological excavation in advance of road construction works and, therefore, no archaeological remains exist at their recorded locations. Their sensitivity to effects is, therefore, deemed to be negligible.

I concur that no impacts to the Recorded Monument (now excavated sites) can occur given the past preservation by record (archaeological excavation), however it demonstrates the presence of hitherto previously unrecorded sub-surface archaeology in the vicinity.

The archaeologist notes that the area of the proposed development is largely commercial forestry and that **the green areas** are confined to the proposed associated 33kV section of the project (Report Extract – ‘*The Proposed Development extends eastwards from the western array of the permitted Coom Green Energy Park and primarily follows tarmac-surfaced local roads until it reaches the existing Barrymore substation located c.4km to the southeast of Fermoy town. Sections of the 33kV Collector Network Route (CNR) extend through commercial forestry plantations with a localised section located within an area of pasture fields in the townlands of Coom (Hudson), Knockaunalour and Knocknacaheragh.*’.)

I had advised that testing in green areas be undertaken in order to deal with any hitherto unknown sub-surface archaeological features to allow adequate time to re-design around any such features achieving preservation in situ in accordance with HE16-13 of the County Development plan. Furthermore the detection of sub-surface archaeology at the construction stage (post-consent) can be problematic causing delays, de-mobilising of contractors and can be cost prohibitive as well as the unnecessary loss of potential significant archaeology (albeit through recording and removal of same). The applicant, in this instance, has ignored my advice. I do accept however, that large portions of the application site are within commercial forestry where testing is often not feasible and areas along existing access tracks and public roads have lower potential for archaeology. My concerns were regarding the green field areas only. If planning permission is granted by ACP, without seeking further information for archaeological testing, then the opportunity to design around archaeology will be lost. The nature of the proposed development (33KV Grid route in green fields) is such that a re-design around any sub-surface archaeology would be difficult to achieve post-consent.

Further Information

I advise that ACP seek further information for Archaeological Testing along green field sections of the proposed development and that a report on the findings include a Mitigation Strategy which would seek to preserve any significant sub-surface archaeology in situ by re-design.

If however ACP consider that Further Information is not required, the following is advised.

Post-Consent Conditions

The following Mitigation measures are proposed in Chapter 13 EIAR:

Green Field Sections of the Route:

*The excavation of a 1250mm wide cable trench adjacent to field boundaries and modern farm tracks will be the only construction phase works within the green field areas, and no associated works such as access tracks, hardstands and compounds will be required. As noted in Section 13.5.2, 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. 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*

levelled enclosure (CO035-042)

Archaeological monitoring of ground works within the public road that extends into the zone of notification surrounding levelled enclosure (CO035-042----) in Glanakip townland.

Bride Bridge (CHC 4)

Archaeological monitoring of ground works within the road fill material over Bride Bridge (CHC 4) will also be carried out and in the event that any sub-surface historic bridge masonry is exposed it will be recorded and then preserved in situ by avoidance

Forested Areas

The locations of the Proposed Development within forestry plantations will be subject to field-walking inspections by the appointed archaeologist following tree-felling works and this will include an appraisal of the extent of disturbance of underlying ground surfaces. Any identified remains of farm buildings within the plantation at the location of CHC 3 in Killeagh townland (see Section 13.4.1.3.7) will be avoided. Based on the results of the inspection of the ground conditions in felled areas, the appointed archaeologist will consult with the Cork County Council Archaeologist and the National Monuments Service in relation to any required additional mitigation measures within forestry plantations.

I consider that the following conditions should be attached to any grant that may issue from ACP.

1. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in green areas of the proposed grid connection route 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. The report shall include an archaeological impact statement and mitigation strategy. Where significant archaeological material is shown to be present, avoidance by re-design allowing preservation in-situ will be required. Preservation by record [archaeological excavation] will only be permitted in exceptional circumstances. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.
2. The Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 13 of the EIAR following consultation with NMS. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity. The CEMP shall be submitted to the County Archaeologist / Local Authority for written agreement prior to the commencement of any site preparation works and groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.

3. *The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all topsoil stripping in green fields, and groundworks within the Zone of Notification for levelled enclosure (CO035-042) in Glanakip townland and along Bride Bridge (CHC 4) as identified in Chapter 13 of the EIAR submitted with the application and the implementation of any agreed preservation in-situ or by record measures associated with the development, following the archaeological testing, if applicable. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation]. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.*
4. The locations of the Proposed Development within forestry plantations will be subject to post clear-felling / pre-construction field-walking inspections by the appointed archaeologist. This will include an appraisal of the extent of disturbance of underlying ground surfaces. Any identified remains of farm buildings within the plantation at the location of CHC 3 in Killeagh townland (as identified in Chapter 13 of the EIAR, see Section 13.4.1.3.7) will be avoided and preserved in situ. Based on the results of the inspection of the ground conditions in clear-felled areas, the appointed archaeologist will consult with the Cork County Council Archaeologist and the National Monuments Service in relation to any required additional mitigation measures within forestry plantations, such as monitoring, testing, buffer zones, re-design.

Report on Planning Application for construction of 110kV Grid Connection, 33kV Collector Network and 110kV on-site substation at Lackendarragh, by Coom Green Energy Park Limited.

This report deals only with the potential impacts on surface water and ground water.

Frank O’Flynn, Senior Executive Scientist, Environment Directorate.
Date 26/6/2026.

This report refers to the application to An Bord Pleanála, by Coom Green Energy Park Limited, for the construction of 110kV Grid Connection, 33kV Collector Network, and 110kV on-site substation at Lackendarragh.

The proposed project consists of three main elements:

- A 110 kV Underground Cable Grid Connection Route, (GCR), from the permitted onsite substation at Lackendarragh to the existing Barrymore 110 kV substation located near Rathcormac, Co. Cork.
- A 33kV Underground Cable Collector Network Route, (CNR), between the western and eastern arrays of the permitted Coom Green Energy Park, (CGEP).
- A 110kV onsite substation at Lackendarragh.

2 substations were permitted under the CGEP permission at Mullenaboree and Lackendarragh, however the permitted 110 kV substation at Mullenaboree is no longer required.

The applicant states that the footprint of the proposed 110 kV Substation at Lackendarragh is less than that of the consented substation.

Location;

The permitted CGEP is located approximately 12 km to the southeast of Mallow and approximately 13 km west of Fermoy in County Cork.

The 110kV GCR traverses the following townlands: Lackendarragh North, Moanlahan, Knockauncorin, Mullentaura, Glanakip, Rathcormack-mountain, Coolnakilla, Knockananig, Coolmucky, Ballynahina, Corrin, Farran North, Farran South, Kill-Saint-Anne-North, Co. Cork.

The 33kV CNR traverses the following townlands: Coom (Hudson), Mullenaboree, Knockaunalour, Knocknacaheragh, Chimneyfield, Killeagh, Glannasack, Knockdoorty and Lackendarragh North, Co. Cork.

The 110kV onsite substation is located at Lackendarragh North, Co. Cork.

Hydrology & Water Quality

Coom Energy Green Park is located within Hydrometric Area No. HA 18, Blackwater (Munster), of the Irish River Network System. Surface runoff from the site drains to the Toor

River, Coom River, Tooreen North, Inchinanagh and Bunnaglanna watercourses, and the Bride River. The Toor River is a tributary of the Coom River. The Coom River and Inchinanagh and Bunnaglanna watercourses are tributaries of the Bride River. The Tooreen North watercourse is a tributary of the Clyda (Blackwater) River.

The 110 kV GCR will cross an EPA-mapped WFD watercourse at one location, and the 33 kV CNR will cross EPA-mapped WFD watercourses at three locations.

In addition to these crossings of WFD watercourses, there are 63 no. minor watercourse crossings (small streams and man-made drains) along the proposed route.

The applicant has identified all these crossings and the methodology for completing these crossings.

Groundwater Vulnerability

The Groundwater Vulnerability within the proposed wind farm site boundary, and the majority of the proposed grid connection route, is classified by the GSI as ranging from 'High' to 'Extreme' with areas of exposed bedrock also present in these areas. At the eastern extent of the proposed grid connection the vulnerability classification is reduced to 'Moderate'.

Construction and Environmental Management Plan & Surface Water Management Plan.

The applicants have submitted a Construction and Environmental Management Plan (CEMP) for the proposed development. This CEMP includes a dedicated Surface Water Management Plan.

The CEMP & Surface Water Management Plan set out the key environmental management issues associated with the construction, operation, and decommissioning of the proposed project, to ensure that during these phases of the project, the environment is protected and impacts on the environment are minimised.

The applicants have confirmed that this CEMP will be updated prior to construction to take account of any amendments arising during the consenting process and relevant conditions attached to the planning permission and will be implemented for the duration of the construction phase of the project. The Surface Water Management Plan will be finalised following the appointment of the contractor for the main construction works.

The applicants have also confirmed that any adjustments to the CEMP will be carried out on the basis that they do not increase the impacts as addressed in the EIAR.

An Environmental Manager will oversee the works, and water quality will be tested regularly to ensure all protections are working as intended.

An Environmental / Ecological Clerk of Works (EnCoW / ECoW) will be appointed by the Developer with responsibility for monitoring at the Site during the construction phase of the Development. The Clerk of Works will have the authority to temporarily stop works to prevent negative effects on hydrology or to ensure corrective action is taken to mitigate adverse effects.

Ongoing monitoring of the efficacy of the mitigation measures will be carried out throughout the construction stage.

The applicant has submitted a Construction Methodology Report which outlines the construction techniques and methodologies which will be implemented during the construction of the proposed 110kV underground grid connection route, the 33kV underground cable collector network, and the 110kV substation.

Potential Impacts on Water Quality

During the construction period there is a significant risk to water quality, primarily due to potential for run-off of sediment to surface water due to excavation, traffic movements, stream crossings, etc. There is also a risk to surface & groundwater due to leakage or loss of fuel or hydrocarbons from plant, this can be mitigated with good management, & provision of appropriate spill response equipment & procedures.

The applicants have carried out detailed desk studies & field assessments, (in June 2019, January 2021, & August 2020), of the overall site area. The applicant notes that *“No significant constraints were noted in terms of hydrology and water quality during the site visits”*. The applicant notes that *“The hydrological environment of Coom Green Energy Park is considered to be of high sensitivity for receptors draining to the Bride River and the associated designated conservation areas downstream”*.

The applicants have identified the potential impacts on water quality during the construction period & have detailed the most sensitive locations such as stream crossings, substation construction, etc. Site specific mitigation measures have been identified to minimise any impacts on water quality at the most vulnerable sites, as well as general mitigation measures.

An emergency response procedure has been specified to deal with any pollution incidents on site. All personnel working on site will be trained in pollution incident control response. An emergency response plan will be prepared which will ensure that appropriate information will be available on site outlining the spillage response procedure and a contingency plan to contain silt. A regular review of forecasts of heavy rainfall will be carried out, and a contingency plan will be prepared for before and after such events.

Instream works shall only take place during the period July to September (as required by IFI for instream works). All instream works shall take place in written agreement with the IFI.

The applicant states that a water quality monitoring programme will be established to ensure that water quality is maintained. This programme will ensure that designed mitigation measures are working so water quality is not affected.

Daily visual inspections of drains and outfalls will be performed during the construction period to ensure suspended solids are not entering the streams and rivers of the site, to identify any obstructions to channels, and to allow for appropriate maintenance of the drainage regime. If excessive suspended solids are noted, construction work will be stopped, and remediation measures will be put in place immediately.

Visual inspections will be continued during the operational period until vegetation is established on site at intervals to be agreed with Cork County Council/IFI.

A record will be kept of daily visual examinations of watercourses which receive flows from the permitted development, during and for an agreed period after the construction phase.

A detailed water quality monitoring programme will be undertaken during the construction phase of the proposed development, in addition to the visual inspections outlined above.

The information submitted by the applicant indicates that there would be little risk of impact on water quality once the proposed activity is operational, & once the site is fully vegetated. There will be no personnel based on site. There will be no frequent vehicular traffic to or from the site, or through the site, during the operational stage.

Conclusion

The applicant have submitted detailed proposals to protect water quality during the construction & operational stages of this proposed development. The CEMP & Surface Water Management Plan will be finalised following the appointment of the contractor for the main construction works.

I have no objection to grant of permission on environmental grounds.

Recommended Conditions if Permission is to be granted:

I recommend that the following conditions should be applied to any permission granted.

No.	Condition	Reason
1	The construction of the development shall be managed in accordance with a Construction & Environmental Management Plan, which shall be submitted to, and agreed in writing with Cork County Council prior to commencement of development. This plan shall include a detailed Surface Water Management Plan.	In the interests of environmental protection.
2	During the construction phase operations on site shall be carried out in such a manner that no polluting material, rubble, waste material or contaminated surface water enters any adjacent watercourses or public roadway around the site. No burning of waste material shall take place on site.	In the interests of environmental protection.
3	All watercourses in or adjacent to the works area shall be monitored on a daily basis by the Drainage Engineer, or designate, to ensure they are not being impacted by silt/sediment laden storm water run-off from works area. A record of	To protect surface water quality.

	this monitoring shall be maintained on site.	
4	All over ground tanks containing hydrocarbons shall be contained in a waterproof bunded area, the capacity of the bund is to be the greater of the following; 110% of the largest tank size or 25% of total volume stored in the bunded area. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking valve that shall be opened only to discharge storm water. The developer shall ensure that this valve is locked at all times.	In the interests of environmental protection
5	Hydrocarbon spill kits shall be in place on all site vehicles/plant. Suitable interceptor drip trays shall be used when refuelling vehicles/plant & when vehicles/plant are parked. No servicing of vehicles/plant shall be carried out on site.	To prevent water pollution
6	All drainage and sediment /silt traps shall be in place before any other works are undertaken on the site. All work shall be carried out in favourable weather conditions to minimise the generation of silt & fines.	To prevent water pollution.
7	Silt fencing shall be constructed to protect watercourses on site from run-off of silt laden water prior to commencement of development. These silt fences shall be maintained as required during the construction phase, & on an ongoing basis, until the site is fully vegetated & the risk of silt run-off is minimised.	To protect water quality.
8	The service roads shall be cambered to deflect surface water to the adjoining lands for attenuation. Service roads shall not discharge directly to open drains on site.	To prevent water pollution.
9	Instream works shall only take place during the period July to September.	In the interests of environmental protection.

	All instream works shall take place in written agreement with the IFI.	
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Frank O'Flynn,
Senior Executive Scientist, Environment Directorate.

Appendix 4: Report of the Environment Officer (Noise)

RE: SID Application Grid Connection - Case No. ACP-324274-26. (SID Lackendarragh North (110kv substation))

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.

The potential noise and vibration impacts associated with the proposed development as well as cumulative construction and operational noise are considered as part of the accompanying document submission.

The main activities that have been assessed for construction noise are detailed as per Section 8.6 and subsequent sub-sections 8.6.1 to 8.6.6 of the noise and vibration impact assessment are;

- Tree felling works
- Substation construction
- 33 Kv Collector Network Route (CNR) to Com Green Energy Park (Coom Green Energy Park) Lackendarragh 110 Kv substation
- 110 Kv underground grid connection route from on-site Lackendarragh Station to Existing 110 Kv Ballymore substation.

Section 8.6.7 details potential cumulative noise impact, if different construction activities associated with the development, namely tree felling, substation and grid connection works, occur simultaneously. Mitigation measures in relation to the construction phase are detailed as per Section 8.10.1 of the submitted documentation.

In respect of the operational phase, arising from the measured background noise levels, the area is considered an 'area of low background noise' with applicable limits presented as per Table 8.4 of the submission. During operation of the proposed development, the noise sources as per section 8.7 considered as part of the assessment are from the substation transformer. Table 8-14 summarises the predicted noise levels at the closest property to the substation approximately 600m south-east of the substation site boundary. Arising from same, it is submitted that the impact significance of operational noise from the proposed substation is not significant and is long term in duration. No mitigation is subsequently proposed as per Section 8.10.2. Similarly cumulative noise from the proposed substation and the battery storage area are below the level where there is likely to be an indication of an adverse impact, therefore, there is a not significant effect due to the operational phase of the project in the long term.

Conditions that may be considered by An Coimisiun Pleanala for attachment:

1.) The operational noise level generated by the development when measured at Noise Sensitive Locations shall not exceed 45 dBA (30 minute LAR) between 0700 hours and 1900 hours, 40 dBA (30 minute LAR) between 1900 hours and 2300 hours and 35 dBA (15 minute Leq) between 2300 hours and 0700 hours. During the period 2300 hours and 0700 hours, they shall be no clearly audible tonal component or impulsive component from the development at any noise sensitive location. The developer shall undertake a noise compliance monitoring survey. The scope and methodology of the survey shall be agreed with the Planning Authority in advance.

Reason: To reduce or prevent the intrusion of noise in the interest of residential amenity.

2.) Prior to the commencement of development, a construction noise (inc vibration) management plan shall be put in place and agreed in writing with the Planning Authority. This plan shall include details of the intended construction plan for the development, including;

(a) Proposals for the suppression of on-site noise

(b) Proposals for the suppression of on-site vibration

This plan shall include a monitoring plan to include inter alia noise and vibration

Reason: To reduce or prevent the intrusion of noise or vibration in the interest of residential amenity.

Report by: Andrew Mc Donnell

Date:29/6/2026.

Executive Scientist

Appendix 5: Report of the Ecologist

Strategic Infrastructure Development

110kV Grid Connection Route (GCR) and an onsite 110kV substation at various townlands from Kill-Saint-Anne North to Lackendarragh North, Co. Cork

Project Details: An application has been made to An Bord Pleanála for the development of a proposed a 110kV Grid Connection Route (GCR), a 33kV Collector Network Route (CNR), and an onsite 110kV substation. The purpose of this infrastructure is to allow for the export of energy from the permitted Coom Green Energy Park (CGEP) (ACP Ref: 04.308885) to the national grid at the existing Barrymore 110kV substation near Rathcormac, Co. Cork.

A separate application to Cork County Council has been made for an associated 33kV Collector Network Route (CNR) (Ref.: 26/1212)

The proposed development entails:

- Installation of 13.9 km of permanent high voltage (110 kV) and communication cabling underground between the proposed onsite 110 kV electrical substation at Lackendarragh North and the existing Barrymore 110 kV substation and all associated ancillary works.
- *Installation of approximately 15.8 km of underground medium voltage (33kV) electrical and communication cabling between the western and eastern arrays of the permitted CGEP and all associated ancillary works. **Separate application***
- A permanent onsite 110 kV electrical substation at Lackendarragh North and associated compound to meet current transmission network specifications;
- All associated infrastructure, services and site works including excavation, earthworks, soil management, drainage and sediment control to facilitate the works;
- Forestry felling of 17.8 ha to facilitate construction and operation of the Proposed Development.

Per the submitted documents, the Proposed Development will be drained by a sustainable drainage system (SuDS). This will involve the separation of 'clean water' and 'dirty water'; with clean water allowed to drain away into the existing landscape while dirty water is passed through a 'treatment train' before being released back into the surrounding drainage landscape. The 'treatment train' involves the removal of potential contaminants from the drainage water by, for example, settling sediment out of suspension in the water, so that sediment is retained in settlement ponds and grassy swales

A Natura Impact Statement, Ecological Impact Assessment, and Construction Environmental Management Plan have been submitted in respect of the proposed development.

Site Context: The proposed GCR run mostly along public roadway, namely L1517, R639, L5770, L1510, and L1505 from Barrymore Substation to an entrance to a conifer plantation in the townland of Lackendarragh North. The route is proposed to continue along approximately 1.75km of forestry tracks through this conifer to the proposed 110kV substation. The proposed substation is also with the conifer plantation. According to the submitted documentation, the proposed GCR will cross four WFD river sub-basins, namely Bride (Blackwater)_020, Bride (Blackwater)_030, Blackwater (Munster)_180, and

Blackwater (Munster)_190, and crossing only one EPA mapped watercourse, namely Farran_North. A number of minor, unmapped streams are crossed.

Although included in assessments, the SID application does not include the 33kV collector network route. The proposed CNR runs mainly cross-country, and occasionally running along local roads, namely L6950, L2956, and L1501, through a number of townlands. The majority of the CNR runs through conifer plantation, with the much of the westerly stretch running through improved agricultural grassland, and along farm track and hedgerows. The route crosses three WFD river sub-basins, namely Coom_010, Bride (Blackwater)_010, and Bride (Blackwater)_020, with a two of WFD monitored waterbodies being crossed, namely Toor River (Coom_010), and Bride [Waterford] (Bride (Blackwater)_010).

Natura Impact Statement – The NIS focusses on the potential for the proposed works to adversely affect the integrity of the Blackwater River (Cork/Waterford) SAC. It was considered that proposed works may lead to significant effects on Water courses of plain to montane levels with the *Ranunculus fluitantis* and Callitriche-Batrachion vegetation, alluvial forests, otter, brook lamprey, river lamprey, and Atlantic salmon. Mitigation measures set out in the NIS includes the following of best practice guidelines (TII, IFI, CIRIA), pre-construction surveys for holts, silt fencings, correct use and storage of chemicals and cement, invasive species management, employment of an Ecological Clerk of Works (ECOW), etc.

Assessment – I note that the submitted NIS assessed the potential for both the 110kV GCR (and 110kV substation) and the 33kV CNR. Having read the submitted documents, including the NIS, I consider that the construction and operation of 110kV GCR and 110kV substation would not lead to significant impacts to the Blackwater River SAC. It should be noted that the planning application to Cork County Council has been made for the 33kV Collector Network Route (CNR) (Ref.: 26/1212) has been considered to be invalid. I note that instream works, namely installation of box culvert, will be undertaken as part of the 33kV works and the mitigation measures will be applied there. As stated in the NIS, these instream works will take place June-September to avoid salmon spawning. I note that no lamprey were recorded in the Toor River and the river was considered unsuitable for spawning lamprey. As such, while lamprey spawning may occur later in the year, I consider the timing of the instream works to be sufficient. As a precaution, ACP may wish to consider a condition whereby surveys are undertaken immediately prior to instream works.

EIAR Chapter 9 – Assessment – 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 for which this is not an application. However, it is unclear whether the hedgerows and treelines along the 110kV route will require root protection measures. This should be clarified.

Overall, I considered the inclusion of the 110kV route and substation and the 33kV route in the ecological assessments (NIS and EIAR) to be confusing. As this SID application is for a 110kV Grid Connection Route (GCR) and an onsite 110kV substation, the GCR and substation should be the only proposed development to be assessed from an AA and ecological perspective.

If further information is to be requested, it would be beneficial if assessment report focussed on the proposed development only. Clarification on root protection measures along the proposed cable route should be requested also.

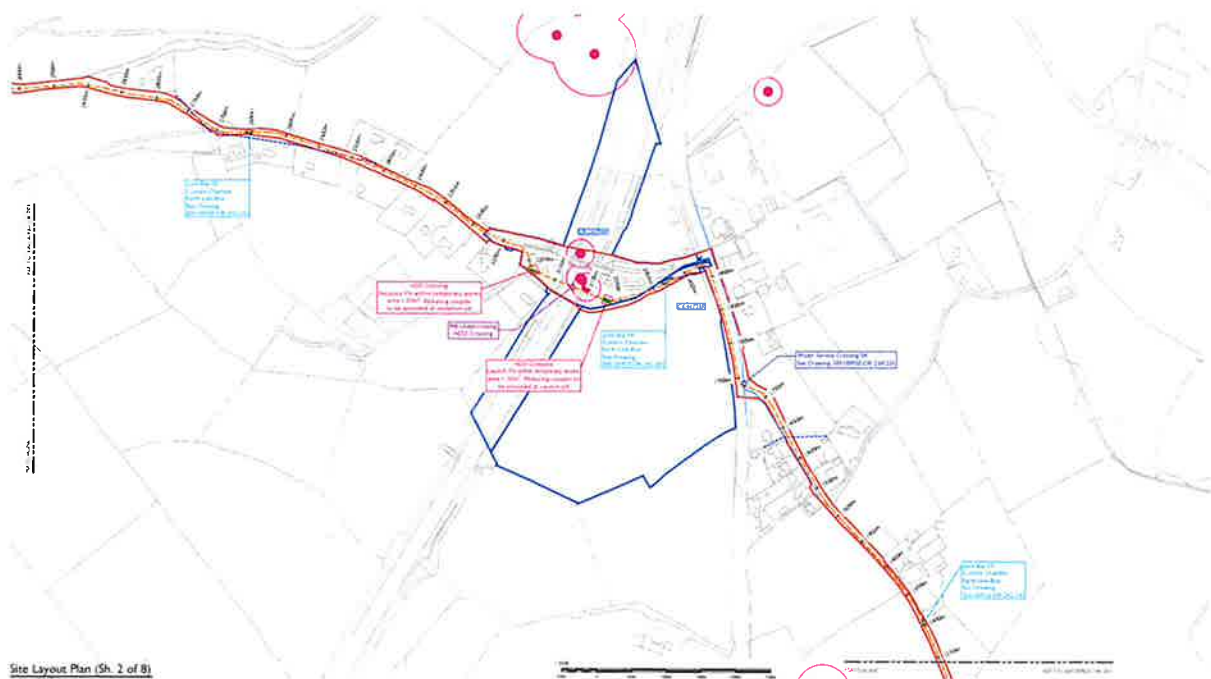
Recommended Conditions of Planning:

1	All construction works shall be carried out in accordance with mitigation measures which are included in the Biodiversity Chapter of the EIAR and Natura Impact Statement which were submitted with this application. It shall be the responsibility of the project manager to ensure the implementation of these measures.	To ensure the protection of ecological receptors and to ensure there will be no adverse effects on any Natura 2000 site(s).
2	All works on site shall be implemented in accordance with a Construction Environmental Management Plan, which shall be based on the Outline CEMP submitted with the planning documentation. The plan shall be prepared by a qualified and experienced person and shall accord with recognised standard best practice (e.g., CIRIA, Guidance No C532 - Control of Water Pollution From Construction Sites). All works on site shall be implemented in accordance with the final agreed plan.	In the interests of ensuring the protection of water quality in the receiving environment.
3	Prior to the commencement of works, the applicant shall submit, for agreement, a report outlining measures which will be undertaken to prevent impacts to the rooting systems of hedgerows and treelines lining the proposed route	To protect biodiversity



Kieran Murphy
Executive Ecologist
24/06/2026

Appendix 6: Report of the Area Engineer



1. All works shall comply with the requirements Department of Transport (DoT) 'Interim Guidance to Road Authorities regarding the proposed placement of Medium or High Voltage electricity assets, including ducts, cables, and associated infrastructure under public roads.' ([Interim Guidance](#)) as issued under DoT Circular [RW 07 of 2025](#) on 14th March 2025, and any subsequent revised future Interim Guidance No. 3 with particular emphasis on the minimum requirements set out in Section 8 of [RW 07 of 2025](#). The Licensee may avail of a time bound relaxation on the requirement to have a structural lid on joint box structures where they are installed beneath carriageways on regional and local roads before 1st September 2026. This relaxation was agreed by the Joint Electricity Transport (JET) Working Group and communicated to local authorities by the Road Management Office (RMO) in Notif 162026.
2. The Proposed junction bay on the L1517 has to go offline so as to not interfere with existing wood processing transport activities off/on said road. Drainage proposals for this joint box and drainage of the route generally(provision of new drainage edge channels) to be specifically agreed prior to construction.
3. Cork County Council accepts no liability, either now or in the future, for the continued suitability, performance, or compatibility of the constructed works with any future road schemes or upgrades.

4. The Developer shall be fully responsible for any supervision requirements of all junction bays along the project route at the construction stage for any future road improvement works by the Council.
5. The developer shall be fully responsible for all costs associated with the alteration, relocation, or removal of the junction bay and any associated infrastructure where required by Cork County Council or any statutory authority in connection with future roadworks, traffic management measures, or infrastructure upgrades
6. The developer shall indemnify Cork County Council against all claims, damages, losses, or expenses arising from or related to the installation, presence, or future modification/removal of the junction bay.
7. No compensation shall be payable by Cork County Council in respect of any such required works, alterations, or removals.
8. Cork Co Co requests for the project promotor to carry out a topographic survey along the entire route for the proposed Interconnector project. At each low point and by agreement with their road operations team, drainage crossings points are to be installed during the construction phase, at no expense to Cork County Council. In general, 300mm pipes are to be used but greater if required. This crossing point could be utilised at any point in the future for a drainage project and overall works are to be done by full agreement.
9. A bridge license agreement shall be entered into between the developer / promotor and Cork County Council, with express agreement of Cork County Council for all bridges/culverts exceeding 2.0m in diameter.
10. The developer / promoter shall ensure that all agreements are in place with TIII/Direct Route(PPP) with proposed HDD under M8 route, prior to any construction.
11. Full width road reinstatement to Standard Drawing SD5 of the Guidelines for the Managing of Openings in Public Road is required for all local roads where the road width is 5.5m or less.
12. Where the road width is greater than 5.5m and works are confined to one half of the road, then half road reinstatement to SD5 is generally required as a minimum.
13. Where works on a road greater than 5.5m in width are not confined to one half of the road then full width road reinstatement to SD5 is required.'

14. Full width road reinstatement , 'HRA' to Guidelines for the Managing of Openings in Public Road is required for Local primary Road L-1517 from its junction with the R639 to the transformer station.
15. All road openings shall be governed by road opening license applications via the MRL system.

Appendix 7: Request for Further Information

- 1.** In light of the archaeological potential of the greenfield sections of the proposed development, as evidenced by the previous discovery of now-excavated Recorded Monuments in the vicinity, the applicant is requested to undertake a programme of archaeological testing along all greenfield sections of the proposed development.

The results of the testing shall be submitted in the form of an Archaeological Test Excavation Report, prepared by a suitably qualified archaeologist. The report shall identify any archaeological features, deposits or artefacts present within the development area and assess their significance.

Where archaeological remains are identified, the report shall include a Mitigation Strategy demonstrating how significant sub-surface archaeology will be preserved in situ in accordance with Objective HE 16-13 of the Cork County Development Plan 2022, through amendments to the project layout and design. The strategy shall clearly identify any required redesign measures and demonstrate how these measures accord with the objectives for archaeological heritage protection set out in the Cork County Development Plan. Where preservation in situ is not feasible, appropriate archaeological mitigation measures shall be proposed and justified.

- 2.** Please clarify the root protection measures proposed along the cable route, including details of how excavation and installation works will be undertaken within or adjacent to root protection areas and how potential impacts on retained trees will be avoided or mitigated.

Appendix 8: Recommended Conditions

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars submitted with the planning application, and in accordance with the mitigation measures and the timescale for their implementation contained in the submitted Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS), save as may otherwise be required by the following conditions. The developer shall appoint a project manager with appropriate experience to ensure the implementation of the mitigation measures within the timescales listed.	To clarify the plans and particulars for which permission is granted and to ensure that the mitigation measures contained in the EIAR and NIS are implemented in a timely manner and to avoid any likelihood of significant effects on any European site, having regard to the qualifying interests and conservation interests for any such site.
2	At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €12,240 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on {{{DATE}}}, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with Section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that scheme.
3	The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of development. This	In the interests of environmental protection.

	plan shall include a detailed Surface Water Management Plan.	
4	During the construction phase operations on site shall be carried out in such a manner that no polluting material, rubble, waste material or contaminated surface water enters any adjacent watercourses or public roadway around the site. No burning of waste material shall take place on site.	In the interests of environmental protection.
5	All watercourses in or adjacent to the works area shall be monitored on a daily basis by the Drainage Engineer, or designate, to ensure they are not being impacted by silt/sediment laden storm water run-off from works area. A record of this monitoring shall be maintained on site.	To protect surface water quality.
6	All over ground tanks containing hydrocarbons shall be contained in a waterproof bunded area, the capacity of the bund is to be the greater of the following; 110% of the largest tank size or 25% of total volume stored in the bunded area. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking valve that shall be opened only to discharge storm water. The developer shall ensure that this valve is locked at all times.	In the interests of environmental protection
7	Hydrocarbon spill kits shall be in place on all site vehicles/plant. Suitable interceptor drip trays shall be used when refuelling vehicles/plant and when vehicles/plant are parked. No servicing of vehicles/plant shall be carried out on site.	To prevent water pollution.
8	All drainage and sediment /silt traps shall be in place before any other works are undertaken on the site. All work shall be carried out in favourable	To prevent water pollution.

	weather conditions to minimise the generation of silt and fines.	
9	Silt fencing shall be constructed to protect watercourses on site from run-off of silt laden water prior to commencement of development. These silt fences shall be maintained as required during the construction phase, and on an ongoing basis, until the site is fully vegetated and the risk of silt run-off is minimised.	To protect water quality.
10	The service roads shall be cambered to deflect surface water to the adjoining lands for attenuation. Service roads shall not discharge directly to open drains on site.	To prevent water pollution.
11	Instream works shall only take place during the period July to September. All instream works shall take place in written agreement with Inland Fisheries Ireland.	In the interests of environmental protection.
12	The operational noise level generated by the development when measured at Noise Sensitive Locations shall not exceed 45 dBA (30 minute LAR) between 0700 hours and 1900 hours, 40 dBA (30 minute LAR) between 1900 hours and 2300 hours and 35 dBA (15 minute Leq) between 2300 hours and 0700 hours. During the period 2300 hours and 0700 hours, there shall be no clearly audible tonal component or impulsive component from the development at any noise sensitive location. A noise compliance monitoring survey shall be carried out within 3 months of the development becoming fully operational. The scope and methodology of the survey shall be	To reduce or prevent the intrusion of noise in the interest of residential amenity.

	agreed in writing with the Planning Authority in advance.	
13	Prior to the commencement of development, a construction noise (inc vibration) management plan shall be submitted to and agreed in writing with the Planning Authority. This plan shall include details of the intended construction plan for the development, including; (a) Proposals for the suppression of on-site noise. (b) Proposals for the suppression of on-site vibration. This plan shall include a monitoring plan to include inter-alia noise and vibration.	To reduce or prevent the intrusion of noise or vibration in the interest of residential amenity.
14	All construction works shall be carried out in accordance with mitigation measures which are included in the Biodiversity Chapter of the EIAR and Natura Impact Statement which were submitted with this application. It shall be the responsibility of the project manager to ensure the implementation of these measures.	To ensure the protection of ecological receptors and to ensure there will be no adverse effects on any Natura 2000 site(s).
15	All works on site shall be implemented in accordance with a Construction Environmental Management Plan, which shall be based on the Outline CEMP submitted with the planning documentation. The plan shall be prepared by a qualified and experienced person and shall accord with recognised standard best practice (e.g., CIRIA, Guidance No C532 - Control of Water Pollution From Construction Sites). All works on site shall be implemented in accordance with the final agreed plan.	In the interests of ensuring the protection of water quality in the receiving environment.

16	Prior to the commencement of works, the applicant shall submit, for the written agreement of the Planning Authority, a report outlining measures which will be undertaken to prevent impacts to the rooting systems of hedgerows and treelines lining the proposed route.	To protect biodiversity.
17	The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in green areas of the proposed grid connection route 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. The report shall include an archaeological impact statement and mitigation strategy. Where significant archaeological material is shown to be present, avoidance by re-design allowing preservation in-situ will be required. Preservation by record [archaeological excavation] will only be permitted in exceptional circumstances. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological	To ensure the preservation of places, caves, sites, features or other objects of archaeological interest.

	report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.	
18	The Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 13 of the EIAR following consultation with NMS. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity. The CEMP shall be submitted to the Planning Authority for written agreement prior to the commencement of any site preparation works and groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.	To ensure the preservation of places, caves, sites, features or other objects of archaeological interest.
19	The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all topsoil stripping in green fields, and groundworks within the Zone of Notification for levelled enclosure (CO035-042) in Glanakip townland and along Bride Bridge (CHC 4) as identified in Chapter 13 of the EIAR submitted with the application and the implementation of any agreed preservation in-situ or by record	To ensure the preservation of places, caves, sites, features or other objects of archaeological interest.

	measures associated with the development, following the archaeological testing, if applicable. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation]. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.	
20	The locations of the proposed development within forestry plantations shall be subject to post clear-felling / pre-construction field-walking inspections by the appointed archaeologist. This shall include an appraisal of the extent of disturbance of underlying ground surfaces. Any identified remains of farm buildings	To ensure the preservation of places, caves, sites, features or other objects of archaeological interest.

	within the plantation at the location of CHC 3 in Killeagh townland (as identified in Chapter 13 of the EIAR, see Section 13.4.1.3.7) shall be avoided and preserved in situ. Based on the results of the inspection of the ground conditions in clear-felled areas, the appointed archaeologist shall consult with the Cork County Council Archaeologist and the National Monuments Service in relation to any required additional mitigation measures within forestry plantations, such as monitoring, testing, buffer zones, re-design.	
21	Prior to the commencement of any development the developer shall submit, for the written agreement of the Planning Authority a detailed method statement prepared by a suitably qualified accredited conservation architect/ consultant. This shall include: (a) full detailed schedule of works with a full specification, including details of materials and methods, to ensure the development is carried out in accordance with good conservation practice and to ensure that the existing bridge deck and stone parapets are not physically impacted. (b) This statement shall set out the methodology for the recording and/or retention of concealed features or fabric exposed during the works where identified. Following agreement of the strategy, there shall be no further changes without the written agreement of the Planning Authority.	In the interest of the protection of architectural heritage.

22	Prior to the commencement of development on site the developer shall submit for the written agreement of the planning authority confirmation that: (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric of the bridge structure (CHC4) during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained fabric. (b) All repair works to the bridge structure shall be carried out in accordance with best conservation practice and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011. (c) The conservation expert / architect will also certify that all works were carried out as per agreement with the Planning Authority on completion of the project. (d) A written and photographic record of all works shall be maintained throughout the course of this section of the proposed development and submitted to the planning authority on completion of the project. Full details to ensure compliance with the requirements of this condition shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	In the interest of the protection of architectural heritage.
23	All works shall comply with the requirements of the Department of Transport (DoT) ‘Interim Guidance to Road Authorities regarding the	In the interest of road safety.

	proposed placement of Medium or High Voltage electricity assets, including ducts, cables, and associated infrastructure under public roads.’ (Interim Guidance) as issued under DoT Circular RW 07 of 2025 on 14th March 2025, and any subsequent revised future Interim Guidance No. 3 with particular emphasis on the minimum requirements set out in Section 8 of RW 07 of 2025. The Licensee may avail of a time bound relaxation on the requirement to have a structural lid on joint box structures where they are <u>installed</u> beneath carriageways on regional and local roads before 1st September 2026. This relaxation was agreed by the Joint Electricity Transport (JET) Working Group and communicated to local authorities by the Road Management Office (RMO) in Notif 162026.	
24	The proposed junction bay on the L1517 shall go offline so as to not interfere with existing wood processing transport activities off/on said road. Drainage proposals for this joint box and drainage of the route generally (provision of new drainage edge channels) shall be agreed in writing with the Planning Authority prior to construction.	In the interest of road safety.
25	Cork County Council accepts no liability, either now or in the future, for the continued suitability, performance, or compatibility of the constructed works with any future road schemes or upgrades.	In the interest of road safety.
26	The developer shall be fully responsible for any supervision requirements of all junction bays along the project route at the construction stage for any future road improvement works by Cork County Council.	In the interest of road safety.

27	The developer shall be fully responsible for all costs associated with the alteration, relocation, or removal of the junction bay and any associated infrastructure where required by Cork County Council or any statutory authority in connection with future roadworks, traffic management measures, or infrastructure upgrades.	In the interest of road safety.
28	The developer shall indemnify Cork County Council against all claims, damages, losses, or expenses arising from or related to the installation, presence, or future modification/removal of the junction bay.	In the interest of road safety.
29	No compensation shall be payable by Cork County Council in respect of any such required works, alterations, or removals.	In the interest of road safety.
30	The developer shall carry out a topographic survey along the entire route for the proposed Interconnector project. At each low point and by agreement with their road operations team, drainage crossings points shall be installed during the construction phase, at no expense to Cork County Council. In general, 300mm pipes shall be used but greater if required. This crossing point could be utilised at any point in the future for a drainage project and overall works shall be done by full agreement.	In the interest of road safety.
31	A bridge license agreement shall be entered into between the developer and Cork County Council, with express agreement of Cork County Council for all bridges/culverts exceeding 2.0m in diameter.	In the interest of road safety.

32	The developer shall ensure that all agreements are in place with TIII/Direct Route (PPP) with proposed HDD under M8 route, prior to any construction.	In the interest of road safety.
33	Full width road reinstatement to Standard Drawing SD5 of the Guidelines for the Managing of Openings in Public Road is required for all local roads where the road width is 5.5m or less.	In the interest of road safety.
34	Where the road width is greater than 5.5m and works shall be confined to one half of the road, then half road reinstatement to SD5 is generally required as a minimum. Where works on a road greater than 5.5m in width are not confined to one half of the road then full width road reinstatement to SD5 is required.'	In the interest of road safety.
35	Full width road reinstatement, 'HRA' to Guidelines for the Managing of Openings in Public Road is required for Local primary Road L-1517 from its junction with the R639 to the transformer station.	In the interest of road safety.
36	All road openings shall be governed by road opening license applications via the MRL system.	In the interest of road safety.

