

Our Ref. SEP-0374/WF/Ltr01_20260703

Date 03 July 2026

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

Re. Application by Red Admiral DC Limited for Planning Permission for a proposed 220kV Independent Power Producer (IPP) GIS substation, High Voltage Lines, Electric Plant and associated Site Development Works located in the townlands of Gneevebane, Farthingstown, Castlelost, Kiltotan & Collinstown, Co. Westmeath

Dear Sir /Madam,

On behalf of the applicant, Red Admiral DC Limited, we hereby apply to An Coimisiún Pleanála for permission for development in the townlands of Gneevebane, Farthingstown, Castlelost, Kiltotan and Collinstown, Rochfortbridge, Co. Westmeath.

This planning application is further to a determination received from An Coimisiún Pleanála (Appendix A – Case Reference ABP-322430-25) confirming that the proposed development constitutes Strategic Infrastructure Development (SID) pursuant to Section 182A of the Planning and Development Act, 2000 (as amended).

The proposed development for which permission is being sought constitutes a 220kV Independent Power Producer (IPP) Gas Insulated Switchgear (GIS) substation, associated high voltage lines (HV), electric plant, and ancillary site development works. The Proposed Development adjoins a proposed Data Centre facility and Decentralised Energy Resource (DER) (Westmeath County Council (WCC) Planning Application Number 25/60344). The proposed development will connect to the existing and adjacent electricity transmission system (Castlelost 220kV GIS substation) and the aforementioned Data Centre facility and DER.

The proposed development will include: (i) a new two-storey IPP 220kV GIS substation building containing battery room, WC, messroom, workshop, generator room, stair cores,

cable pits, storeroom, and switchgear rooms within a palisade fenced compound; (ii) all HV circuits which will connect the proposed IPP 220kV GIS substation to the existing Castlelost 220kV GIS substation and to Air Insulated Switchgear (AIS) compounds and electric plant associated with the Decentralised Energy Resource (DER) (WCC Planning Application Number 25/60344); including a solar farm, battery energy storage system (BESS) and a solid oxide fuel cell (SOFC); (iii) a 36.0m high communications tower; (iv) temporary construction compounds; (v) a main entrance connecting to the R446 public road, (vi) demolition and removal of existing derelict dwellings, outhouses and agricultural sheds; (vii) all ancillary development including new internal roads, security fencing and gates, car parking, lighting, utilities, lightning protection masts, underground services, landscaping and associated engineering works to provide for the connection of site services and foul and surface water management and drainage.

A ten-year permission is being sought. Once commissioned, the project will be connected to the national electricity transmission system operated by EirGrid. The application is accompanied by an Environmental Impact Assessment Report (EIAR).

In accordance with the statutory requirements, please find enclosed the following for the purposes of making the application available for public inspection at the offices of the planning authority:

- 1no. hard copy of all application documentation, including the EIAR.
- 9no. electronic copies of all application documentation, including the EIAR.
- Attachment A – a copy of the determination of An Coimisiún Pleanála confirming that the proposed development constitutes Strategic Infrastructure Development (SID) pursuant to Section 182A of the Planning and Development Act 2000 (as amended); and
- Attachment B – copies of the letters issued to the prescribed bodies notifying them of the making of this application.

We would be grateful if the enclosed documentation could be placed on public display at the offices of the planning authority for the statutory period, during which submissions or observations in relation to the application may be made directly to An Coimisiún Pleanála.

The planning application, including the EIAR, is available for inspection, or purchase for a fee not exceeding the reasonable cost of making a copy, during public opening hours at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902; and
- Westmeath County Council, Planning Department, Áras an Chontae, Mount Street, Mullingar, Co. Westmeath, N91 FH4N.

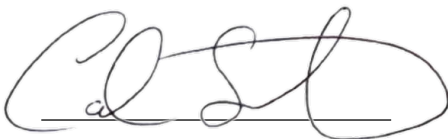
The application documentation, including the EIAR, may also be viewed and downloaded on the following dedicated application website: www.redadmiralgis.com.

As the application is accompanied by an EIAR, the application has been registered on the EIA Portal operated by the Department of Housing, Local Government and Heritage. The EIA Portal ID number for this application is 2026108.

We confirm that the application fee of €100,000 (euro) is payable to An Coimisiún Pleanála is made by electronic fund transfer (EFT).

We would appreciate written confirmation of receipt of the enclosed documentation. Should you have any queries or require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

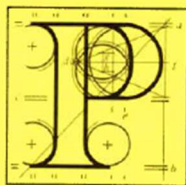


Mr Colm Staunton

Director

Halston Environmental & Planning Limited

ATTACHMENT A
AN COIMISIÚN PLEANÁLA SID PREAPPLICATION DECISION



An
Coimisiún
Pleanála

Direction
CD-020154-25
ABP-322430-25

The Inspector's report and file documentation was considered at a Commission meeting held on the 04/07/2025. The Commission generally agreed with the Inspector's recommendation. The Commission concluded that the proposed development constitutes a SID, as indicated in the reasons and considerations hereunder.

In addition, the prescribed bodies considered relevant by the Commission are those as listed in Appendix 1 of the Inspector's Report (dated 25th June 2025), the prospective applicant should be duly notified of same.

Reasons and Considerations

The Commission considers that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended, and that a planning application should be made directly to An Coimisiun Pleanála.

**Planning
Commissioner:**

Tom Rabbette

Date: 07/07/2025

ATTACHMENT B
LETTERS TO PRESCRIBED BODIES

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

The Minister for Agriculture, Food and the Marine
Agriculture House
Kildare Street
Dublin 2
D02 WK12

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

We write on behalf of our client, Red Admiral DC Ltd ("the applicant"), to give formal notification of an application for approval which is being made directly to An Coimisiún Pleanála ("the Commission") under section 182A(1) of the Planning and Development Act 2000, as amended ("the Act"), in respect of the above-referenced proposed strategic infrastructure development ("the Proposed Development").

Following pre-application consultations under section 182E of the Act (the Commission Case Reference ABP-322430-25), the Commission has notified the applicant that it is of the opinion that the proposed development falls within the scope of section 182A of the Act and accordingly constitutes strategic infrastructure development (SID) within the meaning of that section. The Commission has further directed that the prescribed bodies listed in its letter be notified of the application, and your organisation has been identified as one of those prescribed bodies.

The Proposed constitutes a 220kV Independent Power Producer (IPP) Gas Insulated Switchgear (GIS) substation, associated high voltage lines (HV), electric plant, and ancillary site development works. The Proposed Development adjoins a proposed Data Centre facility and Decentralised Energy Resource (DER) (Westmeath County Council (WCC) Planning Application Number 25/60344). The proposed development will connect to the existing and adjacent electricity transmission system (Castlelost 220kV GIS substation) and the aforementioned Data Centre facility and DER. The proposed development will include: (i) a new two-storey IPP 220kV GIS substation building

containing battery room, WC, messroom, workshop, generator room, stair cores, cable pits, storeroom, and switchgear rooms within a palisade fenced compound; (ii) all HV circuits which will connect the proposed IPP 220kV GIS substation to the existing Castlelost 220kV GIS substation and to Air Insulated Switchgear (AIS) compounds and electric plant associated with the Decentralised Energy Resource (DER) (WCC Planning Application Number 25/60344); including a solar farm, battery energy storage system (BESS) and a solid oxide fuel cell (SOFC); (iii) a 36.0m high communications tower; (iv) temporary construction compounds; (v) a main entrance connecting to the R446 public road, (vi) demolition and removal of existing derelict dwellings, outhouses and agricultural sheds; (vii) all ancillary development including new internal roads, security fencing and gates, car parking, lighting, utilities, lightning protection masts, underground services, landscaping and associated engineering works to provide for the connection of site services and foul and surface water management and drainage.

This application is seeking a ten-year approval. An Environmental Impact Assessment Report (EIAR) has been prepared and accompanies this planning application. The planning application, including the planning drawings, EIAR and supporting reports, may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of seven weeks commencing on 03 July 2026 at the following locations:

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The documentation will be made available for viewing/downloading on the Commission's website www.pleanala.ie

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Submissions or observations may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 in writing or online at www.pleanala.ie relating to:

- (i) the implications of the proposed development for proper planning and sustainable development,
- (ii) the likely effects on the environment of the proposed development if carried out, and

- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission no later than 5.30 p.m. on the 21 August 2026. Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- The subject matter of the submission or observation, and
- The reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

You are advised that the Commission may in respect of an application for approval decide to:

- (a) (i) grant the approval, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified, or
- (iii) grant approval in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),

and any of the above decisions may be subject to or without conditions, or

- (b) refuse to grant the approval.

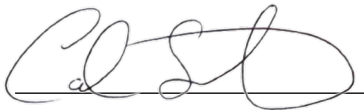
Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01- 8588100).

A person may question the validity of any such decision by the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed on the An Coimisiún Pleanála website (www.pleanala.ie) or on the Citizens Information Service website www.citizensinformation.ie.

We thank you in advance for your attention to this matter and look forward to receiving any submissions or observations which your organisation may wish to make to An Coimisiún Pleanála in respect of the application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Colm Staunton', written over a horizontal line.

Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

An Chomhairle Ealaíon
The Arts Council
70 Merrion Square
Dublin
D02 NY52

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

We write on behalf of our client, Red Admiral DC Ltd ("the applicant"), to give formal notification of an application for approval which is being made directly to An Coimisiún Pleanála ("the Commission") under section 182A(1) of the Planning and Development Act 2000, as amended ("the Act"), in respect of the above-referenced proposed strategic infrastructure development ("the Proposed Development").

Following pre-application consultations under section 182E of the Act (the Commission Case Reference ABP-322430-25), the Commission has notified the applicant that it is of the opinion that the proposed development falls within the scope of section 182A of the Act and accordingly constitutes strategic infrastructure development (SID) within the meaning of that section. The Commission has further directed that the prescribed bodies listed in its letter be notified of the application, and your organisation has been identified as one of those prescribed bodies.

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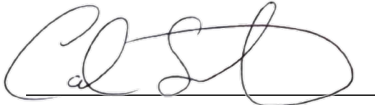
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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

An Taisce
5 Foster Place,
Temple Bar,
Dublin 2,
D02 V0P9

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

We write on behalf of our client, Red Admiral DC Ltd ("the applicant"), to give formal notification of an application for approval which is being made directly to An Coimisiún Pleanála ("the Commission") under section 182A(1) of the Planning and Development Act 2000, as amended ("the Act"), in respect of the above-referenced proposed strategic infrastructure development ("the Proposed Development").

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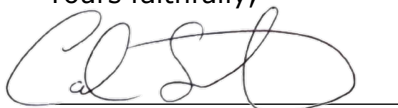
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Mr Colm Staunton
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Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Commission for Regulation of Utilities
The Grain House,
The Exchange,
Belgard Square North,
Dublin 24, D24 PXW0

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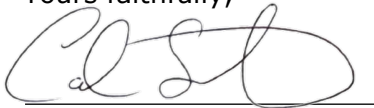
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Yours faithfully,

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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Minister for Housing, Local Government and Heritage
c/o The Manager, Development Applications Unit
Newtown Road,
Wexford,
County Wexford, Y35 AP90

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

We write on behalf of our client, Red Admiral DC Ltd ("the applicant"), to give formal notification of an application for approval which is being made directly to An Coimisiún Pleanála ("the Commission") under section 182A(1) of the Planning and Development Act 2000, as amended ("the Act"), in respect of the above-referenced proposed strategic infrastructure development ("the Proposed Development").

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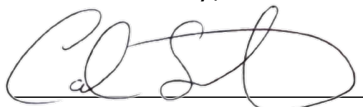
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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Minister Climate Energy and the Environment,
Tom Johnson House,
Haddington Road,
Dublin 4,
D04 K7X4

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

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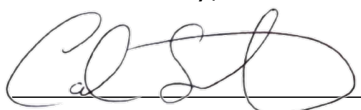
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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Eastern & Midland Regional Assembly,
3rd Floor North, Ballymun Civic Centre,
Main Street, Ballymun,
Dublin 9,
D09 C8P5.

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

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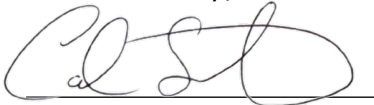
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Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Fáilte Ireland
88 - 95 Amiens Street
Dublin 1
D01 WR86

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

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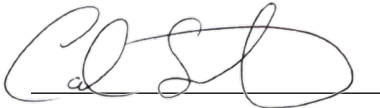
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Director
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Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260618

The Heritage Council,
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X254

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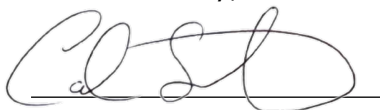
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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Assistant National Director for Environmental Health
HSE, Oak House,
Millennium Park,
Naas,
Co. Kildare

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

We write on behalf of our client, Red Admiral DC Ltd ("the applicant"), to give formal notification of an application for approval which is being made directly to An Coimisiún Pleanála ("the Commission") under section 182A(1) of the Planning and Development Act 2000, as amended ("the Act"), in respect of the above-referenced proposed strategic infrastructure development ("the Proposed Development").

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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin,
D24 CK66

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

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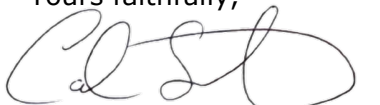
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Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Office of Public Works,
Jonathan Swift Street,
Trim,
Co Meath,
C15 NX36

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

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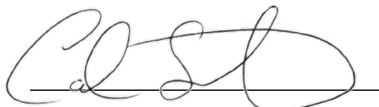
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Our Ref. SEP-0374_Ltr01_20260629

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

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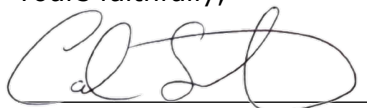
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Our Ref. SEP-0374_Ltr01_20260629

Minister for Tourism, Culture, Arts, Gaeltacht,
Sport and Media,
23-28 Kildare Street,
Dublin 2
D02 TD30

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- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.
- The offices of Westmeath County Council, Aras an Chontae, Mount Street, Mullingar, Co. Westmeath, N91 FH4N.

The documentation will be made available for viewing/downloading on the Commission's website www.pleanala.ie

The documentation may also be viewed/downloaded on the following stand-alone website: www.redadmiralgis.com

Submissions or observations may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 in writing or online at www.pleanala.ie relating to:

- (i) the implications of the proposed development for proper planning and sustainable development,
- (ii) the likely effects on the environment of the proposed development if carried out, and

- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission no later than 5.30 p.m. on the 21 August 2026. Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- The subject matter of the submission or observation, and
- The reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

You are advised that the Commission may in respect of an application for approval decide to:

- (a) (i) grant the approval, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified, or
- (iii) grant approval in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),

and any of the above decisions may be subject to or without conditions, or

- (b) refuse to grant the approval.

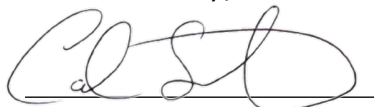
Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01- 8588100).

A person may question the validity of any such decision by the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed on the An Coimisiún Pleanála website (www.pleanala.ie) or on the Citizens Information Service website www.citizensinformation.ie.

We thank you in advance for your attention to this matter and look forward to receiving any submissions or observations which your organisation may wish to make to An Coimisiún Pleanála in respect of the application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Colm Staunton', written over a horizontal line.

Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr01_20260629

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1

Re: Proposed 220kV IPP GIS Substation, HV Lines, Electric Plant and associated Site Development Works at the townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath

Dear Sir /Madam,

We write on behalf of our client, Red Admiral DC Ltd ("the applicant"), to give formal notification of an application for approval which is being made directly to An Coimisiún Pleanála ("the Commission") under section 182A(1) of the Planning and Development Act 2000, as amended ("the Act"), in respect of the above-referenced proposed strategic infrastructure development ("the Proposed Development").

Following pre-application consultations under section 182E of the Act (the Commission Case Reference ABP-322430-25), the Commission has notified the applicant that it is of the opinion that the proposed development falls within the scope of section 182A of the Act and accordingly constitutes strategic infrastructure development (SID) within the meaning of that section. The Commission has further directed that the prescribed bodies listed in its letter be notified of the application, and your organisation has been identified as one of those prescribed bodies.

The Proposed constitutes a 220kV Independent Power Producer (IPP) Gas Insulated Switchgear (GIS) substation, associated high voltage lines (HV), electric plant, and ancillary site development works. The Proposed Development adjoins a proposed Data Centre facility and Decentralised Energy Resource (DER) (Westmeath County Council (WCC) Planning Application Number 25/60344). The proposed development will connect to the existing and adjacent electricity transmission system (Castlelost 220kV GIS substation) and the aforementioned Data Centre facility and DER. The proposed development will include: (i) a new two-storey IPP 220kV GIS substation building

containing battery room, WC, messroom, workshop, generator room, stair cores, cable pits, storeroom, and switchgear rooms within a palisade fenced compound; (ii) all HV circuits which will connect the proposed IPP 220kV GIS substation to the existing Castlelost 220kV GIS substation and to Air Insulated Switchgear (AIS) compounds and electric plant associated with the Decentralised Energy Resource (DER) (WCC Planning Application Number 25/60344); including a solar farm, battery energy storage system (BESS) and a solid oxide fuel cell (SOFC); (iii) a 36.0m high communications tower; (iv) temporary construction compounds; (v) a main entrance connecting to the R446 public road, (vi) demolition and removal of existing derelict dwellings, outhouses and agricultural sheds; (vii) all ancillary development including new internal roads, security fencing and gates, car parking, lighting, utilities, lightning protection masts, underground services, landscaping and associated engineering works to provide for the connection of site services and foul and surface water management and drainage.

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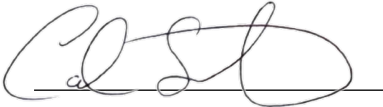
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Mr Colm Staunton

Director
Halston Environmental & Planning Limited

Date: 29 June 2026

Our Ref. SEP-0374_Ltr02_0260629

Planning Department
Westmeath County Council
Áras An Chontae
Mount Street,
Mullingar,
N91 FH4N

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The documentation will be made available for viewing/downloading on the Commission's website www.pleanala.ie

The documentation may also be viewed/downloaded on the following stand-alone website: www.redadmiralgis.com

One hard copy and one electronic copy of the complete planning application will be submitted to Westmeath County Council as requested.

In accordance with the SID application process, Westmeath County Council is required to make these application documents available to the public so that they may be inspected

free of charge, or purchased on payment of a specified fee (which fee shall not exceed the cost of making a copy) during the public opening hours of Westmeath County Council offices, for a period of seven weeks commencing on 25 June 2026.

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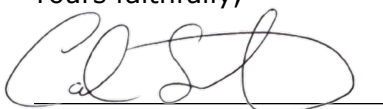
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Mr Colm Staunton

Director
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ATTACHMENT C
COPIES OF PUBLIC NOTICES