

An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 182A of the Planning and Development Act 2000, as amended
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2. **Applicant:**

Name of Applicant:	Red Admiral DC Limited
Address:	Parsons House 56 Axis Business Park Tullamore Co. Offaly
Telephone No:	+353 (0)57 9361600
Email Address (if any):	info@lumcloonenergy.com

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Mr Nigel Reams
Registered Address (of company)	Parsons House 56 Axis Business Park Tullamore Co. Offaly, R35K744
Company Registration No.	738788
Telephone No.	+353(0)57 9361600
Email Address (if any)	info@lumclonenergy.com

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Halston Environmental & Planning Limited
Address:	IHub Building Westport Road Castlebar Co. Mayo Ireland F23K162
Telephone No.	+353(0)94 9010111
Mobile No. (if any)	+353 (0)87 6268554
Email address (if any)	colmstaunton@halston.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Halston Environmental & Planning Limited
IHub Building
Westport Road
Castlebar
Co. Mayo
Ireland
F23K162
Colm Staunton (+353(0)87 6268554)

5. Person responsible for preparation of Drawings and Plans:

Name:	Stephen Kelly
Firm / Company:	Halston Environmental & Planning Limited
Address:	Halston Environmental & Planning Limited IHub Building Westport Road Castlebar Co. Mayo Ireland F23K162
Telephone No:	+353 (0)94 9010111
Mobile No:	-
Email Address (if any):	projects@halston.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The proposed development is located within the townlands of Kiltotan and Collinstown and Oldtown, County Westmeath. The lands are located between the M6 motorway and R446 public road, west of Rochfortbridge.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	ITM Easting 645170 ITM Northing 738876 3114A & 3114C	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	243 ha Overall	
Site zoning in current Development Plan for the area:	Westmeath County Council Lands are not zoned.	
Existing use of the site & proposed use of the site:	The existing use of the site is currently agriculture / adjoins industrial power generation / electricity transmission infrastructure. The proposed development for which approval under Section 182B 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.	
Name of the Planning Authority(s) in whose functional area the site is situated:	Westmeath County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Letters of consent in respect of all lands within the application site are submitted along with this application. Agreement is in place with Westmeath County Council for use of the existing laneway which routes along the southern boundary of the site from the L51251 road in the southeastern area of the site. See EIAR Vol3 (Appendix 1.1).		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Castlelost Flex Gen Limited		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes – Land Acquisition Option on adjoining lands –Refer to landowner letters of consent in respect of all lands within the application site are submitted along with this application See EIAR Vol3 (Appendix 1.1).		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [✓] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [] No:[✓] If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
Westmeath County Council Ref. 25/60344	Development will consist of a Data Centre (DC) Facility and Decentralised Energy Resource (DER) within an overall development boundary area of c.243 hectares comprising	Notification of Grant dated 02/06/2026 Third Party Appeal lodged with An Coimisiún Pleanála - Case reference: PL25M.501596
An Coimisiún Pleanála - Case reference: VA25M.312783	220kV Gas Insulated Switichgear (GIS) Electrical substation and two 220kV underground transmission cables, interface compounds and pylons and associated works	Approved with Conditions
Westmeath County Council Ref. 21515	Development of a 275MWe reserve gas-fired generator	Granted with Conditions

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?

Yes: [] No:[]

If yes please specify - However it should be noted that ACP Case reference: PL25M.501596 is related to the subject application and is proposed on adjacent lands.

An Coimisiún Pleanála Reference No.:

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The proposed development for which approval under Section 182B 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.</p> <p>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.</p> <p>This application is seeking a ten-year approval. An Environmental Impact Assessment Report (EIAR) has been prepared and accompanies this planning application.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
NOT APPLICABLE	NOT APPLICABLE

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	1201 sq.m
Gross floor space of proposed works in m ²	2034 sq.m
Gross floor space of work to be retained in m ² (if appropriate)	478 sq.m
Gross floor space of any demolition in m ² (if appropriate)	723 sq.m

12. In the case of residential development please provide breakdown of residential mix: NOT APPLICABLE

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing: NOT APPLICABLE

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
NOT APPLICABLE
Proposed use (or use it is proposed to retain)
NOT APPLICABLE
Nature and extent of any such proposed use (or use it is proposed to retain).
NOT APPLICABLE

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?			✓
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input checked="" type="checkbox"/> Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____ Sealed Foul Holding Tank – Low Occupancy
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Published in Westmeath Topic dated 02 July 2026 Published in Irish Daily Star dated 03 July 2026 Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
Details of site notice, if any, - location and date of erection
The locations of the site notices erected are indicated on the site location map submitted herewith. The site notices were erected on the 03 July 2026 Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
Details of other forms of public notification, if appropriate e.g. website
A dedicated website has been created: www.redadmiralgis.com

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]

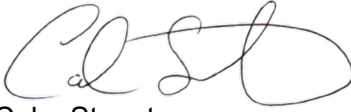
19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.
Copy of conformation correspondence submitted herewith – EIAR (Volume 3) EIA Portal ID number 2026108

20. Application Fee:

Fee Payable	€100,000 – paid by EFT
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed: (Applicant or Agent as appropriate)	 Colm Staunton Halston Environmental & Planning Limited - Agent
Date:	03 July 2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018