Knocknagappagh,
Killeagh,
Co. Cork
P36HE03
27-10-2026

The Secretary

An Coimisiun Pleanala

64 Marlborough Street

Dublin 1

D01 V902

RE: OBSERVATION ON STRATEGIC INFRASTRUCTURE DEVELOPMENT - CASE REFERENCE

VA04.324632

Applicant: Perigus Energy Ireland Midco Ltd

Proposed Development: 220kV Air Insulated Substation, loop-in grid connection and related works

Location: Ballyneague, Ballydaniel and Knocknagappagh, County Cork

Dear Sir / Madam

We refer to the above planning application and wish to make the following objection in relation to the proposed development.

We wish to object to the proposed development based on the points outlined below:

1. Visual Impact:
   A development of this size would completely transform the character of the area. Covering circa 5 acres of farmland with all materials associated with the 220kv substation would significantly change the natural landscape and the views we enjoy so much. The photomontages that form part of the documents submitted do not accurately reflect the views that locals have in the community of the substation. This substation will be difficult to mask as there are no hedgerows currently in that field or in the surrounding fields.

2. Wildlife:
   Another real concern for us is the number of deer in this area. There are already several deer warning signs on the Youghal – Tallow Road R634, because deer regularly cross here, and anyone who lives locally or travels these roads often is well aware of the risk as many of us have met them on the road. If large areas of land are fenced off (according to Orsteds/Perigus documents this solar fencing is 30.6km in length plus more if you include the substation fencing which has no animal friendly corridors) especially with high, solid fencing, deer that would normally move through fields could be forced back towards the main roads

and the by roads. That would increase the likelihood of accidents and put local residents, regular road users and the wider public at greater risk.

3. Property Devaluation:
   If we decide to sell our home in a few years, we're concerned it may be harder to do so if people are reluctant to buy near a large-scale solar farm, BESS and substation. Looking further ahead, it could also affect our children if they wish to build and settle in the area in the future. Overall, there's a real worry that the appeal of living here could be reduced, not just for us now but for the next generation as well.

4. Economic Long Term Impacts:
   Our sons works in agricultural contracting and we worry about what large-scale developments like this could mean in the long run for local jobs and for the future of farming in the area. His income depends on local contracting work, and there are many other small businesses here that also rely on farming to survive.

5. Lack of communication
   At no point did Ørsted Onshore Ireland Midco Ltd or Perigus Energy Ireland Midco Ltd contact us at our home address, which feels like a very dismissive approach. This lack of engagement suggests a wider disregard for the extended community, particularly for households that sit outside the site boundary but well within the study area. Our home is approximately 300 metres from the solar site boundary, yet we received no direct communication about the project.

6. Road safety
   Another concern relates to traffic and road safety. The proposed main entrance (entrance 1) to the site is located very close to my home, on a road I use daily. There would also be increased traffic along the road by the Halfway Bar, which is heavily used for primary and secondary school drop-off and collection times.

Images attached:



Image 1: My current view of the proposed development. You can see the unspoiled landscape.

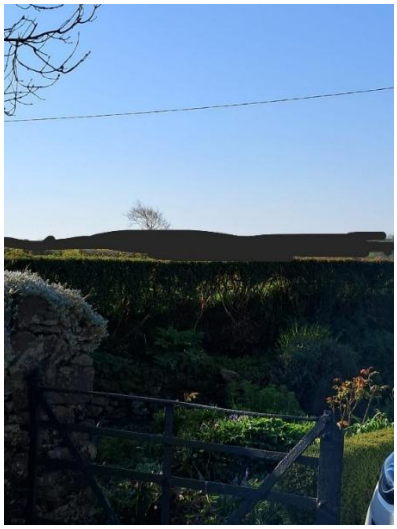

Image 2: If the proposed development is granted planning permission, this will be my view of the landscape in Knocknagappagh.



Image 3: This image was taken on the R634 less than 200m from site entrance number 1 which highlights to motorists the risk of deer on the road.

On the basis of the above, we trust our concerns will be taken into consideration prior to a decision being reached on this planning application.

Kind regards

Ann and Glenn Ballan