Billy Morrison

Knocknagappagh,

Inch,

Killeagh

Co. Cork

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 wish to formally object to the proposed 220kV Air Insulated Substation and associated grid connection under planning reference VA04.324632, in the townlands of Ballyneague, Ballydaniel and Knocknagappagh, County Cork on behalf of myself and the Morrison family, The Half Way Bar.

Our family run pub business premises, the Half Way Bar, lies within 300m of this proposed industrial-scale solar installation and 2km in distance to the substation and BESS, meaning our family, customers, and livelihood will face direct and immediate impacts from this development. As business owners whose pub serves the local agricultural community, we have profound concerns about the multiple threats this development poses to our community, our safety, our economy, and our future.

We have serious concerns about the necessity, location and scale of this infrastructure in a

rural agricultural area. The proposed substation must be assessed as a major development in its own right, rather than being accepted simply because it is intended to facilitate a solar farm that is not even in consideration with Cork County Council following 2 invalidated applications. The scale of development appears disproportionate to the local setting and offers limited direct benefit to the local community.

1. **Impacts on Agriculture**

We have farmed locally for generations. I am currently entering into a registered farm partnership with my son, who has completed his Green Cert, at a personal financial cost of approximately €5,000. Our farm business depends heavily on the availability of local agricultural land, much of which is rented ground used for silage.

The substation application can not be assessed solely on its own as the 800 acre solar farm is mentioned throughout Perigus substation documentation. This proposed development would remove approximately 800 acres of productive agricultural land from use. This is a huge and disproportionate development for a rural agricultural area and will have serious consequences for existing and future farmers. There is already intense competition for land locally, and removing land of this scale will further drive up rental prices and make land acquisition increasingly unviable for working farmers.

I depend on rented land close to my home to produce silage. If this land is lost, suitable alternative ground will be extremely difficult to source locally. This will force farmers like myself to travel further afield, significantly increasing costs and undermining the economic viability of our farms. Increased silage costs alone would place unsustainable pressure on our business.

The land in question is zoned for agriculture and is intended to be safeguarded from industrial-scale development. A solar farm, BESS installation and 220kv substation represents an industrial use of land and fundamentally conflicts with the purpose of agricultural zoning. Farmers are custodians of the land, responsible for food production and rural sustainability, and this development completely undermines that role.

This proposal also damages the future of farming families in the area. I have four children, and developments of this nature remove any incentive for young people to remain or build in the locality. With productive land gone and farming opportunities reduced, the future prospects for the area become extremely limited.

I have deer pressure as is and a Section 42 authority covering my land. A Section 42 also covers the land in townlands mentioned for substation development. The scale of fencing proposed—approximately 30.6 km for the solar farm and more internal fencing for the substation with no animal friendly corridors proposed —will significantly disrupt local wildlife movement. This will inevitably push increased numbers of deer into surrounding farmland, including my own. Deer and badgers are already present in the area, and bovine TB is a very serious and ongoing problem locally.

As is seen in the solar farm maps (4 and 5) provided by Orsted/Perigus, 2 badger setts are located North of the substation. These maps only record the setts on the landowners land and does not record setts on adjoining land. Development at this site could have disasterous results for neighbouring farmers. Many farmers in the locality including my own herd have been decimated by TB in recent years, this development will accelerate it.

Forcing greater wildlife movement around fencing will elevate the risk of TB transmission to my livestock, with devastating consequences for farmers who are already struggling with this disease. I am not satisfied that sufficient evidence has been provided to demonstrate that biodiversity will be protected or enhanced in line with planning policy.

2. **Economic Impacts on our rural family run pub**

Our biggest customers come from the farming background. If farming land continues to be targeted in this area, this will reduce our footfall in the pub and affect our earnings. We are the closest pub in proximity to the solar farm and substation and we are very worried about the future of the pub. Our business depends directly on the spending power of local farming families. Solar and substation installations provide zero local employment after construction, offering no economic advantage to compensate for these losses. Our family faces pressure from both sides: 1. struggling with increased land competition and costs, 2. while our business loses the farming customers who form our economic foundation.

3. **Cumulative Assessment of the Proposed Development and Associated Energy Infrastructure**

The proposed 220kV substation should not be assessed in isolation from the wider pattern of energy infrastructure development in the surrounding area. The relevant developments include the proposed solar farm extending to approximately 800 acres, the permitted Lyrenacarriga Wind Farm, the permitted 110kV substation (Planning Reference PA04.309121), and the proposed 220kV substation that is the subject of this application. The two substations would be located approximately 4km apart. The Half Way Bar is approximately 2km from both substations, see map below.

Under the applicable Environmental Impact Assessment (EIA) and Habitats legislation, the assessment of the proposed development must have regard to its potential cumulative effects with other relevant existing and permitted developments and, where applicable, other projects for which consent has been sought. In the context of Appropriate Assessment (AA), the potential for effects in combination with other plans and projects must also be considered.

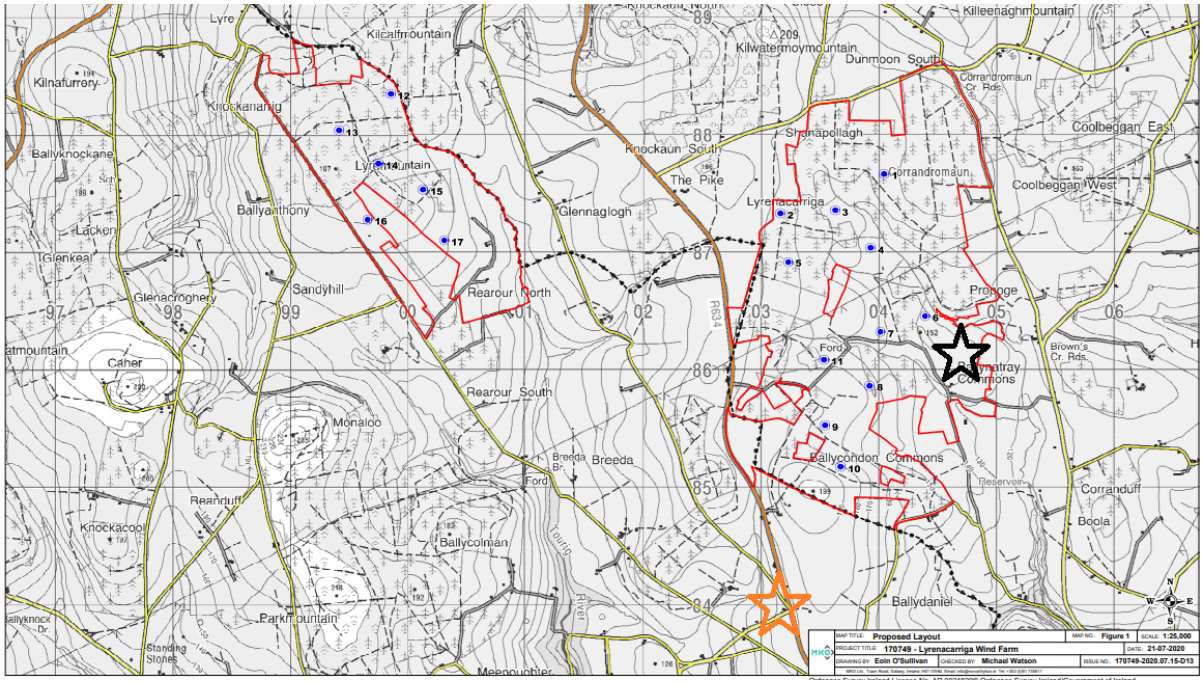
I respectfully submit that the proposed 220kV substation should therefore be assessed in the context of the wider energy infrastructure development in the area, including its relationship with the associated solar farm, wind farm and permitted 110kV substation. The assessment should adequately identify and evaluate the potential cumulative effects arising from these developments collectively.

4. **<u>Inadequate Public Consultation Process</u>**

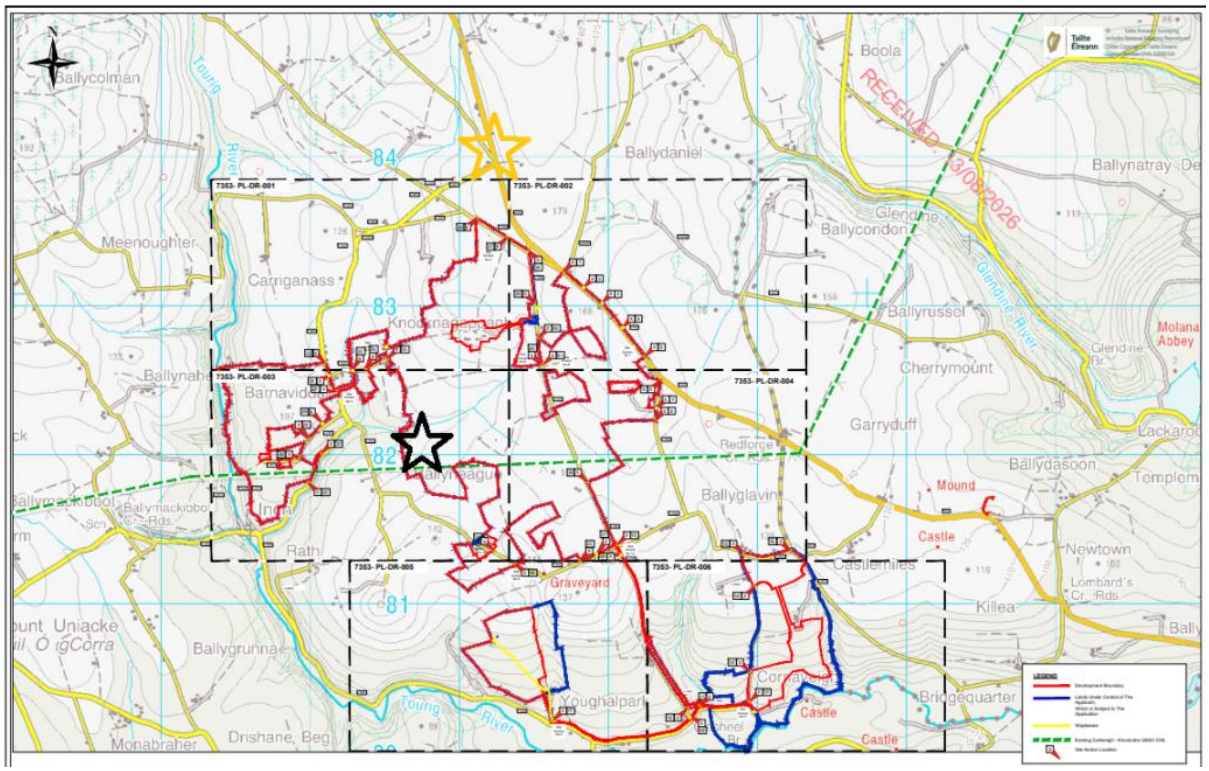
We received one leaflet from Orsted and that was the December 2025 leaflet. No one came to speak to us about the development. We found it difficult to follow. The map was very unclear. Despite our family run pub business being in extremely close proximity to this massive development, we were never afforded the opportunity to engage meaningfully with the developer. Orsted conducted no public meeting despite numerous requests from the community. We have received NOTHING from Perigus Energy!

We request that the Bord refuse permission for planning application 324632.

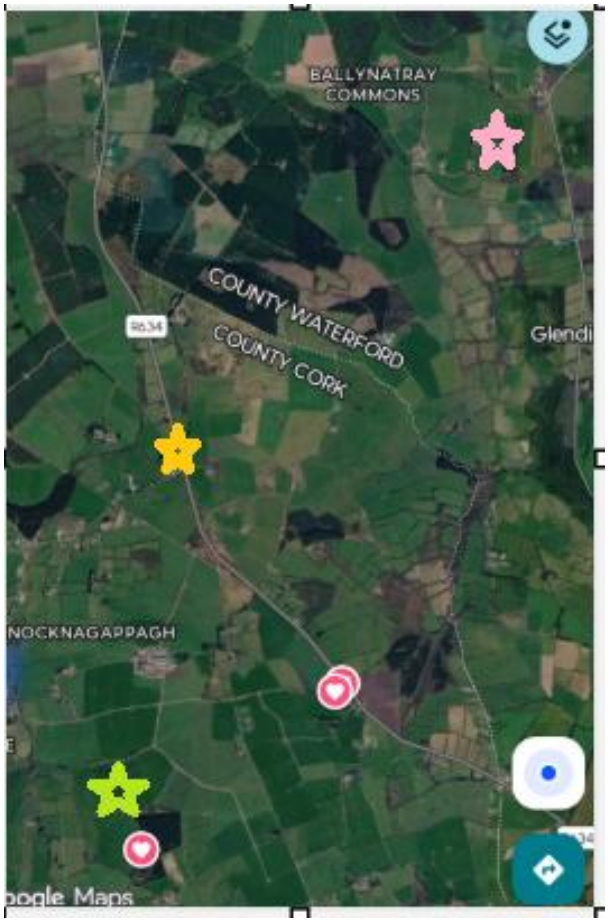
Yours faithfully
Billy Morrison on behalf of the Morrison family, The Half Way Bar.



Map 1: This shows the development of the Lyrenacarriga wind farm. The black star shows the 110kv substation and BESS. The orange star indicates the Half Way Bar. We are 2km approx. away from the Lyrenacarriga substation.



Map 2: This shows the development of the Greenhills Renewable Energy Project. The black star shows the 220kv substation and BESS. The orange star indicates the Half Way Bar. We are 2km approx. away from the Greenhills substation.



Map 3: The pink star shows the Lyrenacarriga wind farm 110kv substation and BESS. The orange star shows the Half Way Bar. The green star indicates the 220kv substation and BESS proposed for the Greenhills solar farm. We are 2km approx. away from both substations and BESS.