Ian Lucey,

Barnavidane,

Inch

Killeagh

Co. Cork

01-11-2026

TO: The Secretary, An Coimisiun Pleanala, 64 Marlborough Street, Dublin 1

RE: OBSERVATION ON STRATEGIC INFRASTRUCTURE DEVELOPMENT - CASE REFERENCE 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,

I make this objection as a father of four, a farmer, and a professional driver who lives and works in this area every day. I would like to say that I believe renewables are important. The Lyrnecarriga wind farm which is in close proximity to my home, I did not object to. One of the landowners, Thomas Browne, involved sought planning for 2 turbines on their land (08/9956 & 02/4588), which I did not object to and were ultimately not constructed.

My concerns are based on lived experience of the roads, the land, farming realities, and the safety of my children and livestock.

I would like to object to SID planning reference 324632 on the grounds outlined below:

1. Misleading Access Arrangements

- The entrance to the proposed substation is not shown in the photomontages Appendix P produced by Macroworks.



- The newspaper advertisements, Irish Examiner and Evening Echo, refer to access via the R634, which is misleading and does not accurately represent the proposed access arrangements. The actual substation proposed entrances are Entrances 8 and 9 which involves a crossing of the L7829.

"The provision of all associated ancillary site development works including security fencing, external parking, 18m tall lightning protection monopoles, CCTV, security lighting, provision of new internal site access road with a site entrance off the R634, 4 no. storage containers and a diesel generator with fuel tank." Irish Examiner Notice.

- The omission of these access arrangements (entrance 8 and 9 on the L7829) prevents the public from properly assessing the development's impact on local roads, traffic and road safety.

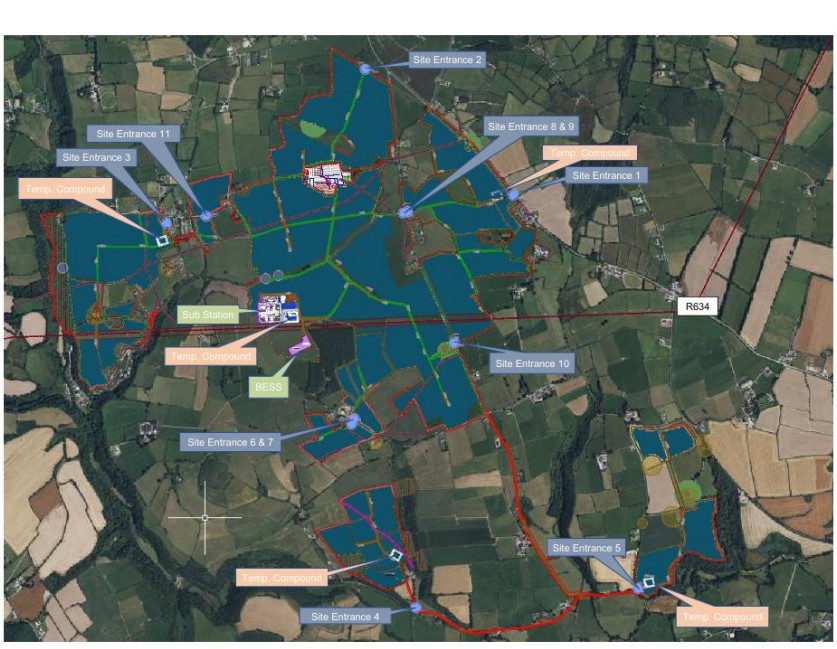


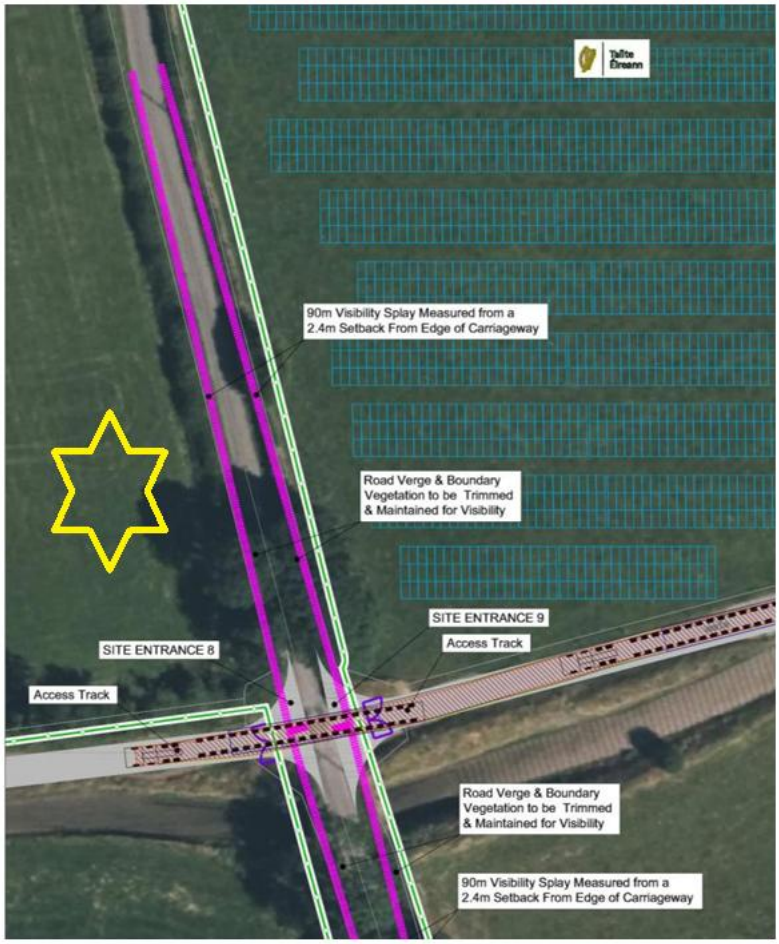
Figure 1.2: Site Layout

Periwinkle Energy Ireland Midco Limited

- Can the Bord clarify how site lines will be maintained at entrance number 8 where road verges and boundaries are to be trimmed and maintained for visibility when the Brownes do not own the land marked by a yellow star. Surely Perigus are not suggesting that they will trim and maintain someone else's land who has not consented to this project nor whose name features on the landowner consent forms nor whose hedgerows is on a shared boundary. Entering another persons property without permission and damaging their vegetation can result in civic action.



- **Figure 1.10: Site Entrances No.8 and 9**



- The Planning Authority should require accurate and complete photomontages showing all proposed entrances and road crossings.

2. Prematurity of the Development

- The proposed 220kV substation is intrinsically linked to the proposed solar farm which has been invalidated twice (25/6876 and 26/2133 Cork County Council) and does not yet have planning permission or is even in the planning system. As of today, you will find no current planning number for the Greenhills Renewable Energy Project in CCC Planning Portal.
- Granting permission for the substation in advance of a decision on the solar farm would be premature. The Planning Authority should consider whether the substation has an independent justification if the associated solar farm is refused permission.
- The applicant should clarify the dependency of the substation on the solar farm permission.

3. Change of Use of Agricultural Roads

- The proposal appears to involve changing existing agricultural farm roads into roads serving an industrial electricity development.
- If the substation receives permission but the solar farm is subsequently refused, what would be the authorised use of these roads? Would the farmer retain the unrestricted right to use these roads and access routes for normal agricultural activities especially as they will be gated presumably with security? Would the change of use impose restrictions on farming operations or create an industrial access arrangement across agricultural lands?
- The Browne family have declared on numerous media sources (Claire Byrne Show 3rd July 2025) that they remain committed to farming. If that is the case, could they turn their yard in Knocknagappagh into an even more intensive farming enterprise? If this is case, then cumulative impacts from such an operation should be considered in the substation application i,e, noise, roads, traffic etc. All fields owned by them in Barnavidane, Knocknagappagh, Ballydaniel and Ballyneague will be used for the solar development. If they continue to farm; feed stock, grass, everything related to farming will have to be drawn by road or the farm paths used for the substation which will add to more traffic on the same roads used for this development and this has not been considered in this application.
- Clarification is required on the future ownership, permitted use, maintenance and agricultural access rights associated with these roads.
- The applicant should demonstrate that agricultural access and farming operations will not be compromised if the solar farm does not proceed.
- I would particularly emphasise that permission for the substation should not inadvertently establish permanent industrial rights of access over agricultural farm roads where the associated solar farm may never receive planning permission.

5. Fencing –Practical Impacts, Livestock Risk and Liability.

I strongly object to the proposed 220kV substation and associated fencing due to the likely impact on wildlife movement, surrounding farmland and livestock management.

- The proposed 30.6km of solar farm security fencing combined with the additional internal palisade fencing around the substation 8.7 hectares, will further fragment habitats and restrict wildlife movement.
- No clear provision has been made for effective, animal-friendly wildlife corridors.
- Deer are already a significant pressure on my land. Restricting their natural movement will inevitably displace animals onto neighbouring farmland, including my own, increasing an

existing problem. A Section 42 authority applies to my land and also to land within the townlands identified for the proposed substation development. The potential impact of additional fencing on the movement of protected wildlife therefore requires particular consideration.

- Deer and badgers are already present locally, and with bovine TB an ongoing and serious issue, any measures that could alter wildlife movement and increase pressure on neighbouring farmland are a significant concern. It should be noted that 2 badger setts are located North of the substation field.

The extensive fencing proposed raises serious practical and financial concerns for neighbouring landowners including myself.

- My farmland bounds the solar development and is also in close proximity to the proposed substation development. My insurer has confirmed that, once my policy excess is reached, I could be personally liable for damage caused by my livestock to solar infrastructure, including panels, inverters and wiring. This will also apply to infrastructure associated with the substation.
- I cannot reasonably accept an additional financial liability arising from a development I have not agreed to.
- Maintaining 30.6km of fencing, in addition to the substation fencing, to a consistently secure standard will be challenging. Any failure could create risks for neighbouring farmers. As any farmer knows, timber fencing does not last 10 years +.
- The application does not adequately specify fencing quality, stake specifications, expected lifespan or a replacement programme.

I therefore seek clear, binding commitments from Perigus on:

- The standard and expected lifespan of all fencing and support stakes.
- A defined inspection and maintenance programme, including independent inspections with inspection information being made publicly available.
- Responsibility for repairing and replacing damaged or deteriorating fencing.
- Effective wildlife corridors that genuinely accommodate local animal movement.

I should not be expected to bear the financial, environmental or livestock-management consequences of inadequate fencing or wildlife displacement resulting from this development.

5. Serious Concerns About Land, Surveys, and Waste Management

Despite hiring numerous experts, Perigus:

- Missed agricultural buildings built without planning permission which has been subject to 3 invalidated planning retentions on Thomas, Elizabeth and Simon Brownes land in Knocknagappagh (25/5154, 25/5925 & 25/6948). The latest planning application for shed buildings in Knocknagappagh for Simon, Thomas and Elizabeth Brownes sheds was made in December 2025. The issue of shed retention remains resolved.
- Described a waste management subject area as a “quarry”, with no evidence it was ever a registered quarry, https://www.independent.ie/county/cork/part-of-site-in-cork-set-to-host-irelands-largest-solar-farm-subject-of-waste-management-probe/a/117324895.html . Under Section 261 of the Planning and Development Act 2000, stone quarries must be

registered with the local authority. I can find no evidence or paperwork that this was ever a quarry.


Menu | Irish Independent

Part of site in Cork set to host Ireland's largest solar farm subject of waste-management probe

- During Perigus reapplication for the solar farm and BESS 26/2133 which was invalidated September 2026, Perigus were required to carry out a Geophysical Survey prior to going for planning permission. https://planningapi.agileapplications.ie/api/application/document/CORKCOCO/SB6XY5JCGD9RDWSERQ4586T6QBBYY6A7A7F47NFGF9QLC5MLXEKG7QPCAUNANDRLWVLBVFZ7HAJ7NRTUC8FLZDQ
- Why was field 24 where the substation is to be located not Geophysical surveyed and it appears to have the key of the map covering the substation field.
- Perigus omitted 100 (12.5% of this development) acres of a Geophysical survey in planning 26/2133. Reasons given were that corn was set or that land conditions were not suitable for the quad to carry out the survey. If "relatively flat land" (as described by Perigus) is unsuitable for a quad carrying out a Geophysical survey, HGVs are hardly suitable for substation development where its known that the land is boggy. The substation fields are known locally as 'Cronins Bogs' and it is known locally that the substation field is one of the first fields that the Brownes stop using in Autumn as the land becomes very wet. This is the situation for dairy cows, not to mind a development of this scale.



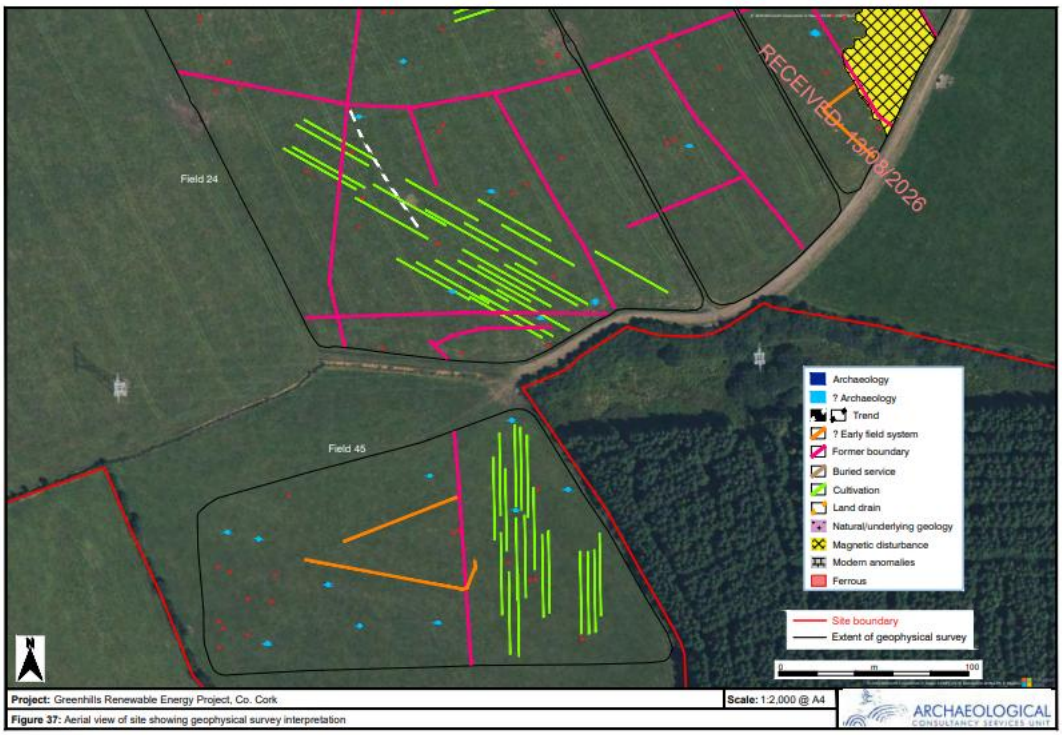
Project: Greenhills Renewable Energy Project, Co. Cork | **Scale:** 1:8,000 @ A4

Figure 7: Aerial view of site showing field numbers



Project: Greenhills Renewable Energy Project, Co. Cork | **Scale:** 1:2,000 @ A4

Figure 35: Aerial view of site showing geophysical survey interpretation



I also note that the BESS field is field 35 in one map and field 45 in another. Further scrutiny is needed on the accuracy of all of the maps, field numbers and information gathered.

Has the full extent of the waste management area been identified? Are there other waste management issues on this land yet to be discovered?

This casts a serious shadow over all grounds involved and to begin a development of this scale without adequately surveying the land seems to me to be reckless.

9. Change of Use of Underpass

Does the proposed change of use for the underpass located beside entrance 8 and 9 represent a material change of use? Planning permission was granted for the underpass in August 2011 (Planning Ref: 11/4962) for construction of a livestock pass. Does this require:

- Re-application to planning authorities for change of use?
- Assessment against the Cork Co Co Development Plan?

It is not acceptable to assume automatic approval or to accept an attitude where its easier to ask for forgiveness than permission.

10. Aviation Safety, Glint and Glare

Glint and glare assessments are:

- Extremely difficult for lay people to interpret
- Internally contradictory

We already suffer glint and glare from unauthorised sheds which are now seeking retention, which impacts our children playing in our back garden in Barnavidane which will also now face the proposed solar farm and substation. The glint and glare assessment from Orsted/Perigus claim that my next door neighbours will experience glare for 40 minutes a day, 137 days a year, while we will not. We both face the same fields and lands proposed for the Greenhills Renewable Energy Project. That makes no sense and undermines confidence and trust in the assessment and the total accuracy of the reports. Documents state for my next door neighbour that *'once the proposed mitigation screen planting has fully established, these periods of potential reflectance will marginally reduce. None the less, the magnitude of effect will remain* ***medium'.*** Perigus can not mitigate for other land owners who wish to cut trees at any stage, they have no control over this which may impact so called mitigation measures. We would also have to wait a long time for hedging to grow. For much of their Glint and Glare Assessment, it focuses on the solar farm and not the substation.

Numerous homes have also been omitted from Perigus maps. I have counted at least 3 omitted homes on the boundary maps. Are these homes now forming part of any glint and glare assessments etc? Such omissions would not provide any local resident with confidence in this company with such glaring mistakes and omissions throughout much of their documentation.

12. Community Ignored

I would perceive that Orsted/Perigus has not engaged with the community in Inch despite their assertions otherwise. Their offerings of one to one consults happened at short notice on working days during working hours in August/September 2025. I signed a petition with nearly 400 other Inch residents for Orsted to hold a public meeting. This was declined. This company has not conducted any regeneration impact assessment despite proposing to develop one of the largest solar farms in the country. Their documents omit the facts that we have:

- Two shops closed

- Two pubs closed
- Creamery closed
- Post office closed

This development does not reverse decline; it accelerates it. The community in Inch have received no leaflets/brochures from Orsted since last December 2025. Perigus has not engaged with the community in Inch since taking over operations from Orsted at the start of 2026. We have no phone number or up to date email address for Perigus. The email address from Orsted is now null and void and the community do not know who is now in charge of this project. In essence, we are being kept in the dark from this company.

On the basis of my points above, I request the Bord to refuse permission for Planning Reference 324632.

Yours sincerely,

Ian Lucey