Ballydaniel,
Lackaroe,
Youghal,
Co. Cork,
P36NH70
16th October 2026

An Coimisiún Pleanála
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 are writing to register our formal objection to the above-referenced planning application (Case Reference: 324632) regarding the proposed substation and associated works in Ballydaniel, Ballyneague and Knocknagappagh.

While we fully support renewable energy initiatives in appropriate locations, we strongly object to this proposal on the following planning grounds:

1. Noise and Operational Impact (Inverters & Substation/Generator Equipment)
The inclusion of heavy substation/inverter/transformer stations/pylons, generators, and electrical storage unit compounds raises serious concerns regarding low-frequency noise and humming during operational periods. The proximity of these industrial units to surrounding residential dwellings will cause a severe nuisance and adversely impact the residential amenity, peace, and health of neighbouring households.

2. Visual Impact & Landscape Character
The scale of the proposed substation and associated industrial structures (inverter pads, generator containers, transformer units, perimeter fencing, and CCTV) constitutes an

overdevelopment of a predominantly rural agricultural area. It severely alters the local landscape character and visual amenity enjoyed by nearby residences.

3. Traffic, Site Access No 1, and Road Safety

The construction and operational phases will generate heavy vehicle movements on narrow local roads. The temporary laydown compounds and revised entrance points present severe road safety hazards and risk damaging local road infrastructure.
Site Access No. 1 is a new and permanent entrance on the R634, very close to our home. The location of site entrance 1 is too near to our residential property, approximately 0.142 to entrance 1. See picture at the bottom of our Observation.
The R634 is already a busy and fast road. The application proposes deliveries between 6am and 6pm, and the permanent entrance would remain in use for the life of the substation.
I do not believe the safety of elderly residents, animals and other road users has been adequately considered. The internal roads serving the site also appear unsuited to heavy goods vehicles, and to emergency vehicles in wet conditions. I ask the Commission to require a full road safety assessment of entrance 1 and the haul route, including sightlines and the turning movements of the largest vehicles.

4. Impact on Vulnerable Residents

Homes near entrance 1 include elderly residents and people with sensory processing difficulties and autism, these people be hugely impacted. For them, heavy vehicles, engine noise, reversing alarms and vibration from 6am are not a minor inconvenience. They can affect daily living. Both mental and physical wellbeing may lead to them being overwhelmed and unable to function on a daily basis in their best capacity. The application does not identify these receptors and it proposes no mitigation such as restricted delivery hours. Without a house-specific assessment, the Commission cannot be satisfied that significant effects on human health would not arise, or that the development accords with the proper planning and sustainable development of the area.

5. Loss of Prime Agricultural Land & Ecological Impact

The permanent/long-term removal of agricultural land, alongside substantial hedgerow removal, negatively impacts local biodiversity, flora, and fauna habitats, animal homes in the Ballydaniel area.

6. Impact on Property Values.

We have serious concerns about the monetary value on our family home should this development go ahead. It is no coincidence that 6-7 properties bounding the solar farm have gone up for sale in the last 18 months. Anecdotally some homes did not reach sale value.
Local auctioneers have agreed that this development will impact sale value on homes.

Conclusion & Request:
In light of the above material planning considerations, we respectfully request that An Coimisiún Pleanála refuse planning permission for this development, or mandate significant modifications and mitigation measures to protect the local community and environment.

Please acknowledge receipt of this submission and notify us of any decision regarding this application.

Yours sincerely,
Joy & Ken Kelly O'Regan

