Ballydaniel

Lackaroe

Youghal

Co. Cork

17th October 1026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Re: Formal Objection to Planning Application VA04.324632

Proposed 220 kV Substation and Grid Connection, Greenhills, Co. Cork

Dear Commissioners,

I am writing to formally object to the proposed 220 kV electricity substation and associated works at Greenhills, County Cork.

I am an elderly resident who has made my home in this area, and I am extremely concerned about what this development will mean for my home, my peace and quiet, and my quality of life.

The proposed substation will be directly within the main view from my home, and my property is only approximately 100 metres from the proposed main entrance to the development.

I believe this places me in a particularly vulnerable position in terms of the visual impact, construction noise, traffic disruption and other potential effects of the development.

I understand that electricity infrastructure is necessary, and I am not against progress or renewable energy. However, I believe that people who have made their homes in the countryside should also be entitled to reasonable protection from industrial development that will substantially change their surroundings.

I have three particular concerns which I respectfully ask An Coimisiún Pleanála to consider.

1. The permanent loss of the beautiful rural view from my home

My greatest concern is the visual impact of the proposed substation.

At present, the main view from my home is of the surrounding countryside. This is the view I look out at every day, and it is something I value enormously.

As an elderly person, I spend a considerable amount of time at home. My home and its peaceful rural surroundings are very important to my daily life and wellbeing.

The proposed substation would introduce large steel structures, electricity gantries, transformers, masts, fencing and other industrial equipment into this view.

Unlike a temporary construction project, this substation is intended to remain permanently.

I find it very upsetting to think that the countryside I have enjoyed for so long could be replaced in my main outlook by a large industrial electricity installation.

I am also concerned that the true impact on my home has not been properly assessed.

The applicant's **Appendix O – Landscape and Visual Impact Assessment**, particularly Sections 1.5 and 1.6, examines views from a number of public locations.

However, I understand that no verified photomontages have been provided from the main windows or gardens of the homes surrounding the proposed substation.

I believe this is a serious omission.

The view from a public road is not the same as the view from somebody's home, particularly when that person lives there and looks out at the development every day.

The applicant also relies on hedgerows and other planting to reduce the visual impact.

I cannot understand how ordinary hedgerows will adequately conceal such large and tall electrical structures.

The planning documents indicate that the development includes substantial gantries, transmission structures and other equipment which will extend well above normal hedgerow height.

I am also concerned that some of the proposed planting relates to a separate planning application and may not be guaranteed as part of this permission.

The **Cork County Development Plan 2022–2028, Objective GI 14-9 – Landscape**, provides for the protection of the visual and scenic amenities of the county and requires careful consideration of the location and design of development.

I believe that placing this large and permanent industrial installation within the principal view from my home would seriously harm my residential amenity and would not adequately respect the existing rural character of the area.

I respectfully ask that a planning inspector visit the vicinity of my home and see for themselves the view that would be affected.

I also request that a proper visual assessment be carried out from my property before any decision is made.

2. My concerns about fire safety and emergency access

I am very worried about the potential fire and safety risks associated with having a major electricity substation so close to the surrounding community.

I understand that modern substations are designed with safety measures and that serious incidents are uncommon.

Nevertheless, I believe it is reasonable for residents to seek reassurance that all foreseeable risks have been properly assessed.

The proposed development includes transformers and other high-voltage electrical equipment.

My concern is not simply whether the equipment complies with technical standards, but what would happen in the event of a fire or other serious incident.

As an elderly resident, I would be particularly anxious about how I could respond to an emergency, whether access to and from my property could be affected, and what arrangements would be in place to protect nearby homes.

My property is approximately 100 metres from the proposed main entrance, making the management of emergency access and construction traffic especially important to me.

I have reviewed the applicant's supporting documents, including:

- **Planning and Environmental Report**, which describes the proposed electrical infrastructure.
- **Appendix H – 220 kV Grid Connection Outline Construction Methodology**.
- **Appendix B – Drainage Plan**.
- **Appendix N – Land, Soils, Geology, Hydrology and Hydrogeology Assessment**.

I am concerned that the application does not clearly demonstrate, in a way that residents can understand, how a serious fire or emergency involving the substation would be managed.

I respectfully ask the Commission to ensure that the relevant fire authorities have been consulted and that a site-specific fire risk and emergency response assessment has been adequately considered.

I would particularly like clarification on the following matters:

- Whether there are suitable emergency access routes for fire appliances and other emergency services.
- Whether adequate firefighting water and containment arrangements will be available.
- What protection is provided to prevent a transformer incident from affecting adjoining areas.
- How nearby residents, particularly elderly or less mobile residents, would be informed and protected in the event of an emergency.
- Whether the proposed entrance and access roads would remain safely usable during an emergency.

I recognise that the battery storage facility is subject to a separate planning application. My objection here is specifically to the substation, and I ask that its own electrical and transformer fire risks are properly assessed.

I am not claiming that a fire is likely to occur. However, I believe these issues must be addressed before permission is granted rather than leaving residents to worry about them afterwards.

3. Construction noise, heavy traffic and the effect on my daily life

My third major concern is the noise and disruption that will be caused during construction.

My home is only approximately 100 metres from the proposed main entrance to the development.

This makes me particularly concerned about the frequency of construction vehicles passing close to my home, the noise they will create and the possible disturbance over a prolonged construction period.

The applicant's **Appendix H – 220 kV Grid Connection Outline Construction Methodology** describes substantial construction works, including site preparation, excavation, construction of the electrical compound and delivery of heavy equipment.

The **Traffic Impact Assessment, Appendix M**, and **Noise and Vibration Impact Assessment, Appendix S**, also consider construction-related disturbance.

However, I am concerned that the particular impact on a home so close to the main entrance has not been given sufficient attention.

I am worried about large lorries passing close to my property throughout the day, vehicles entering and leaving the site, engine noise, reversing alarms, dust and the disturbance caused by the construction works themselves.

As an elderly person, I spend a lot of time at home, and the possibility of prolonged construction noise is deeply concerning.

My home should be somewhere I can enjoy peace and quiet.

I do not believe it is reasonable for my daily life to be significantly disrupted over an extended period without a detailed assessment of how the impacts on my property would be prevented or reduced.

The applicant's **Noise and Vibration Impact Assessment, Appendix S, Table 1.28**, predicts construction noise levels at a number of identified receptors.

I respectfully ask that the Commission establish whether my property has been specifically included in this assessment and whether it properly takes account of the proposed main entrance being only approximately 100 metres away.

The proximity of my home to the entrance is particularly important because it is not only the noise generated inside the construction site that concerns me, but also the repeated noise and disturbance from vehicles accessing the development.

I would like the following matters addressed before any permission is considered:

- The anticipated number of heavy goods vehicles using the entrance each day.
- The proposed hours of construction and deliveries.
- The predicted noise levels at my property, including vehicles entering and leaving the site.
- Measures to prevent excessive dust and disturbance.
- Whether construction traffic will cause delays or difficulties accessing my home.
- Whether noise monitoring will be carried out at the nearest affected residential properties.

The **Cork County Development Plan, Objective TM 12-13**, addresses the regional and local road network, and the general principles of proper planning require appropriate consideration of road safety and residential amenity.

I ask that these concerns be given particular weight because of the proximity of my home to the proposed access.

4. The long-term effect of a permanent substation on my home

I am also concerned that the proposed substation is intended to remain after other parts of the associated energy project have been removed.

The applicant's Planning and Environmental Report and decommissioning documentation indicate that the 220 kV substation and grid connection infrastructure are intended to remain as part of the electricity network.

This means that the visual effects I am concerned about are not temporary.

I could be looking at this substation for the rest of my life.

I believe that makes it particularly important that the applicant demonstrates why this location is appropriate and whether any alternative siting could reduce the impact on nearby homes.

The **Cork County Development Plan, Objective ET 13-21 – Electricity Network**, supports necessary electricity infrastructure, but this must be considered alongside landscape protection and residential amenity objectives.

I respectfully submit that the permanent effect on established nearby homes deserves considerably more attention than it appears to have received.

5. My request to An Coimisiún Pleanála

I understand the need to improve Ireland's electricity infrastructure, but I believe the impact on people living close to these developments must also matter.

I am not a planning expert. I am simply an elderly person concerned about the future of my home and the peaceful surroundings I have enjoyed.

I am particularly upset at the thought of having a large electricity substation occupying the main view from my home.

I am also very anxious about the possibility of fire or other emergencies and the prospect of months of construction noise and heavy vehicle movements so close to my property.

I respectfully ask the Commission to consider my circumstances carefully and not simply rely on general conclusions that the effects of this development will be acceptable.

In particular, I ask that the Commission:

1. **Refuse planning permission** because of the unacceptable potential visual impact of the permanent substation on nearby residential properties, including my home.
2. Require a proper residential visual assessment, including a verified photomontage from my property.
3. Require adequate site-specific fire safety and emergency response information for the proposed substation.

4. Examine the impact of construction noise and traffic on my property, only approximately 100 metres from the proposed main entrance.
5. Consider whether a different location or design could reduce these impacts.
6. Arrange for the planning inspector to visit the vicinity of my property to understand the extent of the proposed visual intrusion.

I do not believe the applicant has demonstrated that the proposed substation can be accommodated in this location without causing unacceptable harm to the visual and residential amenities of those living closest to it.

I have spent many years enjoying the peace and beauty of the countryside around my home.

I am asking that this be given proper consideration before a decision is made that would permanently change my surroundings.

My home is very important to me, and at my stage of life, the peace, security and enjoyment of my surroundings mean more than ever.

For these reasons, I respectfully request that planning permission for the proposed 220 kV substation and associated works be refused.

Thank you for taking the time to consider my concerns.

Yours faithfully,

Margaret Carey



View from my home – the yellow arrow indicates the proposed site of the substation – no hedging for miles around to hide the view from our home. This will massively decrease the sale value of our home.