Ballydaniel,

Lackaroe,

Youghal,

County Cork

P36 N884

30 October 2026

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

Re: Formal Objection to Planning Application VA04.324632

Proposed 220 kV Air-Insulated Substation and Loop-in Grid Connection at Greenhills Solar Farm, Ballyneague, Ballydaniel and Knocknagappagh, County Cork

Dear Sir/Madam,

I wish to formally object to planning application VA04.324632, submitted by Perigus Energy Ireland Midco Limited, for the proposed 220 kV substation and associated grid connection infrastructure.

I am a lifelong resident of this area. I have spent my entire life here, and I have a deep connection to the surrounding countryside, its landscape, its agricultural heritage and the local community.

This is not simply somewhere I happen to live. It is my home, and the countryside surrounding it is an important part of my family's life and the character of the community in which I have grown up.

I recognise the importance of renewable energy and Ireland's need to develop sustainable electricity infrastructure. However, I strongly believe that these developments must be appropriately located, properly assessed and designed to protect the lives and residential amenities of the people already living in the area.

My objection is based on the following concerns.

1. Permanent damage to the rural landscape

One of my greatest concerns is the permanent and irreversible change that this development would bring to the local landscape.

The area is predominantly rural, characterised by agricultural land, established homes, hedgerows and open countryside.

The proposed development is not a small electrical installation. It would introduce a substantial industrial-style compound with transformers, steel structures, security fencing, lighting, new electricity towers and a lattice support structure approximately 37.5 metres high.

These structures would be entirely out of keeping with the existing rural character of the area.

Having lived here all my life, I believe the landscape deserves to be protected for existing residents and future generations.

I am particularly concerned that the development would remain permanently, even after the associated solar farm reaches the end of its operational life.

I ask the Commission to give substantial weight to this permanent alteration of our countryside and its impact on residential and visual amenity.

2. Inadequate assessment of the impact on existing homes

I am extremely concerned that the visual impact of the proposed substation on nearby residential properties has not been adequately demonstrated.

The Planning Objection Report prepared by BPS Planning & Development Consultants identifies serious shortcomings in the Landscape and Visual Impact Assessment.

In particular, it states that the applicant's 24 selected viewpoints were taken from public locations rather than from the homes of residents near the proposed substation.

The report also raises concerns that the assessment concentrates on the solar panels rather than the permanent substation, lattice towers, fencing and associated infrastructure.

I do not consider it acceptable that a development of this scale could be permitted without a thorough assessment of the impact on the people whose homes and surroundings would be affected.

The view from a person's home is not the same as a passing view from a public road.

For those of us who live here every day, the character of our surroundings contributes directly to our quality of life.

I ask the Commission to establish whether my residence at P36 N884 and other potentially affected homes have been individually considered, including their actual views towards the proposed infrastructure.

3. Permanent infrastructure for a separately proposed solar farm

I am deeply concerned that permission is being sought for a permanent substation intended to serve a solar farm which is the subject of a separate planning application.

The proposed solar development is before Cork County Council under planning reference 26/2133.

The substation, however, is being considered separately by An Coimisiún Pleanála.

The applicant proposes that the substation would remain as part of the national electricity grid even after the solar farm is decommissioned.

I believe it is premature to approve permanent infrastructure of this nature before the planning position of the development it is intended to serve has been resolved.

I also ask that the combined and cumulative effects of the solar farm, battery storage facility, substation, access infrastructure and related developments be properly assessed.

These developments may be dealt with under separate applications, but their combined impact on the surrounding community cannot be ignored.

4. Noise and loss of rural tranquillity

The peace and quiet of this countryside is one of the qualities that makes it such a special place to live.

I am concerned about the potential for continuous operational noise from the transformers and electrical equipment, particularly during evenings and at night.

The BPS report identifies concerns that the noise assessment does not adequately predict the night-time impact of the permanent substation as a standalone development.

I believe residents should not have to wait until a facility is operating and complaints arise before potential noise problems are properly investigated.

An adequate assessment of noise at surrounding residential properties should be undertaken before any planning permission is considered.

5. Construction traffic and road safety

I am concerned about the impact of construction traffic on the roads used by local residents.

The proposed development would involve substantial excavation, the movement of large quantities of material, the delivery of heavy electrical equipment and the use of abnormal-load vehicles.

The application proposes access from the R634, and the wider development also raises concerns regarding the local road network, including the L7829.

These roads are part of everyday life for the local community.

I believe that the safety of residents, motorists, pedestrians and other road users must be a priority.

The BPS report identifies discrepancies and omissions in the construction and traffic information submitted.

I ask that the actual construction traffic generated by this particular application, including abnormal loads and material deliveries, be fully assessed before a decision is made.

6. Flooding, drainage and protection of local watercourses

I am concerned about the potential effects of substantial excavation, land regrading and hard-surfaced infrastructure on local drainage patterns.

The BPS report raises important questions about inconsistencies in the proposed cut-and-fill calculations and the absence of a fully developed drainage design for the substation.

The report also identifies concerns regarding downstream watercourses, including the Tourig River and the wider Blackwater catchment.

The existing countryside has natural drainage characteristics which should not be altered without a detailed understanding of the consequences.

I ask that the Commission ensure there is sufficient evidence to demonstrate that the development would not increase flood risk, adversely affect neighbouring lands or cause deterioration in water quality.

These matters should be properly established before permission is granted, rather than left to be resolved during construction.

7. Fire safety and environmental risk

I am also concerned about whether the potential fire and environmental risks associated with the proposed infrastructure have been adequately assessed.

The development includes oil-filled electrical transformers, a diesel generator and associated electrical equipment.

The BPS report raises questions about the assessment of fire risk, oil containment, emergency response arrangements and the management of potentially contaminated firefighting water.

I am not suggesting that a fire is inevitable. However, I believe residents are entitled to clear evidence that foreseeable risks have been assessed and that appropriate safeguards would be in place.

These concerns are particularly important where permanent infrastructure is proposed within an established rural community.

8. Protection of our community and quality of life

Having lived in this area my entire life, I feel strongly that the long-term interests of the people living here deserve meaningful consideration.

Our homes are not simply points on a planning map.

They are places where families have established their lives, sometimes over several generations. I am concerned both for the quality of life for my elderly parents and also for the future of my son who has yet to build his home here – will he get planning permission or will Perigus try and block it as they have done before.

The surrounding rural environment, landscape, quietness and sense of place are qualities that cannot easily be replaced once lost.

I am concerned about the cumulative effect of introducing large-scale electricity infrastructure into an area whose existing character is primarily agricultural and residential.

I believe the proposal risks permanently changing the identity of this countryside and adversely affecting the enjoyment of homes in the locality.

I ask that these residential impacts be given proper consideration under the Cork County Development Plan 2022–2028, including its provisions concerning landscape protection, residential amenity, roads and environmental protection.

Conclusion

I respectfully ask An Coimisiún Pleanála to refuse planning permission for application VA04.324632.

My objection is not to renewable energy in principle, but to the location, scale, permanence and insufficiently demonstrated impacts of this particular proposal.

The technical concerns identified in the BPS Planning & Development Consultants objection report reinforce my belief that serious planning and environmental questions remain unresolved.

Having lived in this countryside all my life, I am deeply concerned about the prospect of permanent industrial-scale infrastructure changing the landscape and residential environment that I have always known as home.

I respectfully ask the Commission to place appropriate weight on the protection of existing homes, the rural character of the area and the long-term wellbeing of the community when making its decision.

Yours faithfully,

Vincent Carey



View from our garden/decking area – yellow arrow indicates where the proposed substation could be.