



An  
Bord  
Pleanála

# Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 182A of the Planning & Development Act 2000 (As Amended)
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2. **Applicant:**

Name of Applicant:	Terra Solar II Limited
Address:	NovaUCD, Belfield, Dublin 4, Ireland
Telephone No:	01 7163790
Email Address (if any):	hello@terrasolar.ie

**3. Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	David Fewer, Andre Fernon, Mark Dawson, Anne Devlin and Jim Cranwell
Registered Address (of company)	57 Hollybank Avenue Lower, Ranelagh, Dublin 6.
Company Registration No.	586716
Telephone No.	
Email Address (if any)	hello@terrasolar.ie

**4. Person / Agent acting on behalf of the Applicant (if any):**

Name:	Conor Frehill
Address:	HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Co. Cork
Telephone No.	021 - 4873250
Mobile No. (if any)	
Email address (if any)	cfrehill@hwplanning.ie

**Should all correspondence be sent to the above address? (Please tick appropriate box)**

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[  ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Conor Frehill – 021–4873250

**5. Person responsible for preparation of Drawings and Plans:**

Name:	Richard Barker	Jack O’Leary
Firm / Company:	Macroworks	Malachy Walsh and Partners
Address:	Hibernia House Cherrywood Business Park, Loughlinstown Dublin 18	Park House Mahon Technology Park Bessboro Road, Blackrock, Cork T12 X251
Telephone No:	01-230 3585	021-453 6400
Mobile No:		
Email Address (if any):	info@macroworks.ie	info@mwp.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.  Please refer to enclosed drawing schedule.		

**6. Site:**

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Tullabeg, Camolin, Co. Wexford	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	6": 9900-11, WX011, WX016 1:2500: 4840 B, D, 4841 A,B ITM: 709028,652443	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	4.772 ha	
Site zoning in current Development Plan for the area:	N/A	
Existing use of the site & proposed use of the site:	<b>Existing:</b> Agricultural land <b>Proposed:</b> 110kV Substation, Loop-in infrastructure and grid connection.	
Name of the Planning Authority(s) in whose functional area the site is situated:	Wexford County Council	

**7. Legal Interest of Applicant in respect of the site the subject of the application:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Leasee		
<b>If you are not the legal owner</b> , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Myles O'Neill Carmel O'Neill (See letters of consent attached)		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
The accompanying site location maps identify lands in ownership of the parties identified above. The proposed substation is to serve the proposed solar farm under Wexford County Council Reference: 20191272.		

**8. Site History:**

<b>Details regarding site history (if known):</b>
Has the site in question ever, to your knowledge, been flooded? Yes: [ ] No: [ <input checked="" type="checkbox"/> ] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [ ] No: [ <input checked="" type="checkbox"/> ] If yes, please give details:

**Are you aware of any valid planning applications previously made in respect of this land / structure?**

Yes: [ ] No: [  ]

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
20191272	a 10 Year Planning Permission for a solar farm which will connect to the national grid consisting of circa 384,000 m2 of solar panels on ground mounted frames, 25 no. single storey electrical inverter/transformer stations, battery storage module and associated equipment container, security fencing, satellite communications pole, CCTV, upgrading to existing access tracks and new access tracks (including two agricultural bridges over the River Brackan), temporary construction compounds, landscaping and all associated ancillary development works. Construction and operational access will be via existing field entrances from the L-5092. The operational lifespan of the solar farm will be 35 years.	A decision on the application is due by Wexford County Council by 7th November 2019.

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?**

Yes: [  ] No:[  ]

If yes please specify

An Bord Pleanála Reference No.: \_\_\_\_\_

**9. Description of the Proposed Development:**

<p>Brief description of nature and extent of development</p>	<p>In accordance with section 182A of the Planning and Development Acts (as amended) Terra Solar II Limited gives notice that it proposes to seek the approval of An Bord Pleanála for a period of 10 years for development at Tullabeg, Camolin, Co. Wexford. The development comprises of a 110kV 4-bay C-type electricity substation (with 33kV customer compound) (including two control buildings, lightning protection, perimeter security fencing, security lighting, drainage infrastructure, temporary construction compound) to connect to and serve a proposed solar farm (under Wexford County Council Reg. Ref. 20191272); associated loop-in infrastructure to tie into an existing 110kV overhead transmission line including underground 110kV cabling and 2 No. new end masts with 110kV line diversion cabling; vehicular entrance and access track from public road; all associated site development works including formation of berms and landscaping.</p>
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**10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:**

Class of Development:	Gross Floor Area in m <sup>2</sup>
Control Buildings	485.1

**11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m <sup>2</sup>	0
Gross floor space of proposed works in m <sup>2</sup>	485.1
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	0
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	0

**12. In the case of residential development please provide breakdown of residential mix: N/A**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							N/A
Apartments							N/A
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	N/A

**13. Social Housing:**

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		



**14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

Existing use (or previous use where retention permission is sought)
N/A
Proposed use (or use it is proposed to retain)
N/A
Nature and extent of any such proposed use (or use it is proposed to retain).
N/A

**15. Development Details:**

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?			✓
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			✓
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

**16. Services:**

<b>Proposed Source of Water Supply:</b>
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/>
Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input checked="" type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
<b>Proposed Wastewater Management / Treatment:</b>
Existing: <input type="checkbox"/> New: <input type="checkbox"/>
Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: 5m3 holding tank for removal off site by licensed contractor as per Eirgrid specifications.
<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify:

## 17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Irish Daily Star: 23 <sup>rd</sup> October 2019 Irish Daily Mail: 23 <sup>rd</sup> October 2019
Copy of page(s) of relevant newspaper enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]
Details of site notice, if any, - location and date of erection <b>Please refer to site location maps for location of site notice erected. Site Notice erected on 23rd October 2019.</b>
Copy of site notice enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]
Details of other forms of public notification, if appropriate e.g. website
Website Address: <a href="http://www.tullabeg110kvsubstation.ie">www.tullabeg110kvsubstation.ie</a>

## 18. Pre-application Consultation:

<b>Date(s) of statutory pre-application consultations with An Bord Pleanála</b>
29/8/2019
<b>Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.</b>
Enclosed:
Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed:
Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]


**19. Confirmation Notice:**

Copy of Confirmation Notice	
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. N/A	

**20. Application Fee:**

Fee Payable	€100,000 (Fee paid by EFT on 21 <sup>st</sup> October 2019).
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**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.**

Signed: (Applicant or Agent as appropriate)	
Date:	23 <sup>rd</sup> October 2019

**General Guidance Note:**

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Planning Section  
Phone: 053 919 6101  
Fax: 053 919 6095

20 August 2019

Terra Solar II Ltd.  
C/O Conor Frehill, HW Planning  
5 Joyce House, Barrack Square  
Ballincollig  
Co. Cork



Ref: **P20190170**

**Re: P20190170 - Terra Solar II Ltd. - Planning Appointment**

A Chara,

I refer to the recent Major Pre-Planning meeting held on 12 June 2019 in relation to lands at Tullabeg, Medophall and Medophall Demense, Camolin, Co. Wexford.

Please find attached minutes of this meeting.

I trust this is satisfactory, however, should you require any further information please do not hesitate to contact me.

**Please ensure that you include copies of these pre-planning documents with any subsequent planning application.**

Is mise le meas,

  
pp Diarmuid Houston  
Senior Planner

**Note: You are advised in accordance with S.247 (3) of Planning & Development Acts 2000 (as amended) that;**

***"The carrying out of consultations shall not prejudice the performance by a Planning Authority of any other of its functions under these Acts, or any regulations made under these Acts and cannot be relied upon in the formal planning process or in legal proceedings."***



**Minutes of Pre-Planning Meeting**

**Date: Wednesday 12<sup>th</sup> June 2019**

**Applicant: Terra Solar II Ltd.**

**Development Location: Tullabeg, Medophall and Medophall Demense, Camolin**

**In attendance:-**

Applicant		Emma Mustoe, Donal Fewer (Terra Solar II Ltd.)		
Agent		Conor Frehill (HW Planning)		
Diarmuid Houston	Planning	Senior Planner	053 919 6206 087 417 5812	diarmuid.houston@wexfordcoco.ie
Neville Shaw	Gorey Municipal District	Senior Executive Engineer	053 948 3804	neville.shaw@wexfordcoco.ie
Liam Bowe	Planning Dept., Wexford Co. Council	Executive Planner	053 919 6473	liam.bowe@wexfordcoco.ie
Preplanning Contact			053 919 6486	majorpreplan@wexfordcoco.ie

## **Matters Discussed:**

### **Planning/Policy:**

- The principle of a solar PV development is acceptable on these lands.
- A Planning/Environmental Report should be submitted as part of any subsequent planning application. This report should include details on the following:
  - Drainage
  - Ecology
  - Roads, Traffic & Transportation
  - Noise & Dust
  - Cultural Heritage
  - Landscape & Visual Impact (including any cumulative impacts)
  - Glint & Glare
- Where possible, individual assessments of the proposed development on adjoining dwellings should be carried out with regard to glint and glare, and also noise.
- Appropriate Assessment screening report is required.
- Although not required under current Planning legislation, public consultation is recommended prior to submission of a subsequent planning application.
- Given the advanced proposals for a grid connection for this proposed development, details of the proposed connection should be submitted with any subsequent planning application.
- Details of indicative grid connections for the proposed development should be submitted as part of any subsequent planning application.
- Outline if any battery storage is proposed on the site.
- Archaeology, traffic management and biodiversity reports are all required with any subsequent planning application.
- You are advised to avoid the following areas as designated in the Landscape Character Assessment in the Wexford County Development Plan 2013-2019:
  - Uplands
  - River Valley
  - Coastal
  - Landscapes of Greater Sensitivity



**Roads:**

- Design details for surface water attenuation should be submitted.
- Photo report required to indicate visual impact of glint/ glare to nearby M11 road users and the nearby railway line.

**Environment:**

- Appropriate Assessment screening is recommended.
- Create wetland area for any run-off.
- Creation of habitats on each site is required to promote and encourage local wildlife.
- Hedgerows to be expanded to create a meadow space.
- Address possible soil erosion from outfall.
- Ecological studies – existing animal corridors should be respected.



Diarmuid Houston  
Senior Planner