

The Secretary
An Bord Pleanála
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18th December 2020

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Director:
Harold Walsh

Company Reg. No:
486211

Re: Application under section 182A of the Planning and Development Acts (as amended) by Terra Solar II Limited for the approval by An Bord Pleanála for a period of 10 years for development at Lysaghtstown, Midleton, Co. Cork. 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 solar farm; 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; ancillary site development and landscaping works, including formation of berms within area of permitted solar farm (under Reg. Ref. 18/6769). A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

Dear Sir/ Madam

We act on behalf of Terra Solar II Limited who are to applying to An Bord Pleanála for a 10-year planning permission for development at Lysaghtstown, Midleton, Co. Cork. 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 solar farm; 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; ancillary site development and landscaping works, including formation of berms within area of permitted solar farm (under Reg. Ref. 18/6769). A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

This application is made following the completion of pre-application consultation with An Bord Pleanála under Section 182E of the Act. In correspondence dated the 09th November 2020, the Board confirmed their formal opinion that that the proposed development meets the definition of 'strategic infrastructure development' as defined in the legislation, and as such, that the planning application should be made directly to An Bord Pleanála.

01. Development Context

The proposed development comprises a 110kV 4-bay C-type electricity substation (with 33kV customer compound) and associated grid connection comprising loop-in infrastructure to tie into an existing 110kV overhead transmission line at Lysaghtstown. The purpose of the proposed substation

and grid connection is to serve a solar farm development in the townlands of Lysaghtstown, Ballyleary, Woodstock and Curragh, Co. Cork. The applications for planning permission for the solar panels, support infrastructure and associated ancillary development works were previously made to Cork County Council under permitted planning references 18/6769, 19/5729 and 19/6882. The facilitation of the proposed substation necessitates some design changes to reference 18/6769 and an application for these amendments is being made concurrently to Cork County Council for same, as part of a dual consent process.

Notwithstanding the necessary dual consent process, a 'one project' approach has been taken in the preparation of the separate applications made to Cork County Council and An Bord Pleanála. The various submitted reports consider the full combined development of the substation and loop-in as well as the solar farm amendments to reference 18/6769.

For clarity, and as outlined in the application documentation, the application before An Bord Pleanála comprises the following:

- Vehicular entrance and provision of access track from site entrance at L-7634 to substation location;
- Construction of new 110kV substation comprising separate 110kV EirGrid compound and 33kV customer compound;
- Breaking of existing 110kV overhead lines and loop-in/out to same to facilitate connection to national grid;
- Temporary construction compound;
- Surface water drainage and water services;
- Site reprofiling and formation of berms;
- Site restoration and landscaping.

02. Submission Requirements

As requested, 3 no. hard copies and 7 electronic copies of the application are enclosed. A digital copy of the application boundary is also provided on a separate CD.

The relevant planning application fee of €100,000 was transferred to An Bord Pleanála on 10th December 2020. A confirmatory email on receipt of payment is enclosed.

A schedule of application documentation and separate schedule of drawings is also appended for reference.

03. Notification to Cork County Council & Prescribed bodies

In correspondence dated the 9th November 2020, An Bord Pleanála issued a list of prescribed bodies to be notified as part of the application. 5 no. hard copies and 5 no. electronic copies of the application have been issued to Cork County Council. All of the other prescribed bodies were contacted to

confirm the format in which they wanted to receive the application. We can confirm that all relevant copies of the application were issued to these bodies on the 17th December 2020. A full list of the notified bodies is provided as follows:

Body	Notification Date	Application Format
Chief Executive, Cork County Council	17 th December 2020	5 no. hard copies and 5 no. digital copies delivered to the offices of the Council.
Minister for Communications, Climate Action and the Environment	17 th December 2020	Electronic copy by email and 1 no. digital copy via post
Transport Infrastructure Ireland	17 th December 2020	Electronic copy by email and 1 no. digital copy via post
Fáilte Ireland	17 th December 2020	Electronic copy by email and 1 no. digital copy via post
An Taisce	17 th December 2020	1 no. digital copy sent via post
Arts Council/ An Chomhairle Ealaíon	17 th December 2020	1 no. digital copy sent via post
The Heritage Council	17 th December 2020	Electronic copy by email and 1 no. digital copy via post
The Commission for Regulation of Utilities Water and Energy	17 th December 2020	Electronic copy by email and 1 no. digital copy via post
Minister for Housing Planning and Local Government	17 th December 2020	1 no. digital copy sent via post

Irish Water	17th December 2020	Electronic copy by email and 1 no. digital copy via post
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We trust the enclosed information is sufficient to allow An Bord Pleanála to process the planning application.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Conor Frehill
HW Planning

Enclosures

- An Bord Pleanála email confirming payment of application fee.
- Schedule of application documentation
- Schedule of application drawings
- Notification letters to Prescribed bodies and Cork County Council.