



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, Fergus Frawley 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, 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	Noel Tuohy
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)	Lysaghtstown, Midleton, Co. Cork.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	1:2500 Series: 6342-A, 6294-D, 6341-B & 6295-C	
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	56.7 ha	
Site zoning in current Development Plan for the area:	N/A	
Existing use of the site & proposed use of the site:	Existing: Agricultural land Proposed: 110kV Substation, Loop-in infrastructure and grid connection	
Name of the Planning Authority(s) in whose functional area the site is situated:	Cork 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 ✓	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Leasee		
If you are not the legal owner , 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.		
Raymond Fitzgerald, Broomfield East, Midleton, Co. Cork (See letter 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 party identified above.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [✓] 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: [✓] 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
19/6882	<p>A 10 year planning permission for a solar farm consisting of up to 172,000 m2 of solar panels on ground mounted frames, 9 no. single storey electrical inverter/transformer stations, storage unit, security fencing, satellite pole, CCTV, landscaping and all associated ancillary development works. Construction and operational access will be via existing field entrance from the L-36172. The project will connect with and represents an extension to the adjacent solar farm permitted under planning references 18/6769 and 19/05729. The operational lifespan of the solar farm will be 35 years.</p>	<p>Final permission granted by Cork County Council on 09/03/2020</p>

19/5729	A 10 year Planning Permission for a solar farm consisting of up to 221,500m2 of solar panels on ground mounted frames, 15 no. single storey electrical inverter/transformer stations, security fencing, satellite pole, CCTV, landscaping and all associated ancillary development works. Construction and operational access will be via existing field entrances from the L-7634. The project will connect with and represents an extension to the adjacent solar farm permitted under Cork County Council Planning Reference 18/6769. The operational lifespan of the solar farm will be 35 years.	Final permission granted by Cork County Council on 18/12/2019. Adjoining lands
18/6769	Permission for a solar farm consisting of circa 235,500 m2 of solar panels on ground mounted frames, 1 no. single storey 38 kV substation and associated electrical compound, 15 no. single storey electrical inverter/transformer stations, battery storage module and associated equipment container, security fencing, satellite pole, CCTV, landscaping and all associated ancillary development works. Construction and operational access will be via existing field entrances from the L-7634. The operational lifespan of the solar farm will be 35 years.	Final permission granted by Cork County Council on 28/01/2019 Adjoining lands
14/4670 PL 04.243846	Extension of use of existing agricultural sheds, silage pits and slurry tanks to include the storage of wood pulp fertiliser prior to spreading on surrounding lands	Permission granted by An Bord Pleanála on 26/01/2015
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:

Brief description of nature and extent of development	<p>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).</p> <p>A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.</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 ²
Eirgrid Building	400
IPP Building	91.5

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

Gross floor space of any existing buildings(s) in m ²	0
Gross floor space of proposed works in m ²	491.5
Gross floor space of work to be retained in m ² (if appropriate)	0
Gross floor space of any demolition in m ² (if appropriate)	0

12. In the case of residential development please provide breakdown of residential mix:

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>		N/A
<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:

Proposed Source of Water Supply:
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): _____
Proposed Wastewater Management / Treatment:
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. _____
Proposed Surface Water Disposal:
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 The Echo - 16th December 2020 Irish Examiner - 16th December 2020
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 Site Notices erected on 16th December 2020 Please refer to Site Location Maps and Site Layout Plans for locations of site notices.
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 www.lysaghtstown110kvsubstation.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála 21 st October 2020
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. 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 10/12/2020) (Reference: 0H7EK5QPES129VQ5)
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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:	16 th December 2020

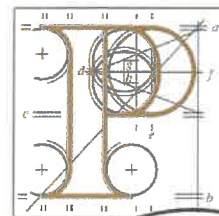
General Guidance Note:

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

Our Case Number: ABP-307970-20

Your Reference: Terra Solar II Limited



An
Bord
Pleanála



Conor Frehill
HW Planning
5 Joyce House
Barrack Square
Ballincollig
Cork
Co. Cork

Date: 09 November 2020

**Re: 110kV 4-bay C-type electricity substation and associated 'loop-in' structure
Lysaghtstown, County Cork**

Dear Sir,

Please be advised that following consultations under section 182E of the Planning and Development Act, 2000, as amended, the Board hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182A of the Planning and Development Act, 2000 as amended, and with particular regard to section 182A of the said Act. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 182A of the Planning and Development Act, 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Bord Pleanála under section 182A(1) of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

A list of the prescribed bodies considered relevant by the Board is attached for your information.

In accordance with section 146(5) of the Planning and Development Act, 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The attachment contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Please be advised that, as there was only one pre-application meeting held on this case, a fee refund of €3,500 will issue to you shortly.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Kieran Somers
Executive Officer
Direct Line: 01-8737250

VC11

Tel
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ABP-307970-20

The following is a schedule of prescribed bodies considered relevant by the Board:

- Cork County Council
- Minister for Housing, Planning and Local Government
- Minister for Communications, Climate Action and Environment
- Transport Infrastructure Ireland
- An Taisce
- The Heritage Council
- Commission for Regulation of Utilities, Water and Energy
- An Chomhairle Ealaíon
- Fáilte Ireland
- Irish Water

