

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

2. **Applicant:**

Name of Applicant:	Ballyvatta Solar Farm Ltd.
Address:	Building 3400, Cork Airport Business Park, Cork, T12 AE76
Telephone No:	Please see agent contact details below (Qs. 4).
Email Address (if any):	Please see agent contact details below (Qs. 4).

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

Name(s) of company director(s):	Kevin O'Donovan Alan Goggin
Registered Address (of company)	Building 3400, Cork Airport Business Park, Cork, T12 AE76
Company Registration No.	668445
Telephone No.	(021) 2427786
Email Address (if any)	N/A

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

Name:	Stephen Barrett, Tom Phillips & Associates
Address:	Tom Phillips & Associates 80 Harcourt Street, Dublin 2, D02 F449
Telephone No.	01-4786055
Mobile No. (if any)	087-2518739
Email address (if any)	stephen@tpa.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: [X] No:[]

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

Stephen Barrett, Tom Phillips & Associates (01-4786055 / 087-2518739)

5. Person responsible for preparation of Drawings and Plans:

Name:	Kevin Casey
Firm / Company:	TLI Group
Address:	Unit H 6500, Lehenagh More Cork Airport Business Park Co. Cork T12 TP8H
Telephone No:	(066) 713 5710
Mobile No:	N/A
Email Address (if any):	Kevin.casey@tli.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 see Appendix A of this form for a schedule of all plans / drawings submitted with the application package.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Townlands of Knockraha East, Ballynanelagh, and Killeena, Co. Cork	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	6245, 6293	
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	c. 5.5 ha	
Site zoning in current Development Plan for the area:	Not zoned	
Existing use of the site & proposed use of the site:	<p>Existing Site: Agricultural land.</p> <p>Proposed Site: The Proposed Development comprises of a 110kV tail-fed substation compound and 110kV underground cable for connection to Knockraha Substation.</p>	
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 X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Lessee.		
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.		
Michael Murphy Lake Lodge, Glanmire, Co.Cork Eoghan Murphy Brackencourt, Poulacurry North, Glanmire, Co. Cork. Patrick Geaney Ballinakilla, Carrigtwohill, County Cork Letters of landowner consent were not required for applications made under Section 182A.		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Ownership illustrated on Site Location Plan (Dwg. 051033-DR-002 – Overall Site Location Plan) Yes. Solar PV energy development and associated site works, on lands including Ballyvatta, Clash, Meelean, Aghaduff, Knockraha East, Ballynanelagh, Knockraha, Co Cork, c.1.7km northeast of the subject site.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded?
Yes: [] No: [X]
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: [X]
If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [] No: [X]		
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
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: [X]		
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>The proposed development will consist of a 10 year permission for a 110kV electrical substation and associated 110kV infrastructure required to connect a solar farm (permitted under Cork County Council Reg. Ref: 23/4564; which amended previous permission Reg. Ref: 17/5370 and ABP-300434-17) to the existing Knockraha 220kV substation.</p> <p>The substation compound will include 2 No. single storey control buildings:</p> <ul style="list-style-type: none"> • An EirGrid control building (comprising relay room, battery room, workshop / store, mess room and W.C, and generator room); and, • An Independent Power Producer control building (comprising control room, switchgear room, office, store and W.C); <p>The proposal also includes:</p> <ul style="list-style-type: none"> • 110kV grid transformer and two-house transformers within bunded enclosures (height approximately 6m) and associated infrastructure; • MV switchgear containers; • Lightning protection masts; • Perimeter security fencing and entrance gates; • Security lighting; • Telecommunication dishes; • Underground cabling; • Site drainage infrastructure; • Proposed access from the L6989 to the south; • Temporary construction compound; and, • All associated development works above and below ground including landscaping. <p>A Natura Impact Statement (NIS) is submitted with this planning application.</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
Underground cables	1150m (L)
EirGrid Control Building	450m ²
IPP Building	156m ²

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

Gross floor space of any existing buildings(s) in m ²	NA
Gross floor space of proposed works in m ²	606 (2 No. buildings)
Gross floor space of work to be retained in m ² (if appropriate)	NA
Gross floor space of any demolition in m ² (if appropriate)	NA

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							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing: N/A

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>		X
<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)
Agricultural Land
Proposed use (or use it is proposed to retain)
110kV Substation
Nature and extent of any such proposed use (or use it is proposed to retain).
Change of use of agricultural land to provide for 110kV substation and associated infrastructure to connect to the adjacent Knockraha 220kV substation.

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?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
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.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?		X	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			X
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
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			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services:

Proposed Source of Water Supply: N/A
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify):Please Advise Rainwater harvesting for toilet flushing and hand washing. Potable water demand will be minimal and will be satisfied by imported bottled water Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: Sealed Foul Holding Tank
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input checked="" type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify: Please advise

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No:[]
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[] Please refer to Site Location Maps/Site Layout Plans for locations of Site Notices.
Details of other forms of public notification, if appropriate e.g. website
Website www.ballyvattasolarsid.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
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: [X] No:[] 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: [X] No:[]


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.
EIAR not required.

20. Application Fee:

Fee Payable	€100,000 (transferred by EFT on 24/July/2024 under ref: 'Ballyvatta 110kV')
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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)	 Stephen Barrett, Director, Tom Phillips + Associates
Date:	09 th August 2024

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

Appendix A Drawings

Title	Drawing No.	Revision
Overall Site Layout Plan	051033-DR-001	P2
Overall Site Location Map	051033-DR-002	P2
Site Location Map	051033-DR-003	P2
Site Layout Plan (1:500) Sh 1 of 3	051033-DR-004	P2
Site Layout Plan (1:500) Sh 2 of 3	051033-DR-005	P2
Site Layout Plan (1:500) Sh 3 of 3	051033-DR-006	P2
Proposed 110 kV Substation-Site Layout Plan	051033-DR-100	P2
Proposed 110 kV Substation-Elevations	051033-DR-101	P2
Proposed 110 kV Substation-Section A-A	051033-DR-102	P2
110kV Substation-EirGrid Control Building	051033-DR-110	P1
110kV Substation-IPP Control Building	051033-DR-111	P1
Proposed 110kV Substation-Gate and Fencing Details	051033-DR-120	P1
110kV Substation-Drainage Details	051033-DR-121	P1
110kV Substation-Site Compound Details	051033-DR-122	P1
Proposed 110kV Substation-Lightning Monopole Details – 18m Mast	051033-DR-123	P1
110kV Ducting Through Regional / Local Roadways and Public Road Reinstatement with ECC	051033-DR-150	P2
110kV Ducting in Access Track with ECC Duct	051033-DR-151	P2
110kV Ducting in Flat Formation with ECC Duct	051033-DR-152	P2
Trench Sections for Crossing Existing Culvert / Services Undercrossing	051033-DR-153	P2
Trench Sections for Crossing Existing Culvert / Services Overcrossing	051033-DR-154	P2
Joint Bay Section Detail	051033-DR-160	P2
C2 Chamber Details	051033-DR-161	P2
Typical Link Box Chamber Details	051033-DR-162	P2
HDD - Celtic Interconnector Crossing	051033-DR-170	P2
Cut & Fill Volume_Site Layout Plan	051033-DR-300	P1
Cut & Fill Volume_Sections	051033-DR-301	P1
Swept Path Analysis_Transformer Delivery Truck	051033-DR-305	P1
Swept Path Analysis_Fire Truck	051033-DR-306	P1
Site Entrance Sight Lines	051033-DR-310	P1
Typical Culvert Crossings	051033-DR-315	P1
Drainage Layout Plan	051033-DR-330	P1
Drainage Details_Sheet 1/2	051033-DR-331	P1
Drainage Details_Sheet 2/2	051033-DR-332	P1

Appendix B SID Determination



An
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Board Direction
BD-016718-24
ABP-319155-24

The submissions on file and the inspector's report were considered at a Board Meeting held on 19/06/2024.

The Board decided that the prospective applicant Statkraft Ireland Ltd be notified that the proposed development of a 110kV substation, as described in the plans and particular received by the Board on 27th February 2024, falls within the scope of Section 182A of the Planning and Development Act, 2000, as amended, and that a planning application should be made directly to the Board.

The applicant shall be informed that the application documentation should be forwarded to the following prescribed bodies:

- Minister for Housing, Local Government and Heritage.
- Minister for Environment, Climate and Communications.
- Commission for Regulation of Utilities.
- Cork County Council
- Health and Safety Authority

Further notifications should be made where deemed appropriate.

Board Member

Peter Mullan

Date: 19/06/2024