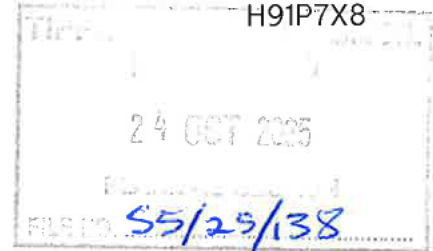




Entrust Limited
Unit 1, First Floor
Oranmore Business Park
Oranmore
County Galway
H91P7X8

Planning Section
Tipperary County Council
Civic Offices
Limerick Road
Nenagh
Co. Tipperary



22 October 2025

**APPLICATION FOR DECLARATION OF EXEMPT DEVELOPMENT – SOLEIRE
RENEWABLE SPV ALPHA 2 LTD**

**INSTALLATION AT: THE SHEEHYS AND MONAINCHA TOWNLANDS, CO.
TIPPERARY**

RE: Application for a Declaration of Exempted Development under Section 5 of the Planning and Development Act, 2000 (as amended) for the development as described as the construction of approximately 1.2km of 33kV underground cabling to facilitate a grid connection for a consented solar farm at Brehonys Bog (Pl. Ref.: 2360677) in the townlands of Monaincha and Roscrea, Co. Tipperary, to the previously consented 110kV The Sheehys Substation SID (Pl. Ref.: ABP-314024-22) in the townlands of The Sheehys and Monaincha, Co. Tipperary.

Dear Sir/Madam

On behalf of our client Soleire Renewable SPV Alpha 2 Ltd, we are hereby seeking a Declaration of Exempted Development under Section 5 of the Planning and Development Act, 2000 (as amended), for a proposed 33kV underground grid connection between the previously consented Brehonys Bog Solar Farm in the townlands of Monaincha and Roscrea, Co. Tipperary, and the previously consented 110kV The Sheehys Substation SID in the townlands of The Sheehys, Co. Tipperary.

The following documentation has been submitted in support of this Section 5 application:

- | | |
|-----------------------------|---|
| • Appendix I: | Section 5 Planning Application Form (2 copies) |
| • Appendix II: | Plans and Drawings (2 copies) |
| • Appendix III: | Screening for Appropriate Assessment (2 copies) |
| • Appendix IV: | Outline Construction Methodology (2 copies) |
| • Section 5 Application Fee | |



Unit 1, First Floor, Oranmore Business
Park, Oranmore, Co. Galway,
H91 P7X8



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contact@entrust-
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BACKGROUND INFORMATION

The proposed development would facilitate a connection between the previously consented Brehonys Bog Solar Farm (Pl. Ref.: 2360677) located in the townlands of Monaincha and Roscrea, Co. Tipperary and the previously consented 110kv The Sheehys Substation SID (ABP-314024-22) located in townlands of The Sheehys and Monaincha, Co. Tipperary.

The proposed development area is characterised by a predominantly rural land use with a mix of cutover raised bog, recently constructed access tracks, and felled conifer plantation now recolonised with scrub vegetation. The surrounding environment includes areas of scrub, bog woodland, young conifer stands, and improved grassland, typical of a rural and semi-natural landscape.

The proposed grid connection consists of approximately 1.2km of underground cable with a total Horizontal Direct Drilling (HDD) length of approximately 50m with a watercourse crossing of approximately 1.3m. The redline boundary varies in width from circa. 10m to 200m encompassing a total development area of 14.6Ha/36.09 Acres. The Outline Construction Methodology is included in Appendix IV.

Tipperary County Council has dealt with similar cases in recent years and has issued Section 5 Declarations of Exempted Development to Soleire Renewable SPV Alpha 2 LTD (Applicant) for the following:

- The construction of 33kV underground cabling to facilitate the grid connection of two previously consented solar farms at Derrymore (Pl. Ref. 19601323) and The Sheehys (Pl. Ref. 16600917 and ABP Ref. PL.92.249060) to a proposed loop in substation at The Sheehys, Ikerrin, County Tipperary, on 1st April 2022. (TCC Ref.: S5/22/24)
- The construction of 33kV underground cabling to facilitate the grid connection of a previously consented solar farm at Monaincha (Pl. Ref.: 21261) to a proposed loop in substation at The Sheehys, Roscrea, County Tipperary, on 5 August 2022. (TCC Ref.: S5/22/68)
- The construction of 33kV underground cabling to facilitate the grid connection of a previously consented solar farm at Monaincha (Pl. Ref.: 21261) to a proposed loop in substation at The Sheehys, Roscrea, County Tipperary, on 5 August 2022. (TCC Ref.: S5/23/15)
- The construction of a 33kV underground cabling to facilitate the connection of the previously consented solar farm at Monaincha (Pl. Ref.: 21261) to the previously consented solar farm at Brehonys Bog (Pl. Ref.: 2360677), Monaincha, Roscrea, Co. Tipperary, on 30 May 2023 (TCC Ref.: S5/23/43).



DESIGN AND CONSTRUCTION



Please refer to the Outline Construction Methodology report found in Appendix IV, attached, for full details regarding the proposed design and construction of the proposed development.

In summary, the proposed underground grid connection will consist of a single trench containing 3 No. 160 Diameter HDPE Power Cable Ducts and 2 No. 125mm Diameter HDPE Communications Ducts to be installed in an excavated trench, typically 600mm wide by 1315mm deep with variations on this design to adapt to service crossings and watercourse crossings. The power cable ducts will accommodate 3 no. power cables, and the communications duct will accommodate a fibre cable to facilitate communications between the Brehonys Bog Solar Farm and The Sheehys 110kV Substation. The ducts will be installed, the trench reinstated to the landowners specifications, and then the electrical cabling and fibre cable pulled through the installed ducts in 550m to 750m sections. Horizontal Directional Drilling (HDD) techniques will be adopted to traverse a water crossing on the land ensuring that a 15m buffer on each side of the water crossing is maintained to ensure minimal disturbance to the feature.

SCREENING FOR APPROPRIATE ASSESSMENT

In accordance with Article 6(3) of the Habitats Directive, as transposed into Irish law by Part XAB of the Planning and Development Act 2000 (as amended) and the European Communities (Birds and Natural Habitats) Regulations 2011, the project has been subject to Screening for Appropriate Assessment undertaken by Delichon Ecology.

The Screening for Appropriate Assessment has identified the River Nore SPA (located 8.1km downstream), the River Barrow and River Nore SAC (16.4km downstream) and the Slieve Bloom Mountains SPA (3.5km north) as European Sites within the potential zone of influence.

In relation to the River Nore SPA and the River Barrow and River Nore SAC, the only potential pathway for connectivity between the development and the designated areas is via a small tributary of the River Nore (Rackethall Stream), which tributary is to be crossed by the proposed development. This tributary is heavily modified, slow-flowing, and of poor ecological status, offering no suitable habitat for qualifying species such as salmon, freshwater pearl mussel or kingfisher. The watercourse crossing will be undertaken using Horizontal Directional Drilling, avoiding in-stream works and ensuring no significant hydrological pathway for pollutants or disturbance. Accordingly, there is no potential for likely significant effects on these Natura 2000 sites.

The Slieve Bloom Mountains SPA, designated for Hen Harrier, lies 3.5km north of the development. There is no hydrological connectivity and the habitats within the proposed development footprint which comprise of cutover bog, scrub, felled conifer plantation and access tracks are unsuitable for Hen Harrier breeding, roosting or core foraging. Surveys have confirmed the absence of Hen Harrier in the

project area. Consequently, no functional connectivity exists between the works and the SPA.

When considered alongside other permitted projects in the area, the proposed development will not contribute to cumulative impacts on the European Sites. Given the proposed development's small scale, the implementation of best practice construction methods and the absence of functional connectivity, the proposed development will not give rise to cumulative impacts on the River Nore SPA, the River Barrow and River Nore SAC, or the Slieve Bloom Mountains SPA.

The Assessment concludes beyond reasonable scientific doubt that the project, either alone or in combination with other plans and projects, will not adversely affect the integrity of any European site.

GROUNDINGS FOR EXEMPTED DEVELOPMENT

Article 6 of the Planning and Development Regulations 2001, as amended (hereafter referred to 'The Regulations') provides that;

'Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite of the mention of that class in the said column 1.'

Class 26 of Part 1 of Schedule 2 of the Regulations provides that the following development shall be exempted development subject to Article 9;

"The carrying out by any undertaker authorised to provide an electricity service of development consisting of the laying underground of mains, pipes, cables or other apparatus for the purposes of the undertaking."

Soleire Renewable SPV Alpha 2 LTD having received authorisation to generate & construct directly from the Commission for Energy Regulation in advance of construction commencement is categorised as an Electricity Undertaker as defined in the Electricity (Supply) Act, 1927. It is therefore our opinion that the works proposed comprise exempted development under the applicable planning and development legislation and respectfully request that the Planning Authority confirms this opinion formally within a Section 5 Declaration of Exemption.

The proposed development is for the laying underground of cables and other apparatus for the purposes of providing an electrical service.

For the above reasons, we hereby submit that the proposed development does fall to be considered as exempted development in accordance with Article 6(1).

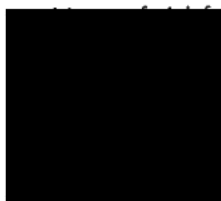
In accordance with the provisions of Article 9(1) of the Planning and Development Regulations 2001 (as amended), we have also considered the potential de-exemptions that might otherwise restrict the applicability of exempted development status. Having reviewed the nature, scale and location of the proposed development, we are satisfied that none of the restrictions under Article 9(1) apply. Please refer to Appendix A.




As previously stated, 4 No. Section 5 Declaration of Exempted Developments was issued by Tipperary County Council to Soleire Renewable SPV Alpha 2 LTD (Applicant) for the construction of 33kV underground cabling to facilitate the grid connection of 4 No. previously consented solar farms at Derrymore (PL. Ref. 19601323) and The Sheehys (Pl. Ref. 16600917 and ABP Ref. PL.92.249060), Monaincha (Pl. Ref.: 21261) and Brehonys Bog (Pl. Ref.: 2360677).

Also, a similar but much larger grid connection (Ref: S5/20/46) involving the construction of an 8.1km, 33kV underground cable to facilitate the grid connection of The Sheehys Solar Park (Planning Ref. 16/600917) to the Irish Distribution System at the ESB Ikerrin 110kV Substation was granted exempted development status in 2020. The project had a motorway undercrossing (M7) involving horizontal directional drilling.

In terms of Section 5 of the Planning and Development Act, 2000 (as amended), this proposal seeks Declaration that the proposed 33kV underground cable extending 1.2km from the consented Brehonys Bog Solar Farm (Monaincha, Roscrea, Co. Tipperary) (Pl. Ref.: 2360677) to the consented 110kV The Sheehys Substation SID (The Sheehys, Monaincha, Co. Tipperary) (Pl. Ref.: ABP-314024-22), **constitutes development and qualifies as exempted development.**

Yours faithfully,


Rusigan Pillay
Entrust Limited
On behalf of Soleire Renewable SPV Alpha 2 LTD
Email: 
Tel: +353 91 342511



APPENDIX A: REVIEW OF POTENTIAL ARTICLE 9(1) DE-EXEMPTIONS

Art 9(1)	Development to which article 6 relates shall not be exempted development for the purposes of the Act—	
	(a) if the carrying out of such development would—	
(i)	contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,	The development does not contravene any such condition, nor is it inconsistent with any use specified in the permission.
(ii)	consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,	There will be no changes to the access arrangements permitted under the referenced permissions. – solar farms permitted
(iii)	endanger public safety by reason of traffic hazard or obstruction of road users,	Again, there will be no changes to the access arrangements already permitted. – construction will be undertaken in tandem with the solar farm
(iiia)	endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,	There will be no glint or glare arising for the aviation industry.
(iv)	the construction, erection, extension or renewal of a building on any street etc.	No such buildings/streetscape at this site.
(v)	consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,	No works proposed under public roads.
(vi)	interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	The proposed site is outside of any such designated landscape or view or prospect of special amenity value, the preservation of which is an objective in the Tipperary Development Plan, 2022-2028. The proposed underground cable will be constructed entirely below ground level.
(vii)	consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan etc.	The subject area was examined for such features during research work for the consented solar farm at Brehonys Bog (Local Authority Ref.: 23/60677), and the previously consented 110kV The Sheehys Substation SID (Pl. Ref.: ACP-314024-22). No such features the preservation, conservation or protection of which is an objective of the Tipperary Development Plan were identified.
(viiA)	consist of or comprise the excavation, alteration or demolition of any archaeological monument	The subject area was examined for such monuments during research work for the

	included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994,	consented solar farm at Brehonys Bog (Local Authority Ref.: 23/60677), and the previously consented 110kV The Sheehys Substation SID (Pl. Ref.: ACP-314024-22). No such features were identified.
(viiB)	comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,	The requirement for Appropriate Assessment has been screened out. Please refer to the enclosed Screening Report and the section in the cover letter headed: 'Screening for Appropriate Assessment'.
(viiC)	consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.	There is no such natural heritage area within or close to the subject site.
(viii)	consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,	There are no unauthorised structures at this site.
(ix)	consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan etc.	There are no such structures on or at this site.
(x)	consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,	There are no such lands within this site.
(xi)	obstruct any public right of way,	There are no such rights of way within this site.
(xii)	further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area	The site is not within an Architectural Conservation Area.
	Article 9(1)(b) in an area to which a special amenity area order relates, if such development would be development:-	
(i)	of class 1, 3, 11, 16, 21, 22, 27, 28, 29, 31, (other than paragraph (a) thereof), 33 (c) (including the laying out and use of land for golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), 39, 44 or 50(a) specified in column 1 of Part 1 of Schedule 2, or	The site is not within an area to which a special amenity area order applies.
(ii)	consisting of the use of a structure or other land for the exhibition of advertisements of class 1, 4, 6, 11, 16 or 17 specified in column 1 of Part 2 of the said Schedule or the erection of an advertisement structure for the exhibition of any advertisement of any of the said classes, or	

(iii)	of class 3, 5, 6, 7, 8, 9, 10, 11, 12 or 13 specified in column 1 of Part 3 of the said Schedule, or	
(iv)	of any class of Parts 1, 2 or 3 of Schedule 2 not referred to in subparagraphs (i), (ii) and (iii) where it is stated in the order made under section 202 of the Act that such development shall be prevented or limited,	
	Article 9(1)(c) if it is development to which Part 10 applies, unless the development is required by or under any statutory provision (other than the Act or these Regulations) to comply with procedures for the purpose of giving effect to the Council Directive,	Part 10 does not apply.
	Article 9(1)(d) if it consists of the provision of, or modifications to, an establishment, and could have significant repercussions on major accident hazards.	Development does not consist of such an establishment.



Appendix I – Section 5 Planning Application Form





Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Soleire Renewable SPV Alpha 2 Ltd
<i>Address</i>	Finance House, Main Street, Charleville, Co. Cork, P56 XY00
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]

2. Agent's (if any) address:

<i>Agent</i>	Entrust Limited
<i>Address</i>	Unit 1, First Floor, Oranmore Business Park, Oranmore, Co. Galway, H91 P7X8
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]
Please advise where all correspondence in relation to this application is to be sent;	
Applicant [] Agent [X]	

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Lands located in the townlands of The Sheehys and Monaincha, Co. Tipperary
--	---

4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

Construction of 33kV underground cabling (measuring circa. 1.2km) to facilitate a grid connection between the
consented Brehonys Bog Solar Farm (Pl. Ref.: 2360677) located in the townlands of Monaincha and Roscrea,
Co. Tipperary, to the previously consented 110kV The Sheehys Substation SID (Pl. Ref.: ABP-314024-22)
located in the townlands of The Sheehys and Monaincha, Co. Tipperary.
Proposed floor area of proposed works/uses: N/A sqm

5. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner	B. Occupier
	C. Other x	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	The proposed cable is to be installed in private lands within the consent Brehonys Bog Solar Farm and The Sheehys 110kV Substation SID	
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Dermot Brehony (land owner of the consented Brehonys Bog Solar Farm) Address: Coillte Cuideachta (land owner of the The Sheehys 110kV Substation SID)	

Signature of Applicant(s) _____

Date: 22 October 2025

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.



GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
 - OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - Floor Plans & Elevations at a scale of not less than 1:200
 - Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

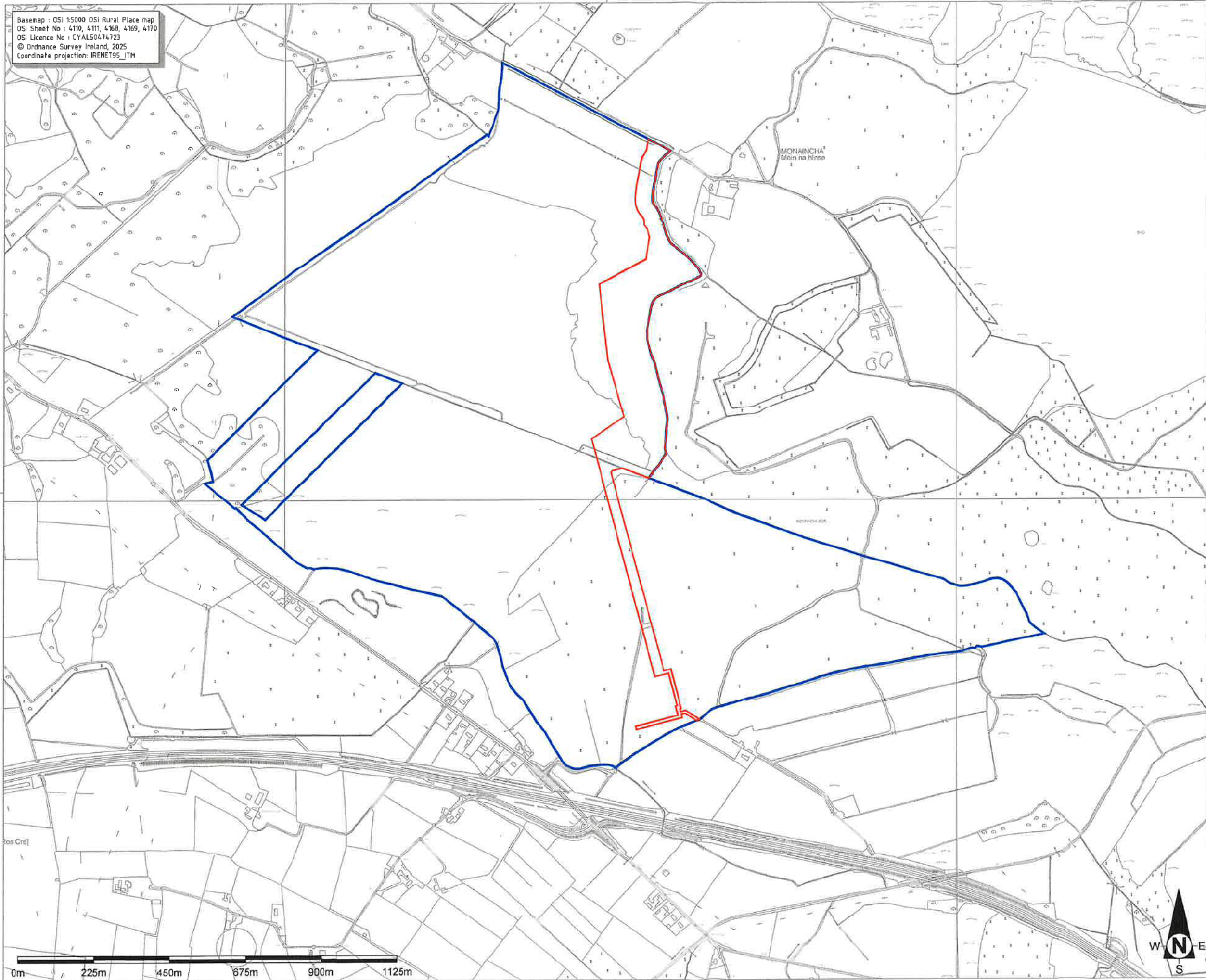
Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires: Telephone 0818 06 5000 E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

Fee Recd. € <u>80 —</u> Receipt No <u>132 629</u> Date <u>24/10/25</u> Receipted by <u>Deirdre O'Brien</u>	<u>DATE STAMP</u> <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;">TIPPERARY CO. COUNCIL RECEIVED 24 OCT 2025 PLANNING SECTION <u>55/25/138</u></div>
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Appendix II – Plans and Drawings

SS/25/138



Basemap : OSI 1:5000 OSI Rural Place map
OSI Sheet No : 4110, 4111, 4168, 4169, 4170
OSI Licence No : CYAL50474723
© Ordnance Survey Ireland, 2025
Coordinate projection: IRENET95_ITM

LEGEND
Site Boundary
Site Ownership Boundary

TIPLARY CO. COUNCIL
RECEIVED
24 OCT 2025
PLANNING SECTION
FILE NO. 86/25/138

Notes:
Approx. Site Centre
ITM (617000, 687225)

Approx. Site Area
36.1 Acre

Cable location and proposed design are indicative
and subject to change during detailed design.

Project Description
Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No.: **BS-DR-01**

Scale 1:10560	Page Info A3	Date 10/10/2025
-------------------------	------------------------	---------------------------

Title
Site Location Map

entrust
planning. environmental. technical.

Drawings Prepared by : Vishnu M Vijayan
Drawings Verified & Approved by : Kieran Tarpey
Entrust Ltd
Unit 1, First Floor, Oranmore Business Park,
Oranmore, County Galway, H91 P7X8
Email : contact@entrust-services.com
Phone : +353 (0) 91 342 511

Disclaimer : Information on this map is reproduced from digital
and other material from different sources. Minor discrepancies
may therefore occur. This plan should be used for identification
purpose only, unless specifically stated above or in
accompanying documentation. Entrust takes no responsibility for
the accuracy of data provided by third parties.

Basemap : OSi 1:5000 OSi Rural Place map
OSi Sheet No : 4110, 4111, 4168, 4169, 4170
OSi Licence No : CYAL50474723
© Ordnance Survey Ireland, 2025
Coordinate projection: IRENET95_ITM

LEGEND

- Site Boundary
- Site Ownership Boundary
- Cable Route
- River
- 15m Buffer River
- Brehonys Bog Solar Farm
- Existing Access Track



Notes:

Approx. Site Centre
ITM (617000, 687225)

Approx. Site Area
36.1 Acre

Cable location and proposed design are indicative
and subject to change during detailed design.

Project Description

Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No. **BS-DR-02**

Scale 1:7500	Page Info A3	Date 10/10/2025
------------------------	------------------------	---------------------------

Title
Site Location Map

entrust
planning. environmental. technical.

Drawings Prepared by : Vishnu M Vijayan
Drawings Verified & Approved by : Kieran Tarpey
Entrust Ltd
Unit 1, First Floor, Oranmore Business Park,
Oranmore, County Galway, H91 P7X8
Email : contact@entrust-services.com
Phone : +353 (0) 91 342 511

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accompanying documentation. Entrust takes no responsibility for
the accuracy of data provided by third parties.

Water Crossing
HDD/Culvert

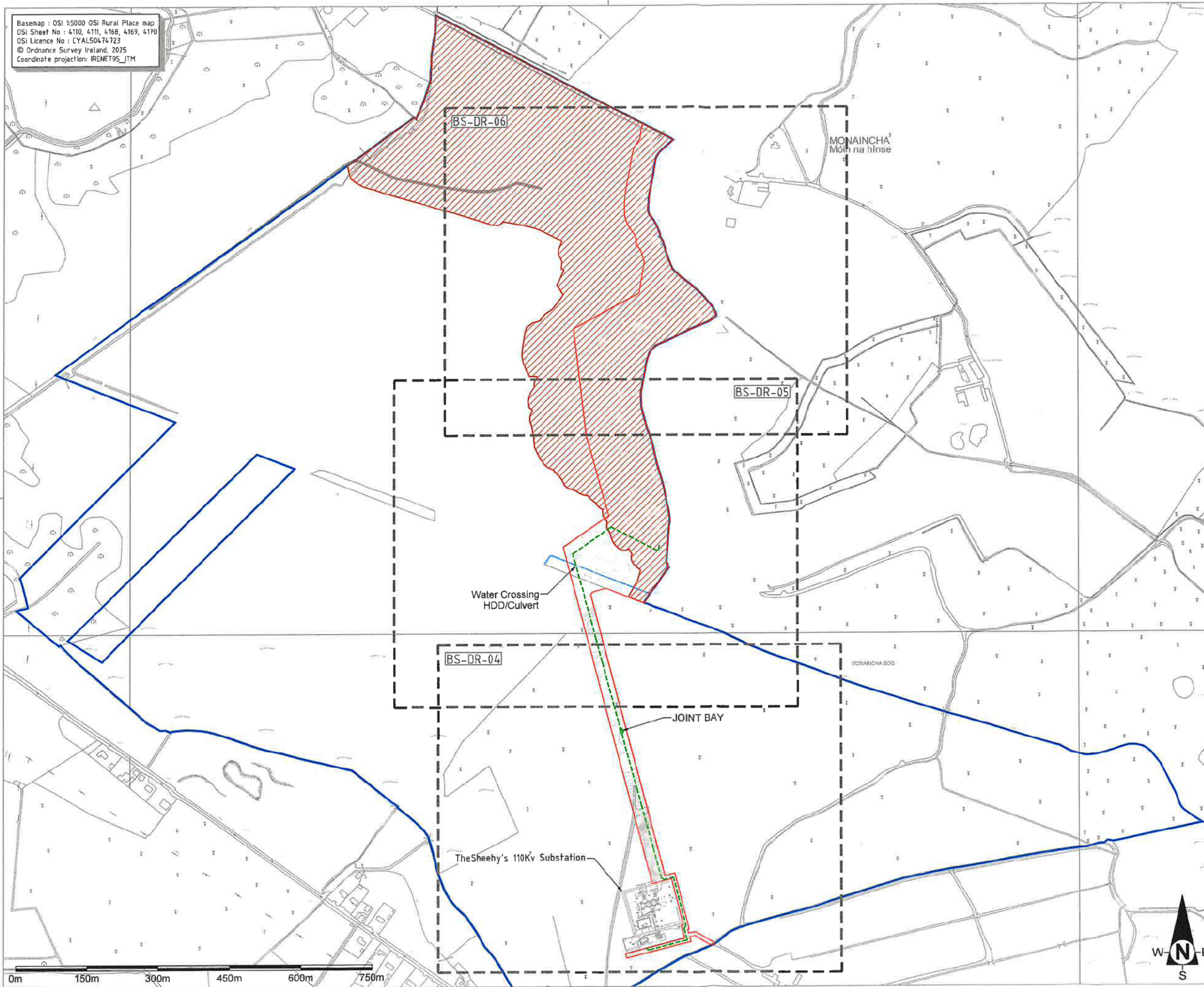
JOINT BAY

TheSheehy's 110Kv Substation

MONAINCHA
Móin na hInse

0m 150m 300m 450m 600m 750m





Basemap : OSI 1:5000 OSI Rural Place map
OSI Sheet No : 4110, 4111, 4168, 4169, 4170
OSI Licence No : CYAL50474723
© Ordnance Survey Ireland, 2025
Coordinate projection: IRENET95_TTM

LEGEND

Site Boundary	
Site Ownership Boundary	
Cable Route	
River	
15m Buffer River	
Brehony's Bog Solar Farm	
Existing Access Track	

74 OCT 2025

PLANNING SECTION

FILE NO. 59/25/138

Notes:

Approx. Site Centre
ITM (617000, 687225)

Approx. Site Area
36.1 Acre

Cable location and proposed design are indicative
and subject to change during detailed design.

Project Description

Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No.: BS-DR-03		
Scale 1:7500	Page Info A3	Date 10/10/2025

Title

Site Location Map

entrust
planning. environmental. technical.

Drawings Prepared by : Vishnu M Vijayan
Drawings Verified & Approved by : Kieran Tarpey
Entrust Ltd
Unit 1, First Floor, Oranmore Business Park,
Oranmore, County Galway, H91 P7X8
Email : contact@entrust-services.com
Phone : +353 (0) 91 342 511

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Base map : OSI 1:5000 OSI Rural Place map
OSi Sheet No : 4110, 4111, 4168, 4169, 4170
OSi Licence No : CYAL50474723
© Ordnance Survey Ireland, 2025
Coordinate projection: IRENET95_ITM

LEGEND

- Site Boundary
- Site Ownership Boundary
- Cable Route
- River
- 15m Buffer River
- Brehonys Bog Solar Farm
- Existing Access Track



Notes:

Approx. Site Centre
ITM (617000, 687225)

Approx. Site Area
36.1 Acre

Cable location and proposed design are indicative
and subject to change during detailed design.

Project Description

Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No.

BS-DR-04

Scale
1:2500

Page Info
A3

Date
10/10/2025

Title

Site Location Map

entrust
planning. environmental. technical.

Drawings Prepared by : Vishnu M Vijayan
Drawings Verified & Approved by : Kieran Tarpey
Entrust Ltd
Unit 1, First Floor, Oranmore Business Park,
Oranmore, County Galway, H91 P7X8
Email : contact@entrust-services.com
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the accuracy of data provided by third parties.

18.5m

JOINT BAY

30m

10m

TheSheehy's 110Kv Substation

0m 50m 100m 150m 200m 250m



Basemap : OSI 1:5000 OSI Rural Place map
OSI Sheet No : 4110, 4111, 4168, 4169, 4170
OSI Licence No : CYAL50474723
© Ordnance Survey Ireland, 2025
Coordinate projection: IRENET95_ITM

BREHONY'S BOG SOLAR FARM

Water Crossing
HDD/Culvert

TK of D

30m

12.1m

LEGEND

Site Boundary	
Site Ownership Boundary	
Cable Route	
River	
15m Buffer River	
Brehonys Bog Solar Farm	
Existing Access Track	



Notes:

Approx. Site Centre
ITM (617000, 687225)

Approx. Site Area
36.1 Acre

Cable location and proposed design are indicative
and subject to change during detailed design.

Project Description

Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No.:

BS-DR-05

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1:2500

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Title

Site Location Map

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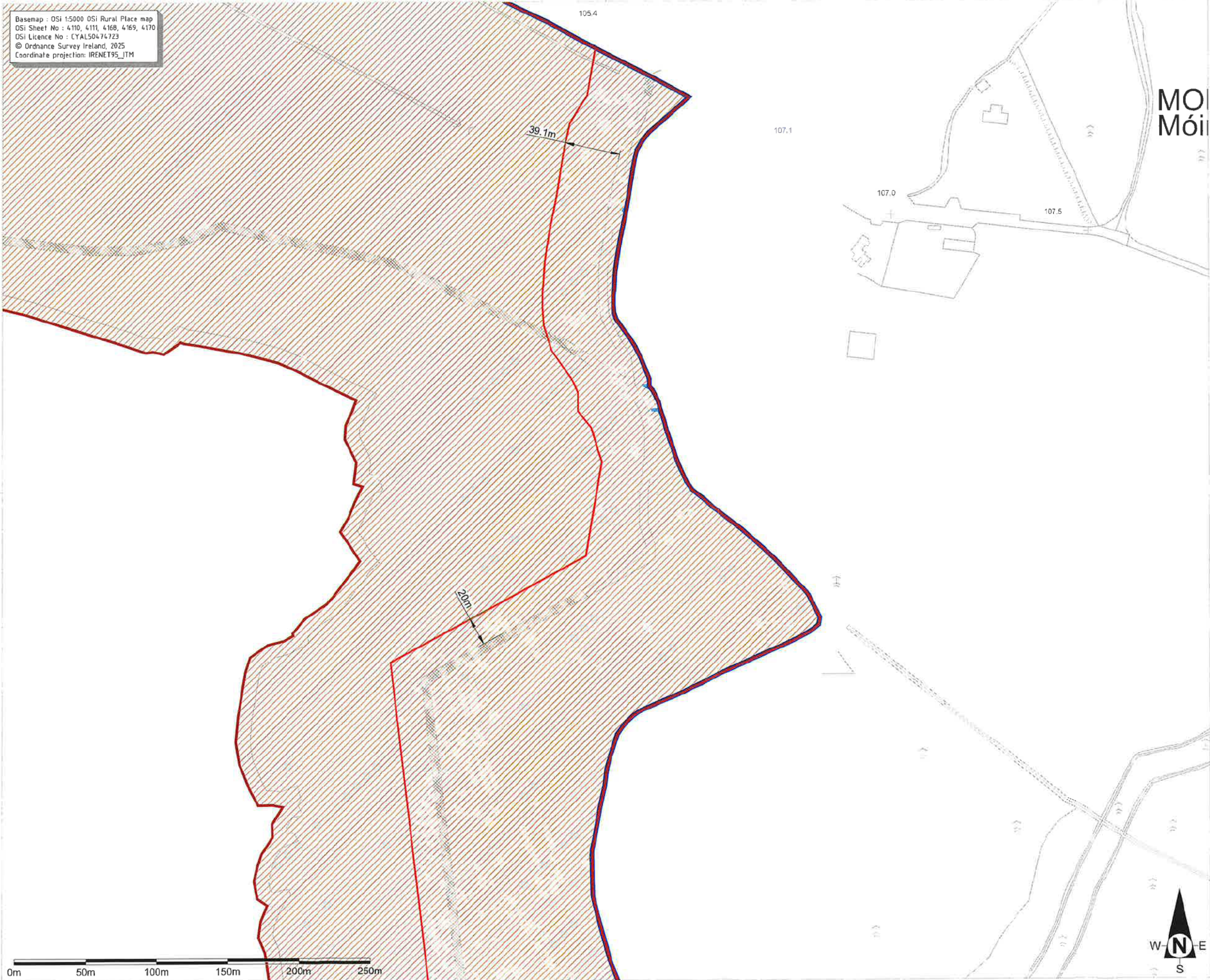
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0m 50m 100m 150m 200m 250m



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LEGEND

- Site Boundary
- Site Ownership Boundary
- Cable Route
- River
- 15m Buffer River
- Brehonys Bog Solar Farm
- Existing Access Track

24 OCT 2025
95/25/138

Notes:
Approx. Site Centre
ITM (617000, 687225)

Approx. Site Area
36.1 Acre

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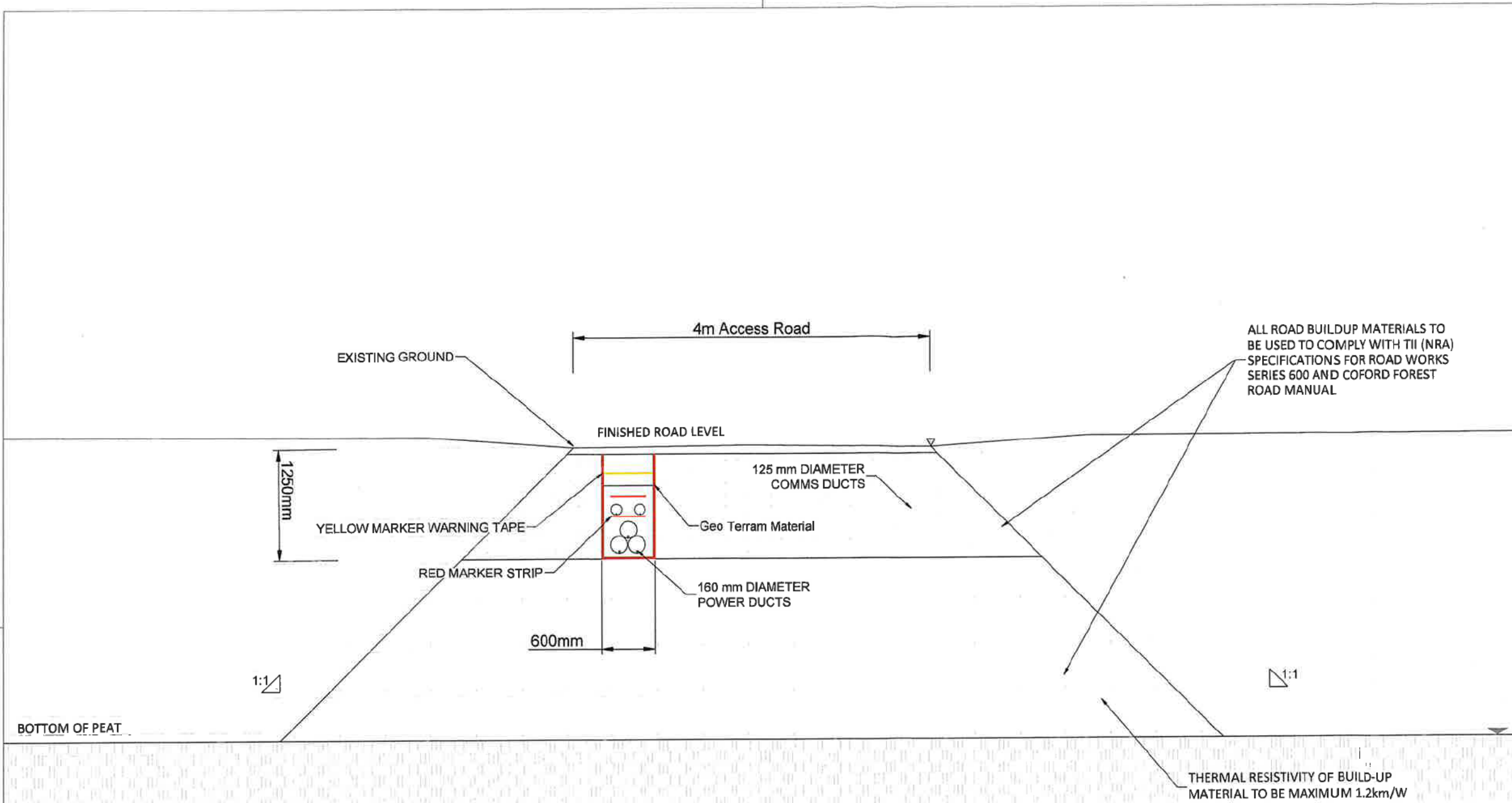
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Notes:

Approx. Site Centre
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Approx. Site Area
36.1 Acre

Cable location and proposed design are indicative and subject to change during detailed design.

Project Description

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Land at TheSheehys & Monaincha
Townlands Co. Tipperary

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Title

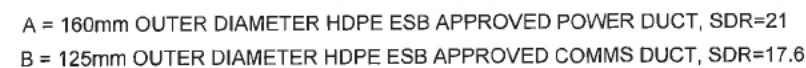
Typical Cross Section



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NOTE: THIS DRAWING IS FOR PEAT DEPTHS BELOW 2.5m
CABLE LOCATION SHOWN ARE INDICATIVE AND
SUBJECT TO CHANGE DURING DETAIL DESIGN



Reinstatement details based on Guidelines for Managing Openings in Public Roads - SD14

LEGEND

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Project Description

Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No.

BS-DR-08

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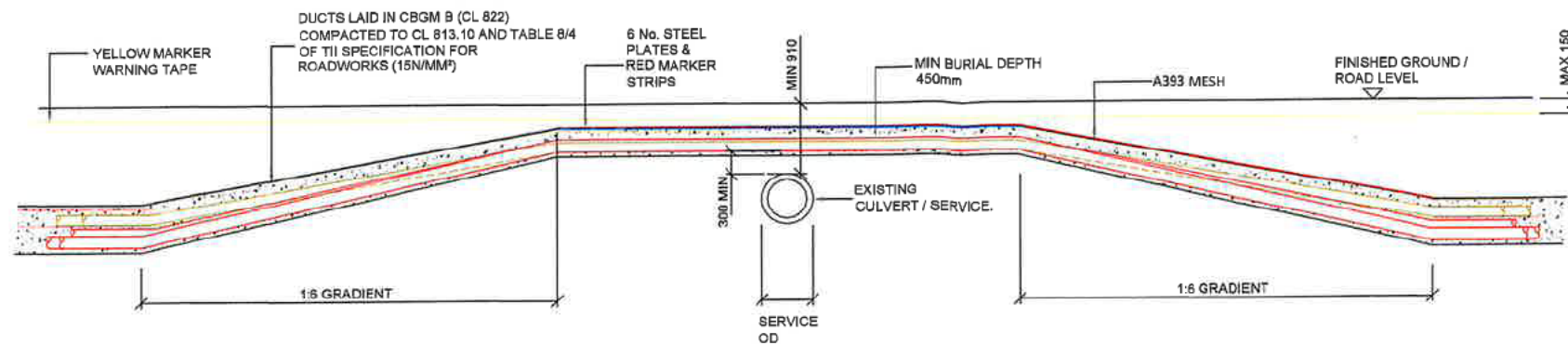
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33kV Ducting in Private Land

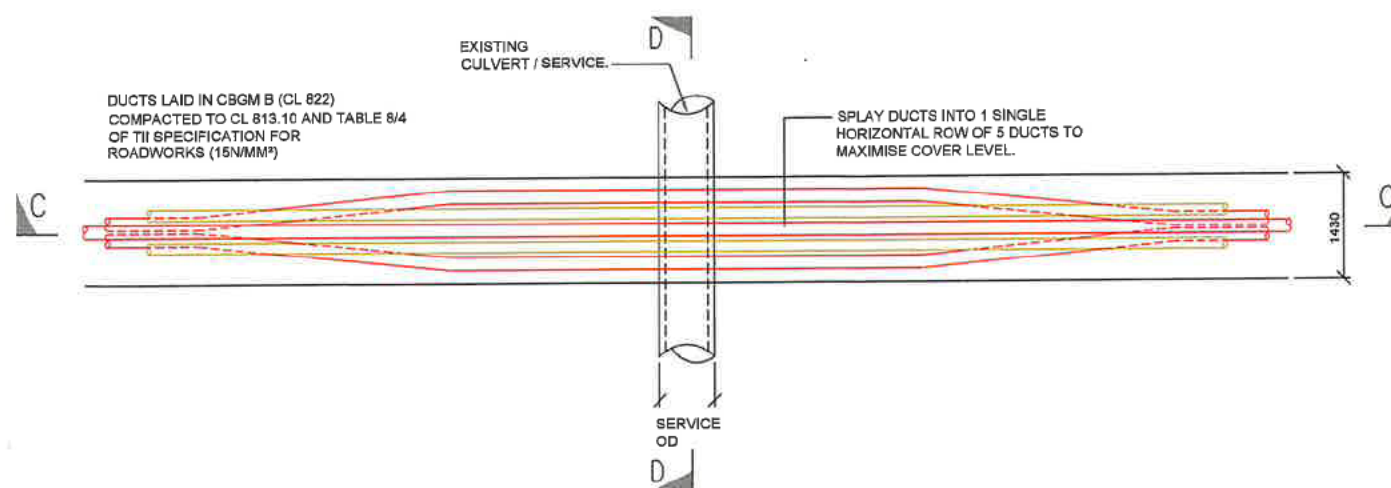
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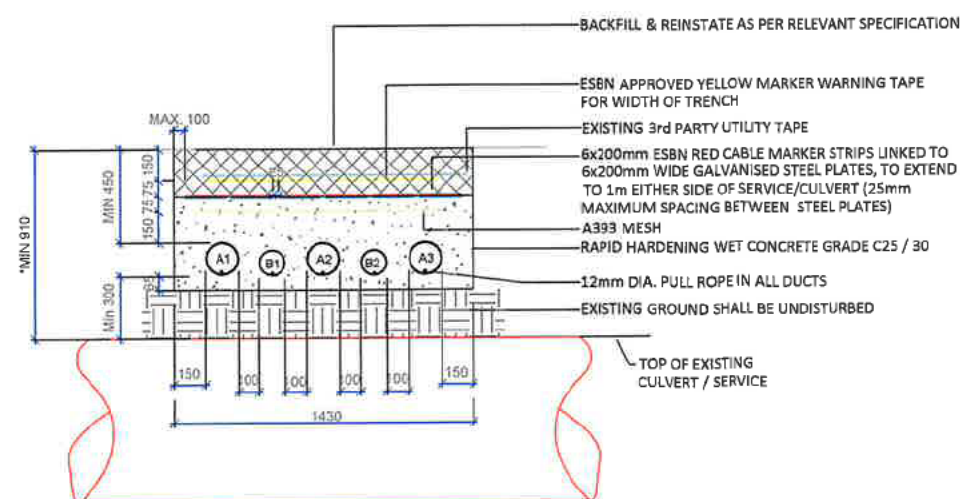
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SECTION C-C



PLAN VIEW



SECTION D - D

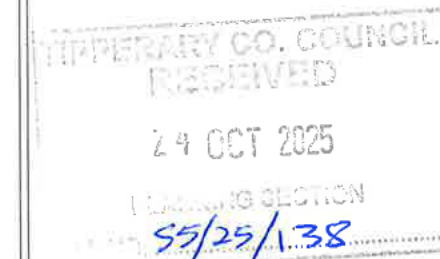
* ALL EXISTING SERVICES WITH COVERS LESS THAN MIN. DIMENSIONS ABOVE SHALL BE CROSSED BY UNDERCROSSING METHOD

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B = 125mm OUTER DIAMETER HDPE ESB APPROVED COMMS DUCT, SDR=17.6

Legend:

125mm Ø HDPE POWER DUCT WITH 12mm DIAMETER PULL ROPE	
125mm Ø HDPE COMMUNICATION DUCT WITH 12mm DIAMETER PULL ROPE	
RED MARKER STRIP OR STEEL PLATES	
YELLOW MARKER WARNING TAPE	
A393 STEEL REINFORCEMENT MESH	
6mm GALVANISED STEEL PLATE	
EXISTING SERVICE TAPE	

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 - * Refer to standard trench cross-section and minimum separation details.
 - * Consult utility owners before crossing any existing services.
 - * Contractor must provide as-built records with photos confirming clearances at all crossings.
 - * ESB prefers cables to cross under existing services where feasible.
 - * Cable location and proposed design are indicative and subject to change during detailed design.



Project Description
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Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No.: **BS-DR-09**

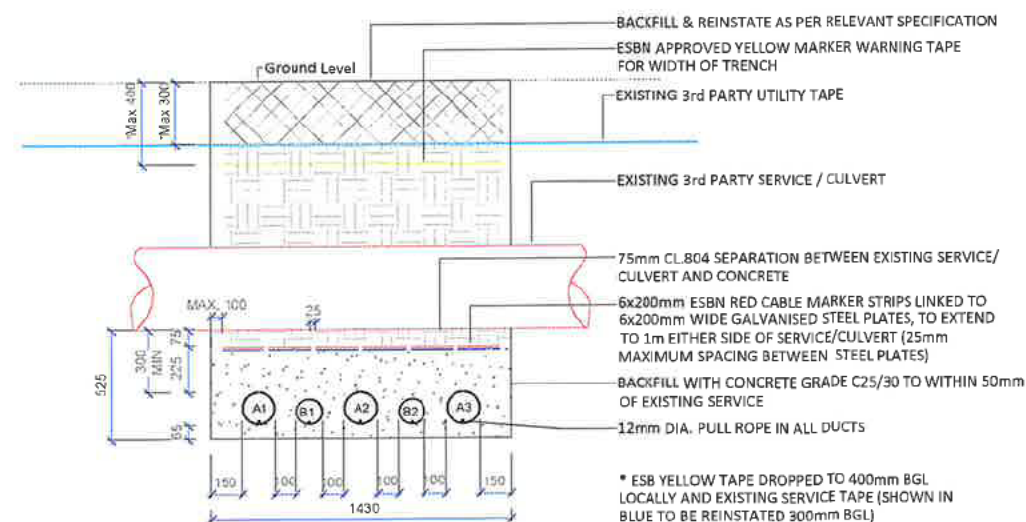
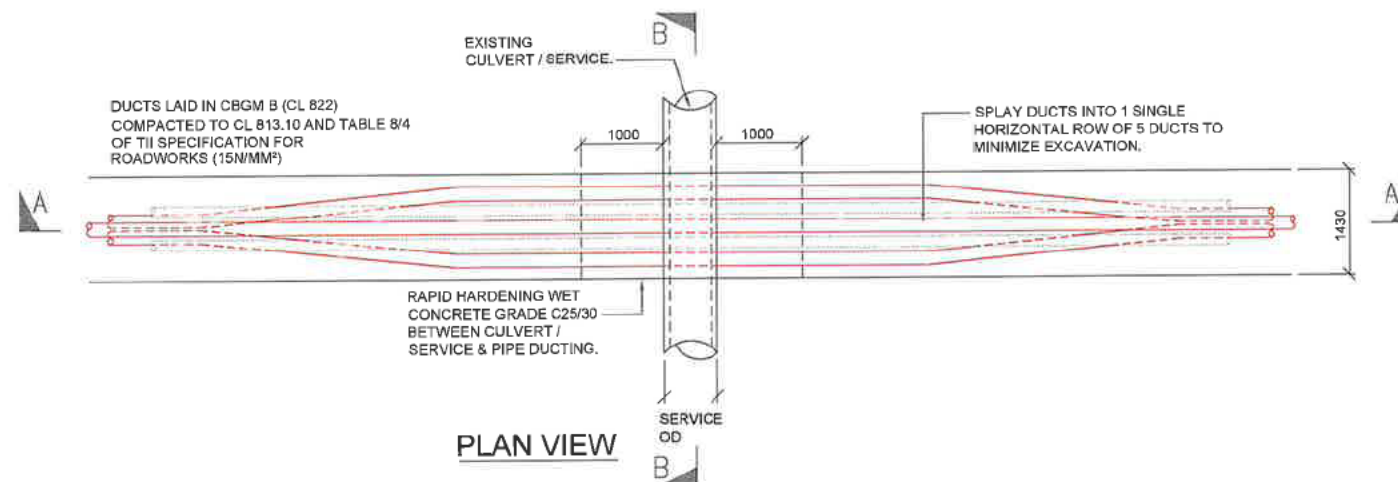
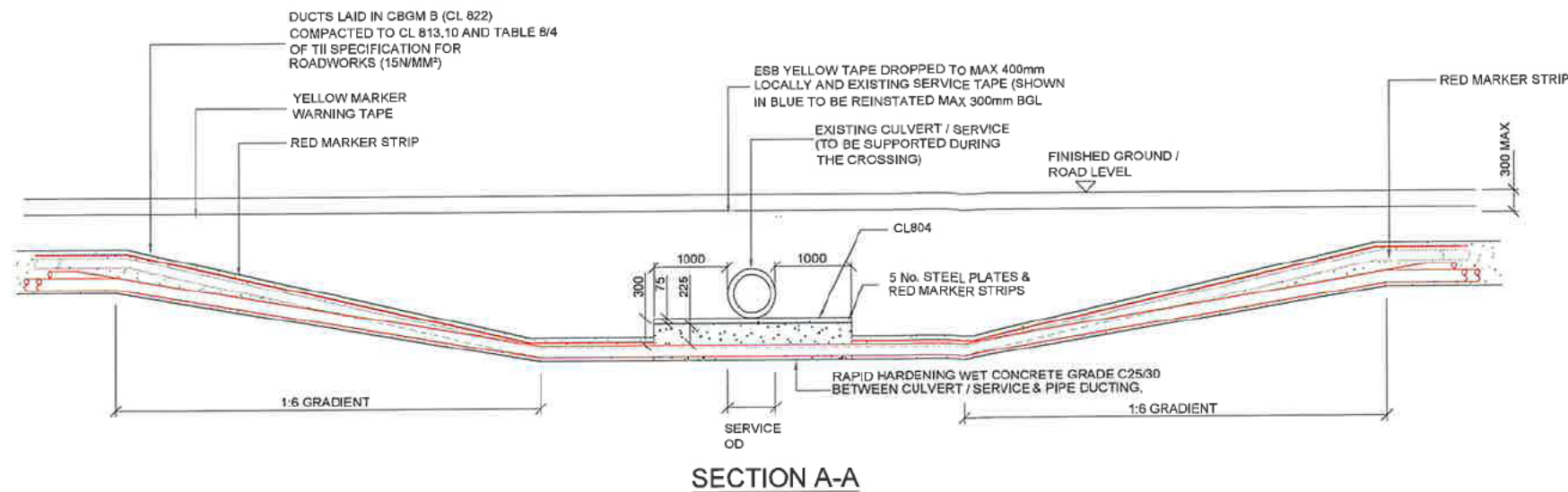
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Title
33kV Ducting Culvert-Services Overcrossings

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B = 125mm OUTER DIAMETER HDPE ESB APPROVED COMMS DUCT, SDR=17.6

Legend:

125mm Ø HDPE POWER DUCT WITH 12mm DIAMETER PULL ROPE	
125mm Ø HDPE COMMUNICATION DUCT WITH 12mm DIAMETER PULL ROPE	
RED MARKER STRIP OR STEEL PLATES	
YELLOW MARKER WARNING TAPE	
A393 STEEL REINFORCEMENT MESH	
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 - * Refer to standard trench cross-section and minimum separation details.
 - * Consult utility owners before crossing any existing services.
 - * Contractor must provide as-built records with photos confirming clearances at all crossings.
 - * Cable location and proposed design are indicative and subject to change during detailed design.



Project Description
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Land at TheSheehys & Monaincha
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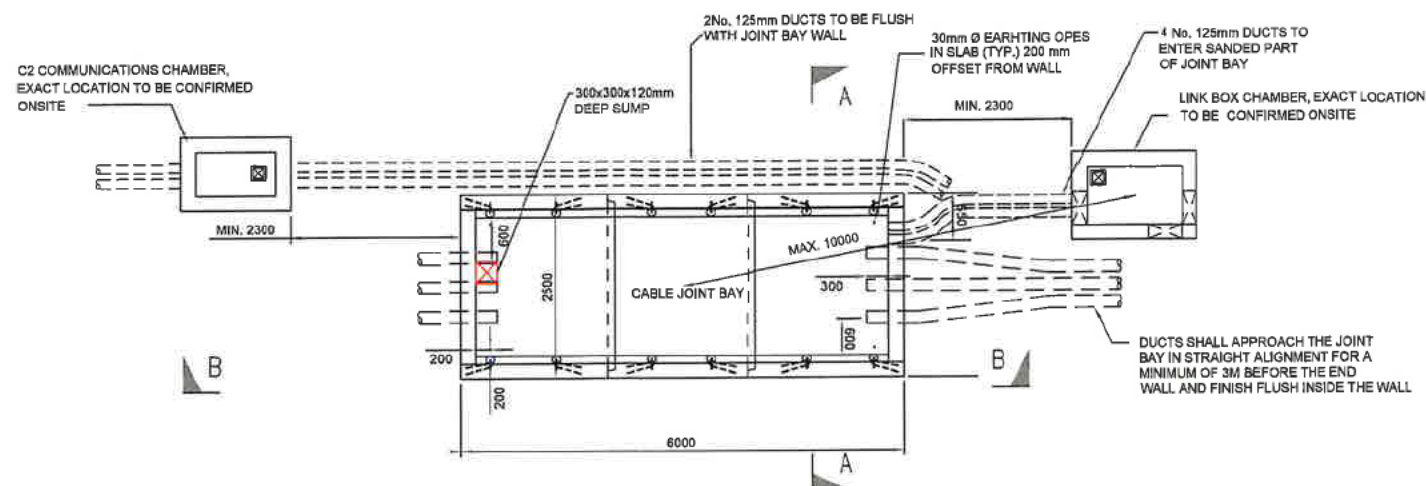
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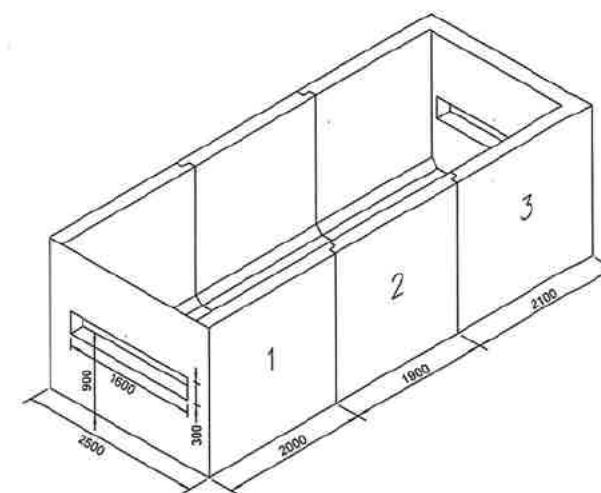


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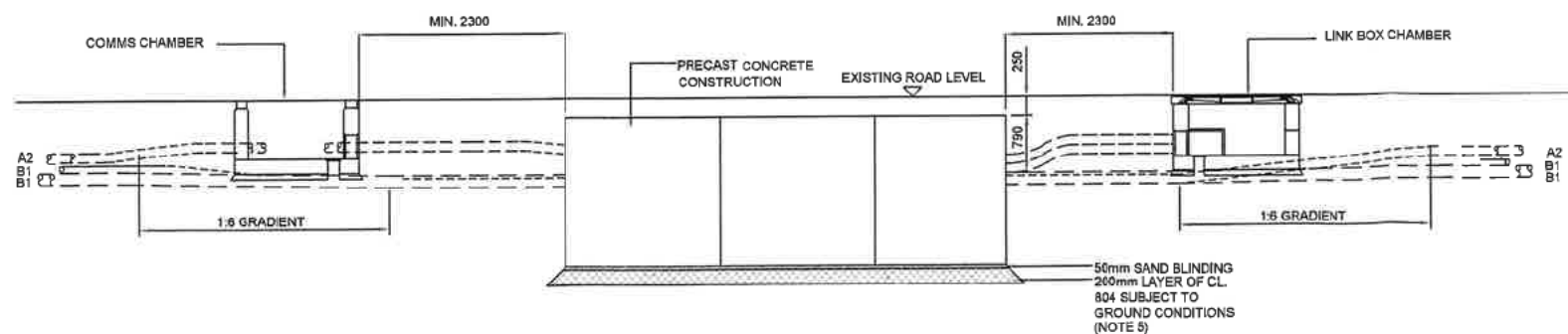
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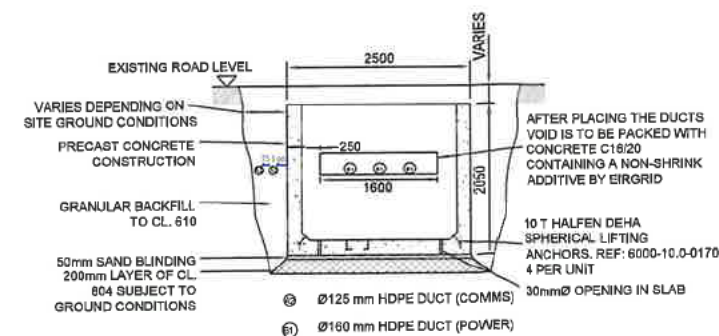
PLAN VIEW



ISOMETRIC VIEW PRECAST CHAMBER



SECTION B-B



SECTION A-A

Legend:

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125mm Ø HDPE COMMUNICATION DUCT WITH 12mm DIAMETER PULL ROPE	
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A393 STEEL REINFORCEMENT MESH	
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Project Description
Brehony's Bog-Sheehy's Cable Route
 Land at TheSheehys & Monaincha
 Townlands Co. Tipperary

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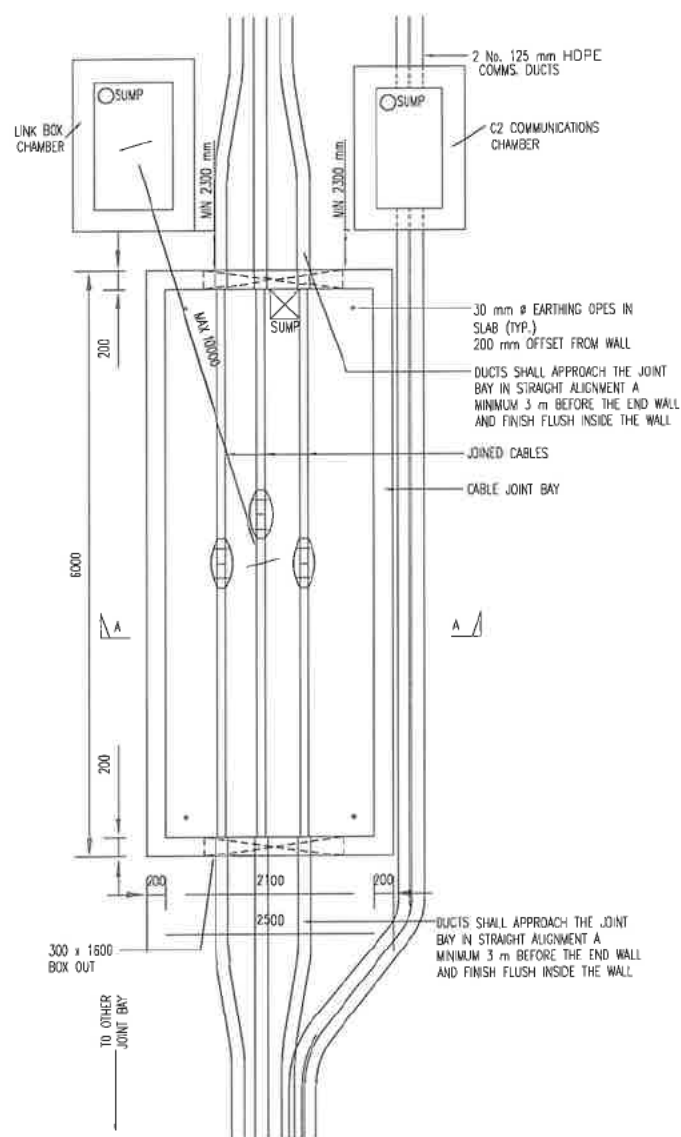
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Title
Typical Joint Bay Arrangement

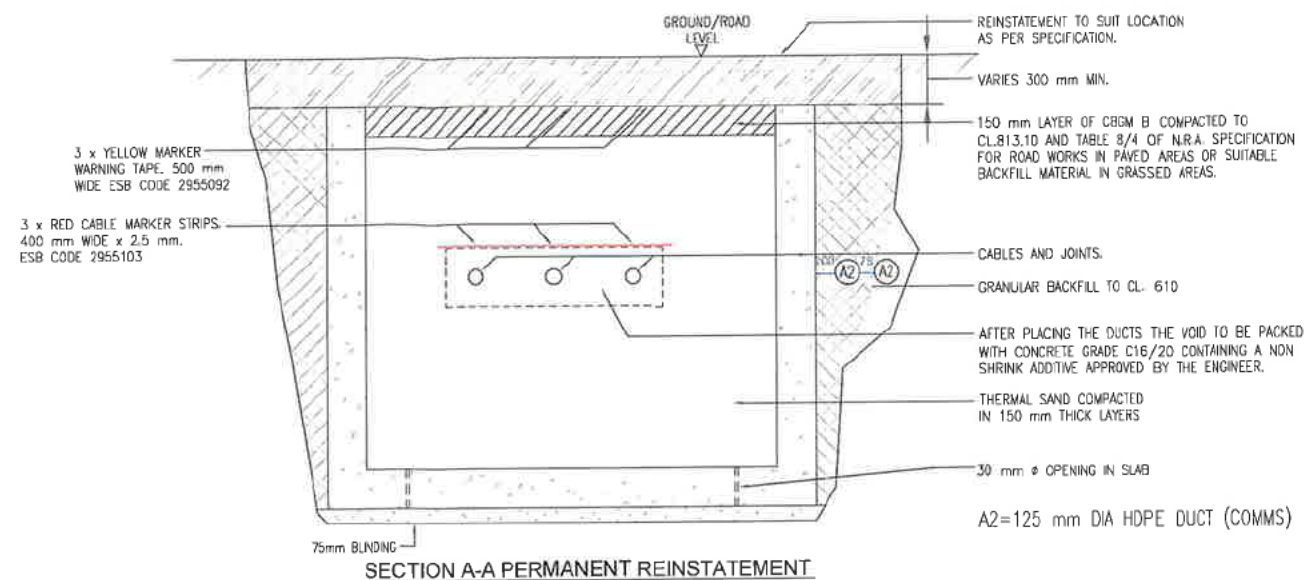


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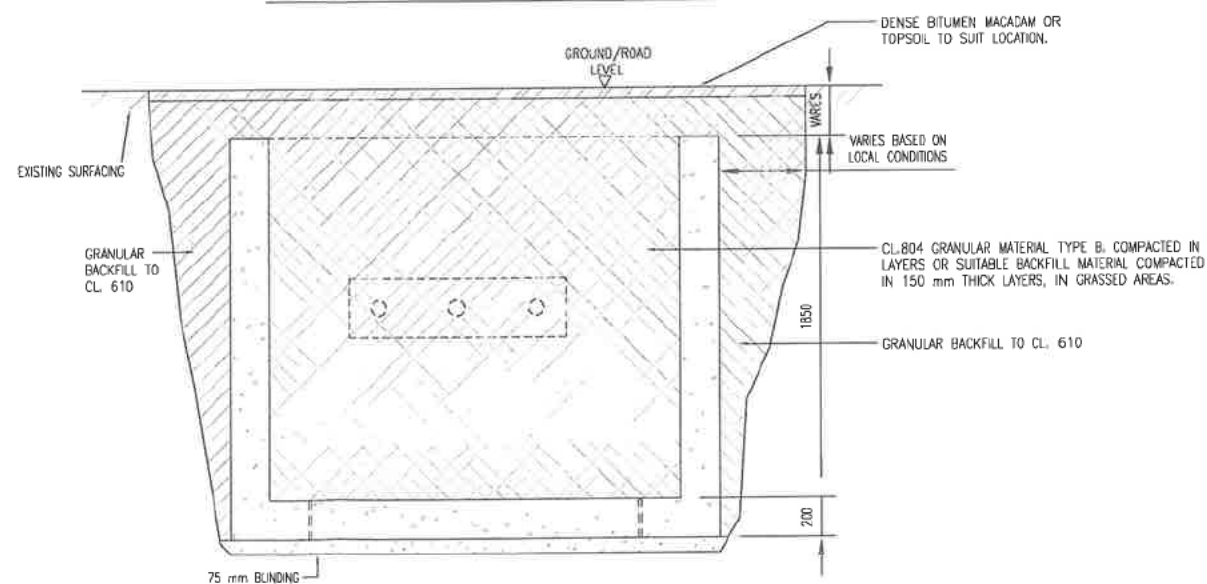
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TYPICAL PLAN OF JOINT BAY IN ROAD



SECTION A-A PERMANENT REINSTATEMENT



SECTION A-A TEMPORARY REINSTATEMENT

ALL REINSTATEMENT WORKS ARE TO BE IN ACCORDANCE WITH LOCAL AREA ENGINEERS REQUIREMENTS AND GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS

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Project Description
Brehony's Bog-Sheehy's Cable Route
Land at TheSheehys & Monaincha
Townlands Co. Tipperary

Sheet No. **BS-DR-12**

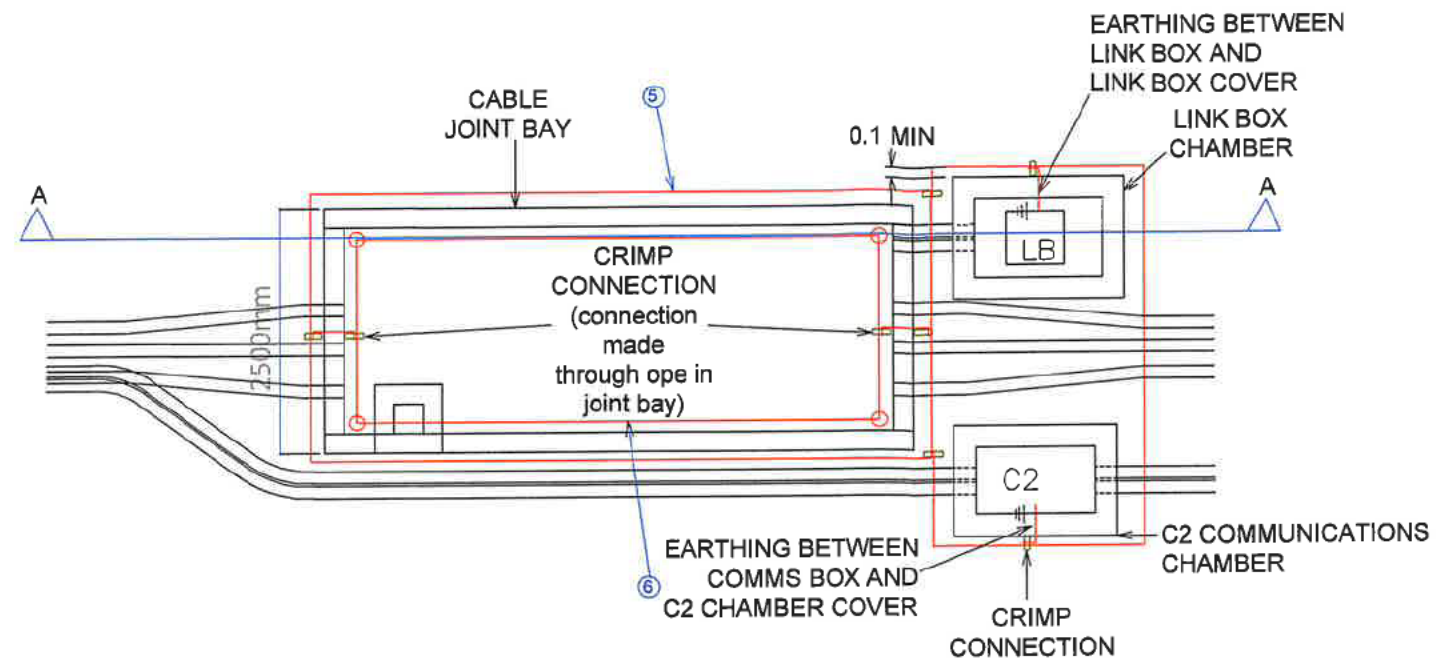
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Title
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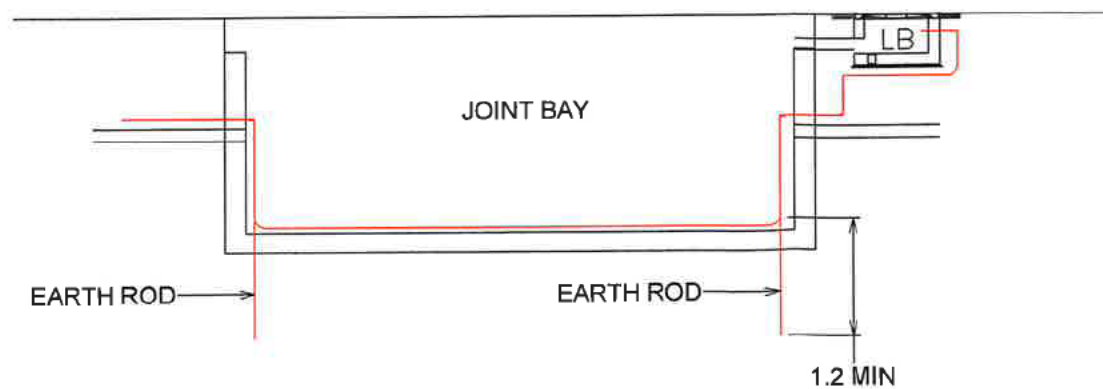
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TYPICAL PLAN OF JOINT BAY IN ROAD



SECTION A-A

Legend:

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Project Description

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Land at TheSheehys & Monaincha
Townlands Co. Tipperary

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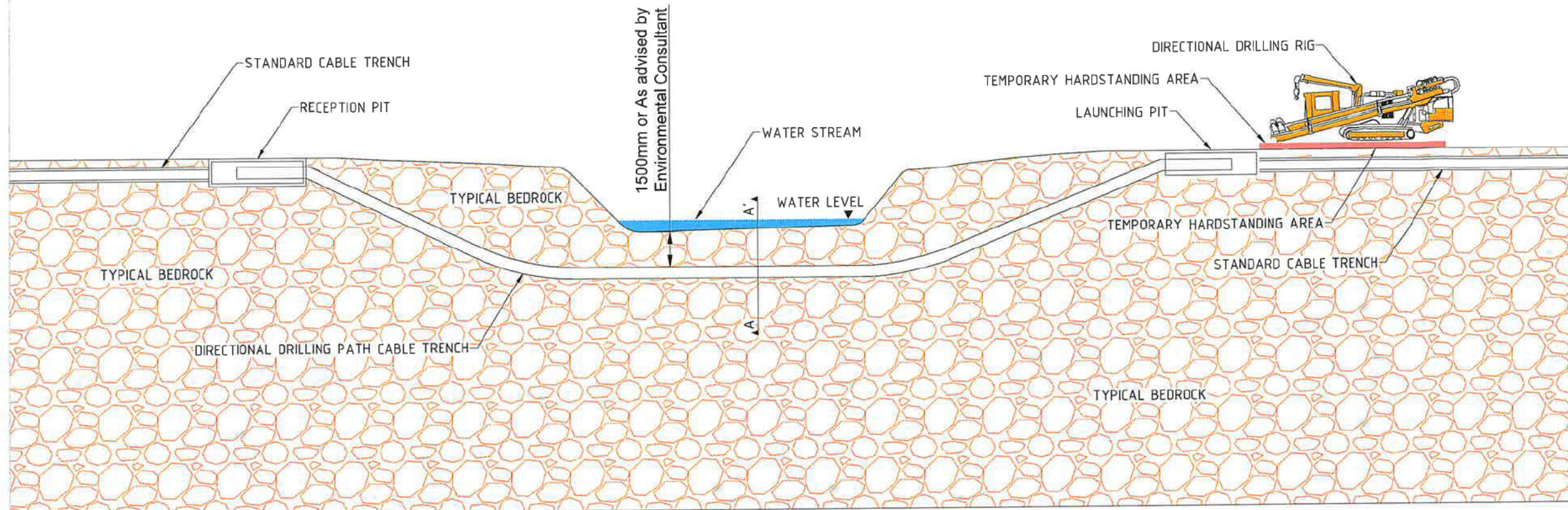
Title

Typical Earthing Arrangement

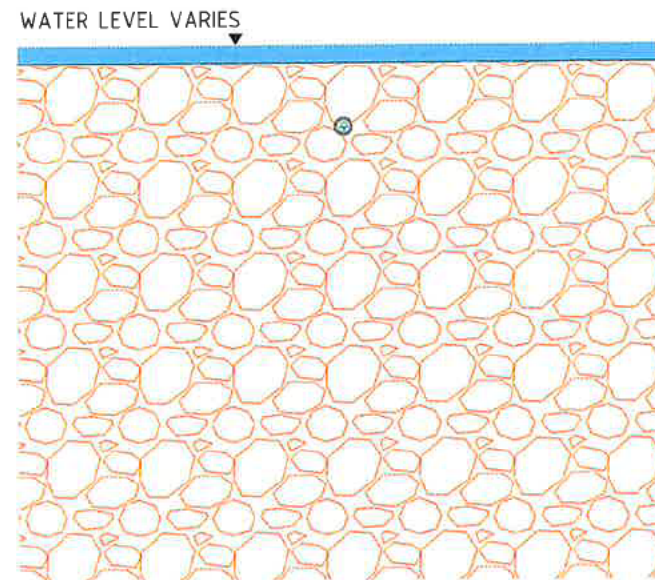
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TYPICAL DIRECTIONAL DRILLING WATER COURSE DETAIL



SECTION A-A'

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Project Description
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 Land at TheSheehys & Monaincha
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Title
Typical Directional Drilling



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Appendix III – Screening for Appropriate Assessment





Brehony's Bog - Roscrea Interconnector Section 5 Application



Screening for Appropriate Assessment

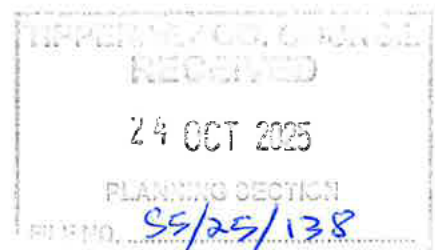
Prepared By:



Delichon Ecology

Prepared For:

Soleire Renewables





Screening for Appropriate Assessment

Revision	Document Number	Description	Prepared by	Checked by	Date
0	44_2025	Screening for Appropriate Assessment	ED	ED	03/07/2025
1	44_2025	Screening for Appropriate Assessment	ED	ED	22/09/2025





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1. INTRODUCTION

Delichon Ecology have been commissioned by Soleire Renewables to carry out a Screening for Appropriate Assessment (AA) for a Section 5 application for the proposed Brehony's Bog to Roscrea Interconnector. The location of the proposed interconnector route is presented in **Figure 1-1** and the layout and extent of the proposed project is presented in **Appendix A**.

The Screening for Appropriate Assessment has been prepared to provide the competent authority, Tipperary County Council, with the relevant scientific information to conduct the Appropriate Assessment (AA). This information will allow the competent authority to determine, in view of best scientific knowledge, if the proposed project, individually or in combination with other plans and projects is likely to have a significant effect on a European site and, where necessary, to ascertain whether or not the proposed project would adversely affect the integrity of a European site.

1.1 Legislative Context for Appropriate Assessment

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as "The Habitats Directive", provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000.

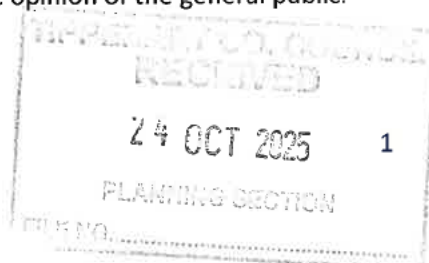
Natura 2000 sites are defined under the Habitats Directive (Article 3) as a coherent European ecological network of special areas of conservation, composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, shall enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. In Ireland, these sites are designated as European Sites and include Special Protection Areas (SPAs), established under the EU Birds Directive (79/409/EEC, as codified by 2009/147/EC) for birds and Special Areas of Conservation (SACs), established under the Habitats Directive 92/43/EEC for habitats and species.

The Habitats Directive has been transposed into Irish law by Part XAB of the Planning and Development Act, 2000 - 2015 and the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011) as amended.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to adversely affect the integrity of European Sites (Annex 1.1).

Article 6(3) establishes the requirement for Appropriate Assessment (AA):

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.





Article 6(3) of the Habitats Directive, transposed into Irish Law relevant to this project includes Part XAB of the Planning and Development Act, 2000-2019 and the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended).

Natura 2000 sites in Ireland (herein referred to as European sites) that form part of the Natura 2000 network of protected sites include Special Areas of Conservation (SACs) designated due to their significant ecological importance for species and habitats protected under Annexes I and II respectively of the Habitats Directive, and Special Protected Areas (SPAs), designated for the protection of populations and habitats of bird species protected under the EU Birds Directive (Council Directive 2009/409/EEC). Features for which SACs and SPAs are designated are termed Qualifying Interests and Special Conservation Interests respectively. Collectively, Qualifying Interests and Special Conservation Interests are herein referred to as Qualifying Features.

As the proposed project is not directly connected with or necessary to the management of any European Site, Tipperary County Council as the competent authority, is obliged to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with other plans or projects, is likely to have a significant effect on European Sites.

The staged assessment process undertaken to meet Article 6(3) obligations is described in **Section 2** below.





Delichon Ecology

**Brehony's Bog - Roscrea Interconnector Section 5
Screening for Appropriate Assessment**

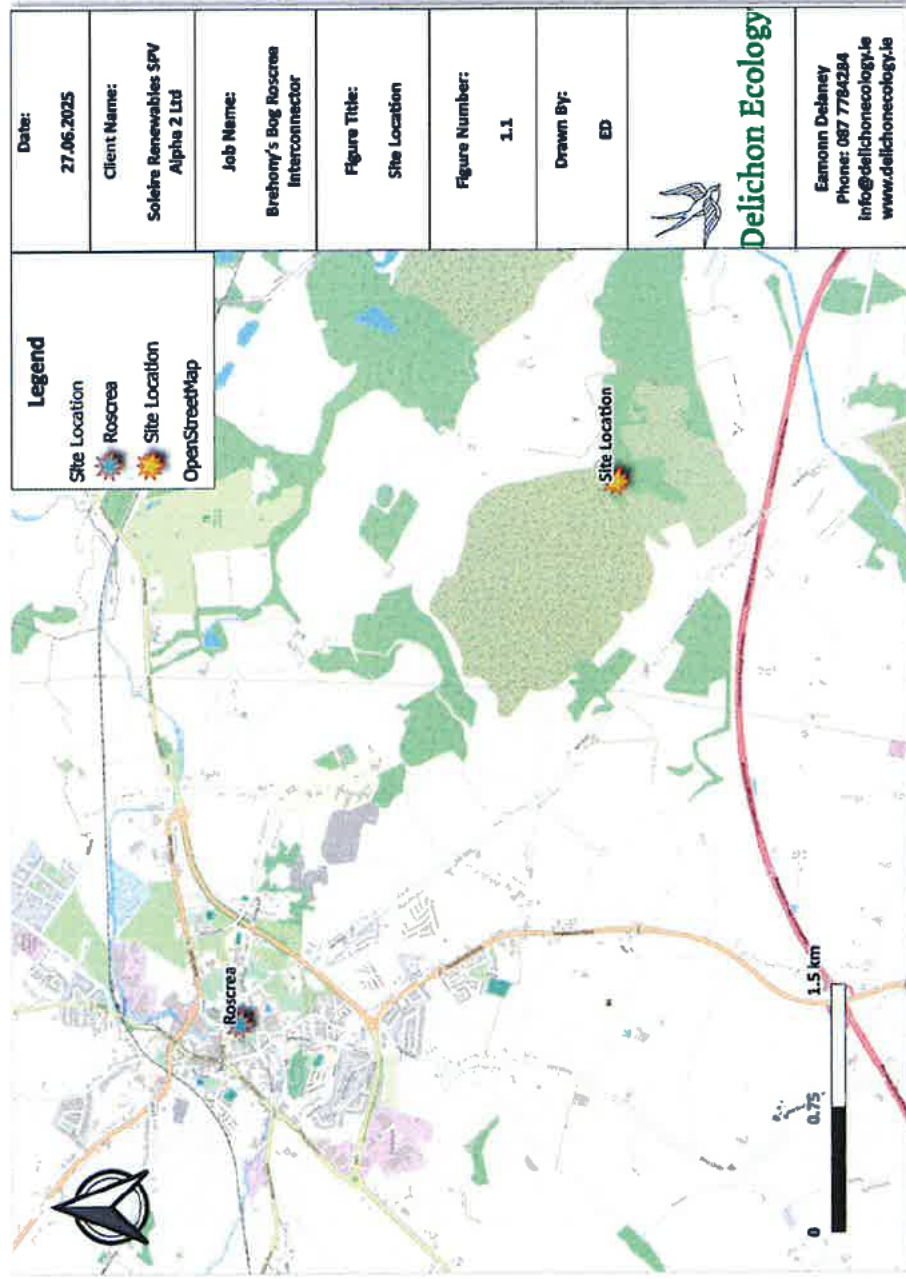


Figure 1-1: Site Location & Boundary



2 METHODOLOGY

The Department of the Environment, Heritage and Local Government guidelines (DEHLG, 2009, rev. 2010) outlines the European Commission's methodological guidance (EC, 2002) promoting a four-stage process to complete the AA, and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

The four stages are summarised diagrammatically in **Figure 2-1**. Stages 1-2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of the Article 6(3) Assessment or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

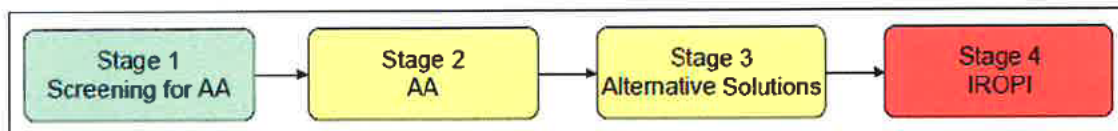


Figure 2-1: Four Stages of Appropriate Assessment

2.1.1 Stage 1 – Screening for Appropriate Assessment

Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

Whether a plan or project is directly connected to or necessary for the management of the site, and whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a European site in view of its conservation objectives.

If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation, unless potential impacts clearly can be avoided through the modification or redesign of the plan or project, in which case the screening process is repeated on the altered plan. The greatest level of evidence and justification will be needed in circumstances when the process ends at screening stage on grounds of no impact.

2.1.2 Stage 2 – Appropriate Assessment (Natura Impact Statement)

The aim of Stage 2 of the AA process is to identify any adverse impacts that the plan or project might have on the integrity of relevant European sites. As part of the assessment, a key consideration is 'in combination' effects with other plans or projects. Where adverse impacts are identified, mitigation measures can be proposed that would avoid, reduce or remedy any such negative impacts and the plan or project should then be amended accordingly, thereby avoiding the need to progress to Step 3.

This stage considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects. The proponent of the plan or project will be required to submit a Natura Impact Statement, i.e. the report of a targeted professional scientific examination of the plan or project and the relevant European sites, to identify and characterise any possible implications for the site in view of the site's conservation objectives, taking account of in-



combination effects. This should provide information to enable the public authority to carry out the AA.

The information required in a Natura Impact Statement, is outlined in Regulation 42(5) (a) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) as amended, as follows:

A Natura Impact Statement shall, in addition to addressing the issues referred to in the interpretation contained in Regulation 2(1), include such information or data as the public authority considers necessary, and specifies in a notice given under paragraph (3), to enable it to ascertain if the plan or project will affect the integrity of the site.

Where appropriate, a Natura Impact Statement shall include, in addition—

- i. the alternative solutions that have been considered and the reasons why they have not been adopted,
- ii. the imperative reasons of overriding public interest that are being relied upon to indicate that the plan or project should proceed notwithstanding that it may adversely affect the integrity of a European site,
- iii. the compensatory measures that are being proposed.

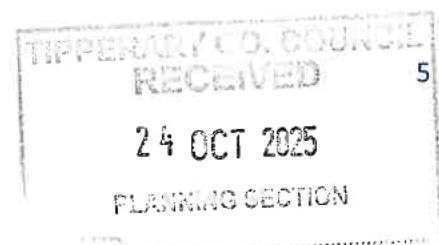
If the assessment is negative, i.e. adverse effects on the integrity of a site cannot be excluded, then the process must proceed to Stage 3, or the plan or project should be abandoned. The competent authority must make a determination to that effect before proceeding to the next stage.

2.1.3 Guidance

This Screening for AA and NIS report has been prepared with regard to the relevant provisions of the EU Council Directive 92/43/EEC and Ireland's EU (Birds and Natural Habitats) Regulations 2011 (as amended).

The methodology followed for this assessment has had regard to the following guidance and legislation:

- DoEHLG (2009, rev. 2010) Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government;
- European Commission (EC) (2018), Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats Directive' 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg. European Commission;
- EC (2002) Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg. European Commission;
- EC (2021) Assessment of Plans and Projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC;





- EC (2007a) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. European Commission;
- EC, (2007b), Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC. European Commission;
- EC (2013) Interpretation Manual of European Union Habitats. Version EUR 28. European Commission;
- Chartered Institute of Ecology and Environmental Management (CIEEM) Version 1.1 (September 2019), Guidelines for Ecological Impact Assessment in the UK and Ireland;
- NPWS (2019). The Status of EU Protected Habitats and Species in Ireland. Volume 2: Habitat Assessments. Unpublished NPWS report;
- NPWS (2019). The Status of EU Protected Habitats and Species in Ireland. Volume 3: Species Assessments. Unpublished NPWS report;
- Office of the Planning Regulator (OPR) (2021) Practice Note PN01 - Appropriate Assessment Screening for Development Management.
- The European Communities (Birds and Natural Habitats) Regulations 2011 as amended;
- The Planning and Development Act 2000 as amended;
- The Planning and Development Regulations 2001 as amended; and
- Recent Irish and European case law on the Habitats Directive.

2.1.4 Information Consulted for this Report

This assessment has been informed by the following sources of data:

- Information on the location, nature and design of the proposed project as provided by the client;
- Department of Housing, Planning, Community and Local Government (DHPCLG) online land-use mapping (www.myplan.ie/en/index.html);
- Office of Public Works (OPW) National Flood Hazard Mapping website (www.floodmaps.ie);
- Review of the National Biodiversity Data Centre (NBDC) webmapper <https://maps.biodiversityireland.ie/Map>
- Geological Survey of Ireland - National Draft Bedrock Aquifer map;
- Geological Survey of Ireland - Groundwater Database (www.gsi.ie);
- Environmental Protection Agency (EPA) geoportal mapping tool (<https://gis.epa.ie/EPAMaps/>);
- National Parks and Wildlife Service protected site and species information and data (<https://www.npws.ie/protected-sites>);
- Spatial data in respect of Article 17 reporting, available online at <https://www.npws.ie/maps-and-data/habitat-and-species-data/article-17>.
- Spatial data in respect of Article 12 reporting, available online at <https://www.npws.ie/maps-and-data/habitat-and-species-data/article-12-data>.
- National Biodiversity Data Centre (www.biodiversityireland.ie); and
- Ordnance Survey of Ireland mapping and aerial photography (www.osi.ie).





3 PROJECT DESCRIPTION AND EUROPEAN SITES

3.1 Proposed Development

The Proposed project would facilitate a connection between the approved Brehony's Bog Solar Farm (Pl. Ref. 2360677) and the 110kV Sheehy's Substation SID (Pl. Ref. ABP-314024-22) located in The Sheehy's and Monaincha Townlands, Co. Tipperary.

The project involves the installation of a 33kV underground cable for a distance of approximately 1.2km to facilitate the grid connection between the Brehony's Bog Solar Farm and The Sheehy's Substation SID. The proposed grid connection will consist of approximately 1.2km of an underground cable, with a total Horizontal Direct Drilling (HDD) length of approximately 50m, under a watercourse crossing measuring approximately 1.3m in width. The approximate minimum width of the redline is 10m with a total development area of 14.6 Ha/36.09 Acres.

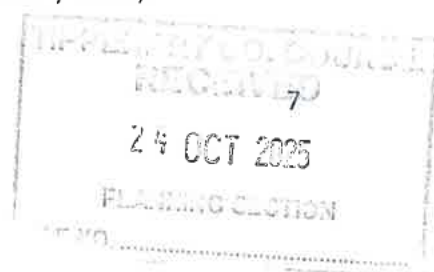
3.1.1 Proposed Works Methodology

The following works methodologies will be undertaken to install and secure the underground grid cable works. Further details on required excavation works, duct installation and horizontal directional drilling are presented below.

The following details outlines the methodology to be undertaken to install the underground grid cable works:

Trenching Methodology

- The Contractor, and their appointed Site Manager, will prepare a targeted Method Statement concisely outlining the construction methodology and incorporating all control measures included within the planning application and accompanying reports and as required by planning conditions where relevant.
- All existing underground services and existing watercourses shall be identified prior to the commencement of works.
- If the cable route encounters a culvert, the culvert will remain in place and the ducting will be installed either above or below the culvert to provide minimum separation distances in accordance with ESB and Irish Water specifications.
- Traffic management measures will be implemented in accordance with the supporting Traffic Management Report, and a detailed Traffic Management Plan will be prepared and agreed with Tipperary County Council.
- The base of the excavated trench is typically lined with sand bedding. The uPVC cable duct is then placed into the excavated trench and back filled.
- Excavated materials will be temporarily stockpiled and stored onsite for re-use during reinstatement. Stockpiles will be located at a minimum of 50m from surface water features and subject to approval from by the Site Manager. The Stockpiles will be restricted to less than 2m in height.
- Excavated materials shall be employed to backfill the trenches and any surplus of materials will be transported offsite and disposed of at an authorised soil recovery facility.





- Any earthen (sod) and grass banks to be excavated will be carefully opened with the surface sods being stored separately and maintained for use during reinstatement.
- The excavated trench will be dewatered if required, from a sump installed within the low section of the opened trench. Where dewatering is required, dirty water will be fully and appropriately attenuated, through silt bags, before being appropriately discharged to vegetation or a surface water drainage feature.
- Where required, grass will be reinstated by either seeding or replacing with grass turves.
- No more than a 100m section of trench will be opened at any one time. The second 100m will only be excavated once the majority of reinstatement has been completed on the first 100m excavation.
- The excavation, installation and reinstatement process will take on average of 1 No. day to complete a 100m section.
- Where the cable is being installed in a roadway, temporary reinstatement may be provided to allow larger sections of road to be permanently reinstated together.
- Following the installation of ducting, pulling the cable will take approximately 1 No. day between each joint bay, with the jointing of cables taking approximately 1 week per joint bay location.
- It is expected that works will only be conducted during normal working hours – Monday to Friday 08:00 to 20:00 and Saturday 08:00 to 18:00, with no works on Sundays or Bank holidays except in exceptional circumstances in the event of an emergency.

Ducting Installation Methodology:

For trenching and ducting works, the following step by step methodology will apply:

- Grade, smooth and trim trench floor when the required 1315mm depth and 600mm width have been obtained.
- Place bedding layer of Cement Bound Granular Mixture B (CBGM B) material in accordance with the specification and compact it so that the compacted thickness is as per the drawings.
- Lay the bottom row of ducts in trefoil formation as detailed on the design drawings. Use spacers as appropriate to establish horizontal duct spacing. Fit a secure cap / bung to the end of each duct run to prevent the ingress of dirt or water.
- Carefully surround and cover ducts with CBGM B in accordance with the design drawings and specifications and thoroughly compact without damaging ducts.
- Place cable protection strips on compacted CBGM B directly over the ducts.
- Lay the top row of ducts onto the freshly compacted CBGM B including the cable protection strips above the bottom row of ducts. Place a secure cap at the end of each duct to protect the ingress of dirt or water.
- Carefully surround and cover ducts with CBGM B material in accordance with the drawings and thoroughly compact without damaging ducts.
- Place red cable protection strip on top of the compacted CBGM B over each set of ducts as shown on the drawings.
- Place and thoroughly compact CBGM B material or Clause 804 backfill or soil backfill as specified and place warning tape at the depth shown on the drawings.





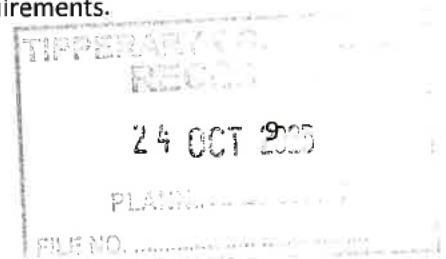
- For unsurfaced / grass sections, backfill with suitable excavated material to ground level leaving at least 100 mm topsoil or match existing level at the top to allow for seeding or replace turves as per the specification of the local authority or land owner.
- Clean and test the ducts in accordance with the specification by pulling through a brush and mandrel. Install 12 mm polypropylene draw rope in each duct and seal all ducts using robust duct end seals fitted with rope attachment eyes in preparation for cable installation at a later date.

Horizontal Directional Drilling (HDD):

HDD is required for the proposed underground grid connection for one minor watercourse crossing along the proposed cable route. The watercourse is located towards the centre of the grid connection route.

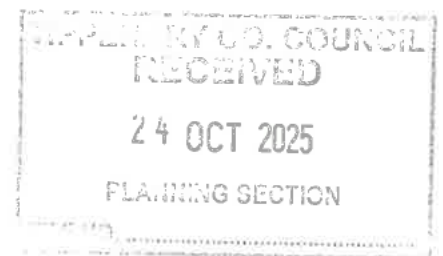
HDD work practices will be as follows:

- A works area of approx. 40m² is typically required for an HDD entry point and approx. 20m² required for HDD exit point. This area should be securely fenced off during drilling works.
- Entry and exit pits (approx. 2m x 3m x 1m (Length x Width x Depth)) are typically excavated using a small excavator. The excavated material is typically stored within the works area and used for reinstatement on completion of the works or disposed of at a licensed waste facility.
- The drilling rig and fluid handling units located on one side of the crossing will be stored on double bunded 0.5mm PVC bunds which will contain any accidental fluid spills and storm water run-off.
- The HDD pilot bore will be drilled to the pre-determined profile and alignment as per the specified requirements completed during the projects detailed design stage.
- Pilot boring is typically carried out using a wireline guidance system. The assembly is ideally set up by the drilling team and steering engineer.
- The steering engineer and drill team should monitor ground stresses and pressures to ensure the modelled values are not exceeded.
- A 1m x 1m x 2m steel box will be placed in each pit. This box will capture any drilling fluid returns from the borehole.
- The drill bit will be set up by a surveyor, and the driller will push the drill string into the ground and will steer the bore path under the stream-ways and forestry.
- A surveyor will monitor drilling works to ensure that the modelled stresses and collapse pressures are not exceeded.
- The drilled cuttings will be flushed back by the drilling fluid to the steel box in the entry pit.
- Once the first pilot hole has been completed, a hole-opener or back reamer will be fitted in the exit pit and will pull a drill pipe back through the bore to the entry side.
- When all bore holes have been completed, a towing assembly will be set up on the drill and this will put the ducting into the bore.
- The steel boxes will be removed, and the drilling fluid disposed of to a licensed facility.
- The ducts will be cleaned and proven and their installed location surveyed.
- The entry and exit pits will be reinstated as per the landowners' requirements.





- A typical HDD would take 3 days. This is dependent on a number of factors such as ground conditions, geology, etc. and would be taken into account during design stage by the HDD contractor.





3.2 European Sites

3.2.1 Zone of Influence

The proximity of the proposed development to European sites, and more importantly QIs/SCIs of European sites, is of importance when identifying potentially likely significant effects. During the initial scoping of this report, a 15km Zol was applied for impact assessment. A conservative approach has been used, which minimises the risk of overlooking distant or obscure effect pathways, while also avoiding reliance on buffer zones within which all European sites should be considered. This approach assesses the complete list of all QIs/SCIs of European sites in Ireland (i.e. potential receptors), instead of listing European sites within buffer zones. This follows Irish departmental guidance on AA:

"For projects, the distance could be much less than 15 km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects" (DoEHLG, 2010, p. 32).

Following the guidance set out by the NRA (2009), the proposed development has been evaluated based on an identified Zol with regard to the potential impact pathways to ecological features (e.g. mobile and static). The Zol of the proposed development on mobile species (e.g. birds, mammals, and fish), and static species and habitats (e.g. saltmarshes, woodlands, and flora) is considered differently. Mobile species have 'range' outside of the European site in which they are QI/SCI. The range of mobile QI/SCI species varies considerably, from several meters (e.g. in the case of whorl snails *Vertigo* spp.), to hundreds of kilometres (in the case of migratory wetland birds). Whilst static species and habitats are generally considered to have Zols within close proximity of the proposed development, they can be significantly affected at considerable distances from an effect source; for example, where an aquatic QI habitat or plant is located many kilometres downstream from a pollution source.

Hydrological linkages between the proposed development and European sites (and their QIs/SCIs) can occur over significant distances; however, any effect will be site specific depending on the receiving water environment and nature of the potential impact. A reasonable worst-case Zol for water pollution from the proposed development site, considering the coastal location of the proposed development, is considered to include all Water Framework Directive (WFD) coastal water bodies directly connected with the proposed development.

3.2.2 Source-Pathway-Receptor Model

The likely effects of the proposed development on European sites has been appraised using a source-pathway-receptor model, where:

- A 'source' is defined as the individual element of the proposed development that has the potential to impact on a European site, its qualifying features and its conservation objectives;
- A 'pathway' is defined as the means or route by which a source can affect the ecological receptor; and





- A 'receptor' is defined as the Special Conservation Interests of Special Protection Areas (SPA) or Qualifying Interests (QI) of Special Areas of Conservation (SAC) for which Conservation Objectives have been set for the European sites being screened.

A source-pathway-receptor model is a standard tool used in environmental assessment. In order for an effect to be likely, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism results in no likelihood for the effect to occur. The source-pathway-receptor model was used to identify a list of European sites, and their QIs/SCIs, with potentially links to European site.

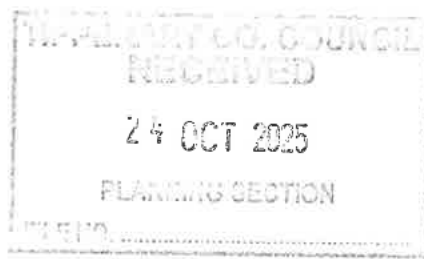
3.2.3 Likely Significant Effect

The threshold for a Likely Significant Effect (LSE) is treated in the screening exercise as being above a de minimis level. The opinion of the Advocate General in CJEU case C-258/11 outlines:

"the requirement that the effect in question be 'significant' exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on a European site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill."

In this report, therefore, 'relevant' European sites are those within the potential ZoI of activities associated with the proposed development, where LSE pathways to European sites were identified through the source-pathway-receptor model.





3.3 European Sites within the Project Zone of Influence

This stage of the screening for AA process describes European Sites within the Zone of Influence (Zol) of the proposed project.

Section 3.2.3 of the Guidance for Planning Authorities (DoEHLG, 2010) states that the approach to Appropriate Assessment screening can be different for different plans and projects depending on the scale of the plan, project or programme and the likely associated effects. The overriding criteria determining whether a European Site will be impacted and potentially consequently effected by a proposal is the distance between proposal and a European Site and whether there are pathways for effect linking the proposal to European Sites.

Both UK (Scott Wilson et al., 2006) and Irish guidance (DoEHLG, 2010) outline that a distance of 15km may suffice as a likely Zone of Impact (Zol) in the case of plans on European Sites and may be sufficient to cover the geographic extent over which significant ecological effects are likely to occur. However for certain projects, the DoEHLG (2010) guidance recognises that the likely Zol could be 'much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects'.

Recent guidance from Office of the Planning Regulator (2021) indicates that the zone of influence for a proposal is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European Site. This guidance indicates that the zone of influence should be established on a case-by-case basis using the Source-Pathway-Receptor framework. Using the Source » Pathway » Receptor approach and having regard for the location, the nature of the works, and the small size and scale of the works, it is considered for the purpose of this assessment that the likely Zol on European Sites is the zone immediately around the proposed strategy area, in addition to any sites with a potential hydrological or hydrogeological connection downstream or overlapping the project and/or with an ecological connection such as an underlying groundwater body or overlapping surfacewater body, where distance would be dependent on the qualifying interests of the site. To that end the following sites are potentially located within the Source» Pathway » Receptor zone of influence of the proposed works.

- River Barrow and River Nore SAC (002162);
- River Nore SPA (004233); and
- Slieve Bloom Mountains SPA (004160)

The assessment of connectivity between the European Sites and the proposed strategy follows the potential source-pathway-receptor model, which identifies the source of likely significant impacts, if any, the pathway (land, air, hydrological, hydrogeological pathways, etc) along which those impacts may be transferred from the source to the receiving environmental receptors (i.e. European Sites and/ or features for which the sites are designated).

Where it is evident that there is no connectivity between the proposed strategy and receptors (i.e. European Sites and/ or features for which the sites are designated), the receptors are excluded from



the AA process. Similarly, where connectivity exists between the proposed strategy and receptors but is deemed not to result in likely significant effects to the receptor, the receptor can be screened out (i.e. likely significant effects to receptors excluded; receptor not considered further in AA process).

In contrast to the above, where it is not possible to exclude likely significant effects on the basis of best scientific knowledge, a more detailed scientific assessment of the proposed strategy is required which focuses on the European Sites likely to be affected and the relevant designated feature in question.

The integrity of a European Site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the Conservation Status of the features (habitats and/ or species) for which SACs and SPAs are designated. The Qualifying Interests (QI) and Special Conservation Interests (SCIs) for protected sites have been obtained through a review of the Conservation Objectives documents available from the NPWS website www.npws.ie.

Figure 3.1 shows the European Sites within the potential zone of influence of the proposed project. **Table 3.1** provides details on the distance and connectivity of European Sites within the zone of influence of the proposed interconnector works.



Table 3-1: European Sites within the proposed development's Zone of Influence

Site Code	Site Name	Qualifying Features / Special Conservation Interest Species ¹	Distance from Study Area ²	S-P-R Connectivity
002162	River Barrow and River Nore SAC	1016 Desmoulin's whorl snail <i>Vertigo moulinsiana</i> 1029 Freshwater pearl mussel <i>Margaritifera margaritifera</i> 1092 White-clawed crayfish <i>Austropotamobius pallipes</i> 1095 Sea lamprey <i>Petromyzon marinus</i> 1096 Brook lamprey <i>Lampetra planeri</i> 1099 River lamprey <i>Lampetra fluviatilis</i> 1103 Twaité shad <i>Alosa fallax</i> 1106 Atlantic salmon (<i>Salmo salar</i>) (only in fresh water) 1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 1310 <i>Salicornia</i> and other annuals colonizing mud and sand 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) 1355 Otter <i>Lutra lutra</i> 1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>)	16.4km downstream via the Nore_040 watercourse	Remote hydrological connectivity between the proposed works and this European Site via the Nore_040, Nore_050 and Nore_060 watercourses.

¹ *Indicates priority Annex I habitats

² Indicates the nearest straight-line distance unless otherwise quoted.





Site Code	Site Name	Qualifying Features / Special Conservation Interest Species ¹	Distance from Study Area ²	S-P-R Connectivity
		<p>1421 Killarney fern <i>Trichomanes speciosum</i></p> <p>1990 Nore freshwater pearl mussel <i>Margaritifera durrovensis</i></p> <p>3260 Water courses of plain to montane levels with the Ranunculus vegetation and Callitriche-Batrachium vegetation</p> <p>4030 European dry heaths</p> <p>6430 Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels</p> <p>7220 * Petrifying springs with tufa formation (Cratoneurion)</p> <p>91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p>91E0 * Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)</p>		
004233	River Nore SPA	A229 Kingfisher <i>Alcedo atthis</i>	8.1km downstream via the Nore_040 & Nore_050 watercourse	Remote hydrological connectivity between the proposed works and this European Site via the Nore_040, Nore_050 and Nore_060 watercourses.
004160	Slieve Bloom Mountains SPA	A082 Hen Harrier <i>Circus cyaneus</i>	3.5km north	There is no hydrological connectivity between the proposed development site and Slieve Bloom Mountains SPA. The proposed development site is not located within the



Site Code	Site Name	Qualifying Features / Special Conservation Interest Species ¹	Distance from Study Area ²	S-P-R Connectivity
				<p>core foraging range³ for Hen Harrier, the SCI species for this European Site.</p> <p>Furthermore, the scale and extent of the development, the absence of any hydrological connectivity and the unsuitability of the proposed works area to support core foraging or roosting activities for Hen Harrier, means that there are no pathways or potential connectivity for impacts identified between the proposed works and the SCI species for this SPA.</p>



³ Foraging ranges are quoted in accordance with SNH Guidance <https://www.nature.scot/sites/default/files/2018-08/Assessing%20connectivity%20with%20special%20protection%20areas.pdf>



3.3.1 Summary of Connectivity Analysis

The proposed development site supports potential remote hydrological connectivity to two European Sites; i.e. River Barrow and River Nore SAC and the River Nore SPA.

There is no hydrological connectivity between the proposed development site and Slieve Bloom Mountains SPA. The proposed development site is not located within the core foraging range for Hen Harrier, the SCI species for this European Site. Hen Harrier was not identified with the proposed development site or its immediate environs during the site walkover surveys and breeding and wintering bird surveys completed between March 2022 and June 2022 and again between November 2022 and March 2023 for the now permitted Brehony's Bog solar farm. The habitats on site are generally unsuitable for breeding and roosting Hen Harrier, particularly in the context of the likelihood of the site being of intrinsic value for breeding Hen Harrier associated with the Slieve Bloom Mountains SPA. This is based on the habitats present, land use in the immediate area, distance from known breeding sites and knowledge of the ecology of the species. Outside of the breeding season, Hen Harrier are recorded in a wider range of habitats and may be seen foraging intermittently in the wider area. In summary, the habitats at the proposed development site are unattractive for Hen Harrier foraging. These include pre-thicket conifer plantation, scrub, recently felling conifer plantation and extensive areas of cutover raised bog (with little or no plant species cover and extensive longitudinal drains). Therefore, the site is unlikely to be visited with any regularity by Hen Harrier and is unlikely to be a key foraging area for Hen Harrier.

Considering the nature of the proposed works and the distance removed from the SPA and the habitat requirements and typical foraging range of breeding Hen Harrier, it is considered that the proposed development will not lead to likely significant effects breeding population of Hen Harrier of the Slieve Bloom Mountains SPA.



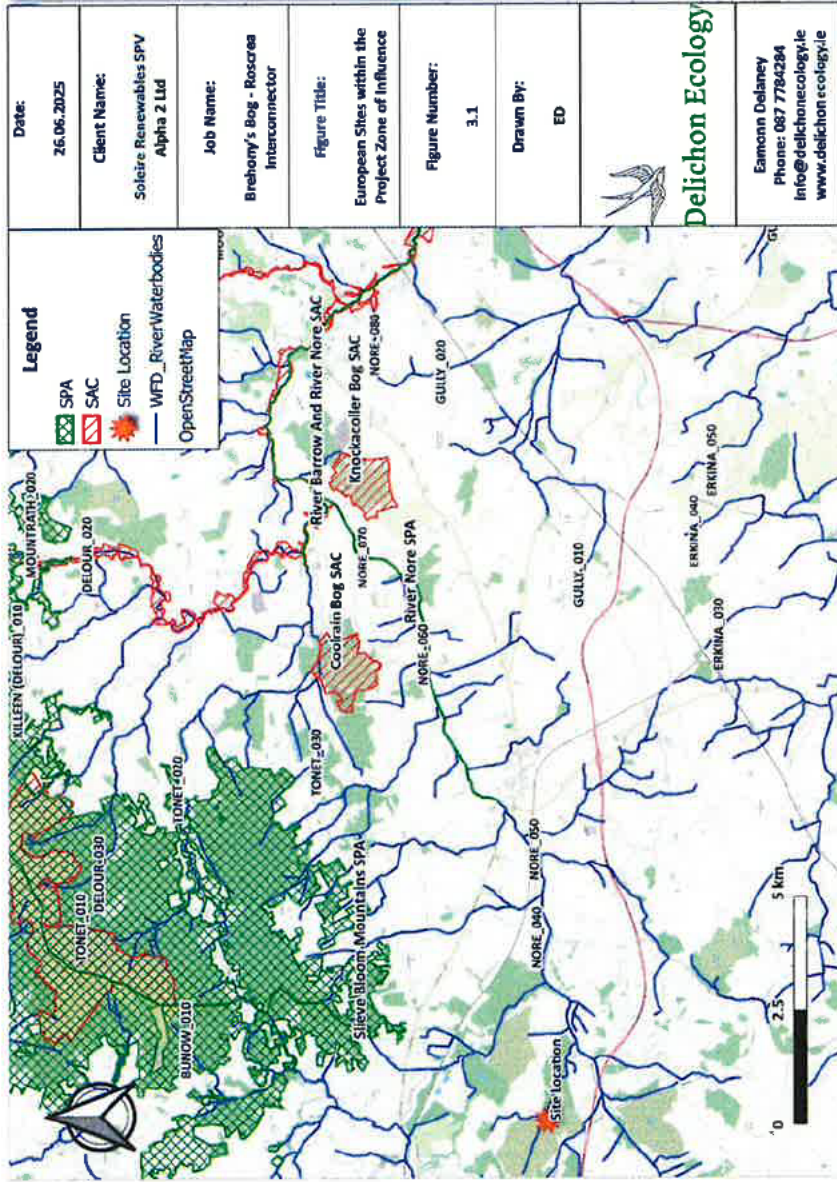


Figure 3-1: European Sites within the Zone of Influence of the proposed Interconnector

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3.3.2 European Site Descriptions

Site descriptions for European Sites within the project ZOI are presented below.

3.3.2.1 River Barrow and River Nore SAC (Site Code: 002162)

This site consists of the freshwater stretches of the Barrow and Nore River catchments as far upstream as the Slieve Bloom Mountains, and it also includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. The site passes through eight counties – Offaly, Kildare, Laois, Carlow, Kilkenny, Tipperary, Wexford and Waterford. Major towns along the edge of the site include Mountmellick, Portarlinton, Monasterevin, Stradbally, Athy, Carlow, Leighlinbridge, Graiguenamanagh, New Ross, Inistioge, Thomastown, Callan, Bennettsbridge, Kilkenny and Durrow. The larger of the many tributaries include the Lerr, Fushoge, mountain, Aughavaud, Owenass, Boherbaun and Stradbally Rivers of the Barrow, and the Delour, Dinin, Erkina, Owveg, Munster, Arrigle and King's Rivers on the Nore. Overall, the site is of considerable conservation significance for the occurrence of good examples of habitats and of populations of plant and animal species that are listed on Annexes I and II of the E.U. Habitats Directive. Furthermore it is of high conservation value for the populations of bird species that use it. The occurrence of several Red Data Book plant species including three rare plants in the salt meadows and the population of the hard water form of the Freshwater Pearl Mussel, which is limited to a 10 km stretch of the Nore, add further interest to this site (NPWS, 2016)⁴.

3.3.2.2 River Nore SPA (Site Code: 004233)

The River Nore SPA is a long, linear site that includes the following river sections: the River Nore from the bridge at Townparks, (north-west of Borris in Ossory) to Coolnamuck (approximately 3 km south of Inistioge) in Co. Kilkenny; the Delour River from its junction with the River Nore to Derrynaseera bridge (west of Castletown) in Co. Laois; the Erkina River from its junction with the River Nore at Durrow Mills to Boston Bridge in Co. Laois; a 1.5 km stretch of the River Goul upstream of its junction with the Erkina River; the Kings River from its junction with the River Nore to a bridge at Mill Island, Co. Kilkenny. The River Nore SPA is of high ornithological importance as it supports a nationally important population of Kingfisher, a species that is listed on Annex I of the E.U. Birds Directive (NPWS, 2011)⁵.

3.3.3 Conservation Objectives of European Sites

European and national legislation places a collective obligation on Ireland and its citizens to maintain at favourable conservation status areas designated as SAC and SPA. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

Favourable conservation status of a habitat is achieved when:

- Its natural range, and area it covers within that range, are stable or increasing; and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and
- The conservation status of its typical species is favourable.

⁴ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY002162.pdf>

⁵ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004233.pdf>



The favourable conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The integrity of a European site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation objectives and of the site. The Qualifying Interests (QI) and Special Conservation Interests (SCI) are obtained through a review of the most recently published (web-published or otherwise) Conservation Objective supporting documents and Site-Specific Conservation Objectives documents (where available) for the European site.

3.3.3.1 Conservation Objectives of proximal European Sites

The features of Qualifying Interest for European Sites within the project Zone of Influence are listed in **Table 3-1**. Further details on Conservation Objectives for this European Site are provided below.

River Barrow and River Nore SAC (002161)

The detailed conservation objectives for River Barrow and River Nore SAC are provided in the Conservation Objectives document available on the NPWS website, as follows:

https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002162.pdf

River Barrow and River Nore SAC (004233)

The generic conservation objectives for River Barrow and River Nore SPA are provided in the Conservation Objectives document available on the NPWS website, as follows:

https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004233.pdf





3.3.3.2 Threats and Pressures

Threats and pressures published for River Barrow and River Nore SAC and River Nore SPA are presented in **Table 3-2** and **Table 3-3** below.

River Barrow and River Nore SAC (Site Code: 002162)

Table 3-2: Negative Threats, Pressures and Activities for River Barrow and River Nore SAC

Threat Code ⁶	Threat Type	Rank ⁷	I (inside) / o (outside) / b (both)
J03.02.01	Reduction in migration/ migration barriers	M	i
H01	Pollution to surface waters (limnic, terrestrial, marine & brackish)	H	b
E02	Industrial or commercial areas	L	o
M01	Changes in abiotic conditions	M	i
C01.03	Hand cutting of peat	M	o
A04.01.01	Intensive cattle grazing	M	i
I01	Invasive non-native species	M	i
K01.01	Erosion	H	i
J02.02.01	Dredging/ removal of limnic sediments	M	i
J02.05.02	Modifying structures of inland water courses	H	i
J02.12.02	Dykes and flooding defense in inland water systems	H	i
F02	Fishing and harvesting aquatic resources	M	o
B07	Forestry activities not referred to above	M	b
F02.03	Leisure fishing	L	i
J02.06	Water abstractions from surface waters	M	i
D03.01	Port areas	L	i
F02.01.02	Netting	L	i
A10.01	Removal of hedges and copses or scrub	L	i
C01.01.01	Sand and gravel quarries	L	b
B02	Forest and Plantation management & use	M	b
F01.01	Intensive fish farming, intensification	L	i
A02.01	Agricultural intensification	H	b

⁶ Threat codes sourced from Natura 2000 data form and follow reference list provided on threats, pressures and activities for European Sites
http://ec.europa.eu/environment/nature/legislation/habitatsdirective/docs/standarddataforms/notes_en.pdf

⁷ H – High, M – Medium, L – Low



River Nore SPA (Site Code: 004233)

Table 3-3: Negative Threats, Pressures and Activities for River Nore SPA

Threat Code ⁸	Threat Type	Rank ⁹	i (inside) / o (outside) / b (both)
D03.01	Port areas	M	i
J02.01	Landfill, land reclamation and drying out, general	M	o



⁸ Threat codes sourced from Natura 2000 data form and follow reference list provided on threats, pressures and activities for European Sites

http://ec.europa.eu/environment/nature/legislation/habitatsdirective/docs/standarddataforms/notes_en.pdf

⁹ H – High, M – Medium, L -Low



4 EXISTING ENVIRONMENT

4.1 Ecological Receptors

4.1.1 Habitats

The findings of the Phase 1 habitat survey are described below, while habitat maps showing the extent of habitats within the proposed wind farm site are presented in **Figure 4-1**. Beginning at the northern end of the route, the proposed interconnector route spans an area of cutover bog (PB4) for ca. 200m, running east to west and then south towards the Rackethall Stream. The areas of ground located near the eastern and south-eastern boundaries of the site support past turf cutting and spreading activities. The eastern / north-easternmost area of the site supports grounds previously used for turf spreading that are now recolonising with purple moor grass (*Molinia caerulea*) and common rush (*Juncus effusus*) with localised abundances of common cottongrass (*Eriophorum angustifolium*) and occasional tormentil (*Potentilla erecta*).

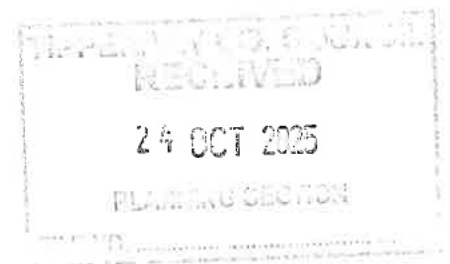
After 200m, the proposed interconnector spans a tributary of the River Nore, identified as the Rackethall Stream. This watercourse is channelised and slow moving, exhibiting seasonal waterflows and consequent fluctuations in water levels, resembling a dependent drainage channel rather than a functional natural watercourse. The watercourse does not support instream aquatic or downstream ephemeral vegetation.

South of the Rackethall Stream watercourse crossing, the interconnector will be located on a recently constructed aggregate access track that has been installed for The Sheehy's substation and overhead line project, which is still in construction. This access track is located within an area of felled conifer plantation that has recolonised with dense mixed scrub (WS1) including young downy birch (*Betula pubescens*), grey willow (*Salix cinerea*), gorse (*Ulex europaeus*), bramble (*Rubus fruticosus* agg.), bracken (*Pteridium aquilinum*), rosebay willowherb (*Chamaenerion angustifolium*) and seeded in Sitka spruce (*Picea sitchensis*) trees. At this location the grid connection is fringed to the east by an area of poorly performing conifer plantation (WD4) with localised and developing bog woodland (WN7) comprising Scots pine (*Pinus sylvestris*) and downy birch (*Betula pubescens*) in the woodland canopy with grey willow, bramble and bracken located along the woodland fringe.

4.1.2 Birds

Bird species that were seen or heard during the survey period were as follows:

- Wren
- Blackbird
- Song Thrush
- Chaffinch
- Reed Bunting
- Woodpigeon
- Blue Tit
- Coal Tit
- Great Tit
- Pied Wagtail
- Robin





The bird community recorded at the study site is representative of a rural and agricultural environment and is characterised by the presence of mostly common and widespread bird species, associated with areas of bare and recolonising ground, degraded / cutover raised bog and adjoining areas of conifer woodland, scrub and bog woodland.

The watercourse spanned by the proposed grid connection route is of little to no fisheries value and does not provide suitable foraging habitat for Kingfisher, the SCI species for the River Nore SPA.

4.1.3 Mammals

No underground mammal dwellings including badger setts or fox dens were encountered along the interconnector route during the survey. No evidence of badger was encountered but this species is common in an agricultural setting and is likely to occur, at least occasionally, within the study area environs. No otter signs were recorded in vicinity of the proposed interconnector crossing point along the River Nore tributary, including the upper reaches of the Rackethall Stream. Lands to the east of the interconnector route supports scrub, conifer woodland and bog woodland which may provide refugia and foraging habitat for species such as Pine Marten, Fox and Red Squirrel. The western and central sections of the grid connection are located on cutover and recolonising raised bog habitat and a recently construction access tracks associated with the in-construction The Sheehy's substation and overhead line project. These habitats offer poor suitability to support mammal breeding or burrowing sites, but may but used for by terrestrial mammals for commuting to and from better foraging and breeding habitat.

4.1.4 Non-native Invasive Species

No non-native invasive plant species were encountered during the site walkover surveys within the footprint of the proposed works or its adjoining environs.

4.1.5 Surface Watercourses

A review of EPA river routes data (<https://gis.epa.ie/EPAMaps/>) identifies that the proposed interconnector spans the Nore_040 stream (IE_SE_15N010300)¹⁰ at one location. This watercourse (also known as the Rackethall Stream) was identified by the EPA as being part of the River Nore_040 watercourse and a tributary of the River Nore main channel. This watercourse is channelised and slow moving, exhibiting seasonal waterflows and consequent fluctuations in water levels, resembling a drainage channel rather than a functional natural watercourse. This watercourse is attributed 'poor' status by the EPA and is considered to be 'At Risk' of not meeting its objectives under the WFD monitoring programme (2016-2021). Biological water quality sampling for these watercourses yielded poor and bad status in May 2022 at the nearest downstream sampling point (ca 4.5km downstream) at Quakers Bridge (RS15N010300). This watercourse is not considered to be of fisheries value given past siltation (from peat extraction works), an absence of steady flow and poor hydromorphology. There was no suitability for white-clawed crayfish. No otter signs were recorded in vicinity of the proposed grid connection crossings.

Photographs of the proposed development site are presented below.

¹⁰ Also known as the Rackethall Stream watercourse





4.1.6 Photographs



	
<p>Image 4.1: Recolonising peatland habitat located near northern end of the proposed interconnector route</p>	<p>Image 4.2: River Nore_Q40 tributary downstream of recently constructed access track</p>





Image 4.3: Existing stream crossing associated with the in-construction The Sheehy's overhead line and substation project

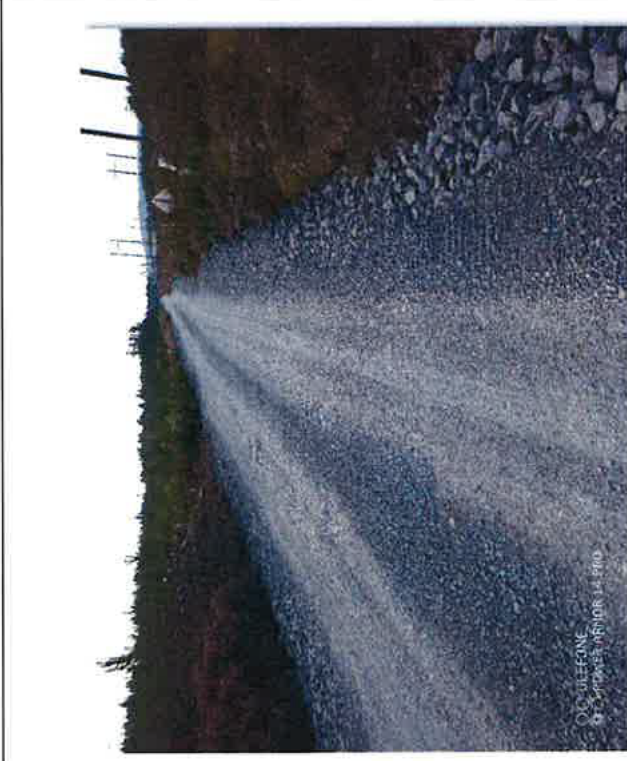


Image 4.4: Recently constructed access track for the in-construction The Sheehy's overhead line and substation project





Image 4.5: Southern end of the recently constructed access track for the in-construction The Sheehy's overhead line and substation project



Image 4.6: Recently constructed The Sheehy's substation





Delichon Ecology

Brehony's Bog - Roscrea Interconnector Section 5
Screening for Appropriate Assessment

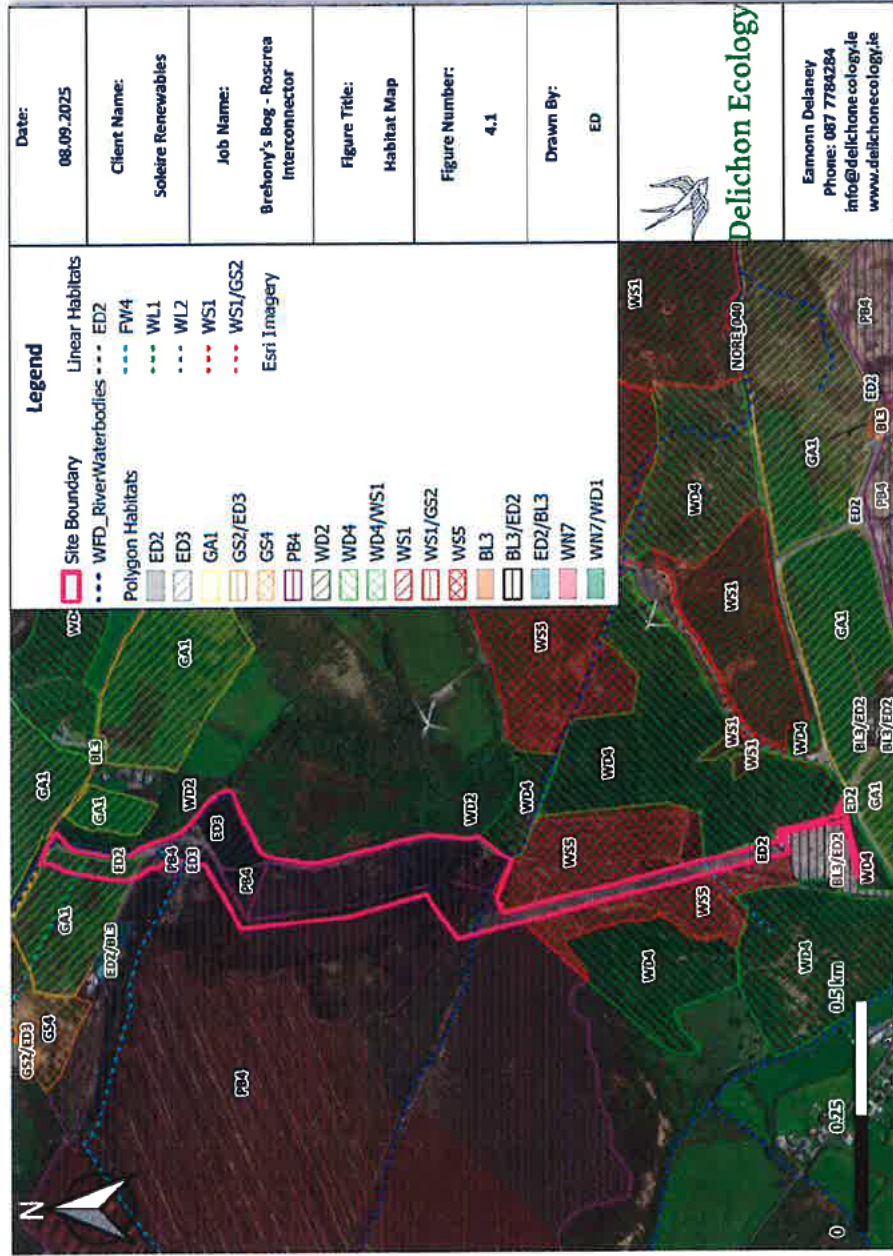
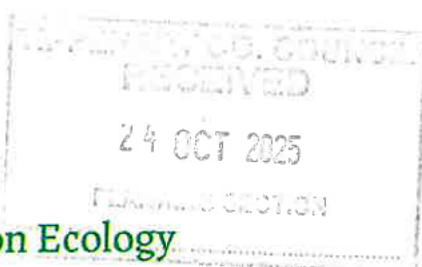


Figure 4-1: Habitats within and adjoining the proposed interconnector route



4.2 Flooding

A Site Specific Flood Risk Assessment report¹¹ was prepared for the proposed Underground Cable route¹². The assessment considered that the proposed substation area, west of the grid connection route does not fall within a delineated 1% Annual Exceedance Probability (AEP) (1 in 100 year), 1% AEP + CC (1 in 100 Year Plus Climate Change) or 0.1% AEP (1 in 1000 year) scenario flood extent. The summary findings of this Flood Risk Assessment report are as follows:

The hydraulic model indicates that the footprint area of the proposed Loop In Substation does not fall within a delineated 1% AEP (1 in 100 year), 1% AEP + CC (1 in 100 Year Plus Climate Change) or 0.1% AEP (1 in 1000 year) scenario flood extent.

The proposed development will not obstruct important flow paths, it will not introduce a significant number of additional people to the area and it will not entail the storage of hazardous substances.

The proposed development is not expected to result in an adverse impact to the existing hydrological regime of the area, will not impact or impede access to a watercourse, flood plain or flood protection and management facilities and would not increase the risk of flooding to adjacent lands or properties.

In consideration of the findings of this Site Specific Flood Risk Assessment, it is considered that the development as proposed is appropriate from a flood risk perspective.

Therefore, the proposed development is not at risk of flooding during the proposed construction or operational phases.

4.3 Geology, Hydrology and Hydrogeology

The Geological Survey of Ireland (GSI) online database¹³ was consulted for available edaphic, geological and hydrological information of the site and its environs. The underlying bedrock of the study site is part of the Ballysteen Formation which comprises Dark muddy limestone, shale. The groundwater vulnerability within the footprint of the study site is classified Groundwater Vulnerability as 'M' Moderate. Bedrock aquifer maps published on the GSI website provide a detailed classification of bedrock aquifer types and indicate the bedrock aquifer beneath the site is classified as Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones.

The site is underlain by the Derrymore Gravels Groundwater Body (IE_SE_G_050). This GroundWater Body was classified as Good Status¹⁴ and the Groundwater Waterbodies risk score is considered to be 'Not at Risk'.

¹¹ IE Consulting (2022) Site Specific Flood Risk Assessment Report: The Sheehy's, Monaincha & Corville, Roscrea, Co. Tipperary

¹² The underground grid connection route was considered as part of an overall FRA for the construction of a new 110kV Substation, Overhead Grid Lines and Underground Cables that will facilitate connection of three consented solar farms (including Monaincha Solar Farm) to the existing Ikerrin-Shannonbridge-Thurles 110kV Eirgrid overhead transmission lines.

¹³ GSI Online database: <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>

¹⁴ Ground Waterbody WFD Status 2016-2021 <https://gis.epa.ie/EPAMaps/>



5 SCREENING FOR APPROPRIATE ASSESSMENT

This section provides the information required for the competent authority (Tipperary County Council) to undertake a Screening for AA and determine in view of best scientific knowledge, whether the proposed works, individually or in combination with other plans and projects, is likely to have a significant effect on the European site. Specifically, it aims to:

Provide information on, and assess the potential for the proposed works to significantly impact on European sites; and

Determine whether the activities proposed, alone or in combination with other projects, are likely to have significant effects on European sites in view of their Conservation Objectives.

This screening assessment provides information to address the following elements:

- 1. Description of the plan or project, and local site or plan area characteristics. The description covers the full scope of the proposed plan or project (i.e. site set up, operational and restoration phase).
- 2. Description of the receiving environment setting of the proposed plan or project and its surrounds.
- 3. Identification of relevant European sites within the projects the potential zone of influence. A preliminary assessment to determine connectivity between the proposed works and receptors (i.e. European sites and/ or features for which the sites are designated). Where connectivity exists, the receptors in question are brought forward in the screening assessment process.
- 4. For receptors that exhibit potential connectivity to the proposed work a screening assessment is undertaken to establish whether the plan or project is likely to have a direct, indirect or cumulative effect on receptors based on a consideration of likely impacts (i.e. an assessment of significance of effect).
- 5. Screening statement with conclusions on whether or not an AA is necessary for the relevant a Qualifying Feature.

Table 5-1 presents Screening Assessment Criteria considering the proposed development.

Table 5-1: Screening Assessment Criteria

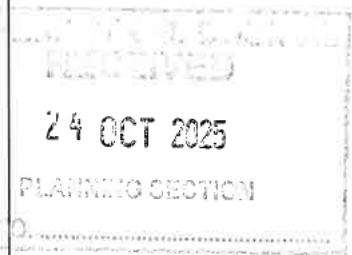
Screening Assessment Criteria Screening Questions	Impacts
Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.	The proposed works do not support direct connectivity to European sites within the project ZOI. The proposed underground grid connection route is located outside of and isolated from any European Site boundary; at a distance of approximately 8.1km from the closest site, the River Nore SPA (see Figure 3.2). The River Barrow and River Nore SAC is located at a greater distance of 16.4km downstream from the proposal. No pathways for direct impacts to the special conservation interests of the SPA, or qualifying interests of the SAC, were identified.



Screening Assessment Criteria Screening Questions	Impacts
	<p>Therefore, it is evaluated that there are no potential direct impacts arising during the proposed construction phase of the development. The operational phase of the development will not give rise to any direct discharge or emission to any European Site. There is therefore no likelihood of direct impacts arising from the proposed interconnector route during either the construction or operational phases which would have the potential to give rise to likely significant effects on any European Site, in view of their conservation objectives.</p> <p>The proposed development is located along cutover raised bog, a recently constructed access tracks and an area of felled conifer planation recolonised with scrub. There are no ecological receptors identified within or directly adjacent to the site identified as being associated with or corresponding with the conservation objectives of any European Site. Based on proximity and topography / geographic distribution, any source / receptor pathways for potential impacts affecting designated European Sites can be excluded based on the distance of sensitive receptors from the development. This is with particular reference to the nature and scale of the development footprint which is within habitats of negligible to low ecological value.</p> <p>The discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect effects on the River Nore main corridor downstream, with regard to the Special Conservation Interests of the SPA or Qualifying Interests of the SAC. One watercourse crossing is required for the grid connection. This crossings is hydrologically connected to the River Nore. This comprises an indirect pathway for impacts in a downstream direction. This watercourse is narrow, poorly defined, slow flowing, heavily channelised, drained and silted. This watercourse drains a large cutover bog area, and draining further areas of scrub, young conifer woodland, cutover bog, bog woodland and improved grassland south-east of the grid connection route before its confluence with the River Nore main channel. It is considered that this does not comprise a significant pathway for water quality impacts to the River Nore main channel, or to the SPA / SAC downstream, in view of the background character of the watercourse, the baseline conditions in the Nore within the study area, and the distance of separation between the site</p>





Screening Assessment Criteria Screening Questions	Impacts
	<p>and the SPA site boundary (approximately 8.1km downstream) or the SAC site boundary (16.4km downstream). The watercourse crossing will be undertaken using Horizontal Direction Drilling, a standardised construction and grid connection installation methodology. This methodology is described in Section 3.1.1.</p> <p>Taking account of the size and scale of the proposed development, as well as the evaluation of any significant effects which could potentially arise with regard to the sensitivities of the SCIs for the SPA or QIs for the SAC, there are no potential indirect impacts identified which would have the potential to give rise to significant effects on either the SPA or SAC designations, in view of the conservation objectives.</p>
Likely direct, indirect or secondary impacts of the project on the European Sites:	
• Size and Scale	The size and scale of the proposed works are small when compared with the surrounding environment and the size of European Sites within the project Zone of Influence.
• Land Take	The proposed development will not result in land-take to European Sites. The most proximal European Site is the River Nore SPA located 8.1km downstream of the proposed development site. The proposed development site does not support habitats or species for European Sites within the project Zone of Influence.
• Distance from European Sites or Key Features of the Site	The most proximal European Site is the River Nore SPA, located 8.1km downstream of the proposed development site. The proposed development site does not support habitats or species for European Sites within the project Zone of Influence.
• Resource Requirements	The proposed development will require use of standard construction methods, including aggregates and water. Limited volumes of cement and aggregate materials may also be required. The use of such materials will be utilised in contained localised excavations associated with the grid footprint and the associated joint bays.
• Emissions	There are potential dust (to air) and washwater (potential overland flow to the receiving environment) emissions as a result of the proposed works. Potential impacts associated with emissions include run-off of silt laden water to the receiving environment and to downstream European sites, such as River Nore SPA and the River Barrow and River Nore SAC. The discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect effects on the River



Screening Assessment Criteria Screening Questions	Impacts
	Nore main corridor downstream, with regard to the SCIs of the SPA / QIs of the SAC.
<ul style="list-style-type: none"> • Excavation Requirements 	Localised excavations will be required for the underground grid connection. Potential impacts associated with excavations include run-off of silt laden water to the receiving environment and to nearby European sites. The discreet and isolated character of the construction phase much of which will be located on existing access tracks and local access roads, combined with the small, localised scale of the construction works, negates the potential for indirect effects on the River Nore main corridor downstream, with regard to the SCIs of the SPA / QIs of the SAC.
<ul style="list-style-type: none"> • Transport Requirements 	Transport requirements as part of the proposed development will utilise the existing windfarm access roads, tracks and hard standing areas within the proposed development site.
<ul style="list-style-type: none"> • Duration of construction, operation and decommissioning 	Duration of construction will be short term, i.e. 2-3 months. The project's operational phase will be long term, i.e. 25+ years.
<ul style="list-style-type: none"> • Cumulative impact with other plans and projects in the area 	As part of the AA, in addition to the proposed development, other relevant projects and plans in the area must also be considered at this stage. These plans and projects are considered further in this respect in Table 5-2 below.



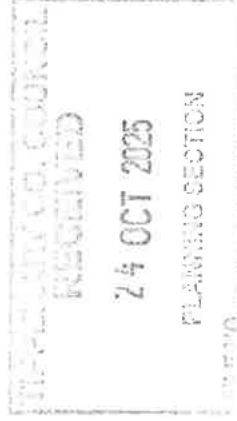




Table 5-2: In-combination Effects associated with the proposed development

Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
Tipperary County Development Plan 2022 -2028	<p>11 - 1 In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. No plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects39).</p> <p>11 - 2 Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant EPA and European Commission guidance documents.</p>	<p>The Tipperary County Development Plan 2022-2028 provides objectives outlined for the protection of the natural environmental and its component European Sites.</p> <p>Policy 11-2 determines that 'Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant EPA and European Commission guidance documents.</p> <p>The implementation of this plan and Policy 11-2 will ensure that all proposed projects and plans that may have an impact on a European Site will be considered for Appropriate Assessment, prior to commencement.</p>
Laois County Development Plan 2021-2027	BNH 1 Protect, conserve, and seek to enhance the county's biodiversity and ecological connectivity.	The Laois County Development Plan 2021-2027 provides objectives outlined for the protection of the natural environmental and its component



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	<p>BNH 2 Conserve and protect habitats and species listed in the Annexes of the EU Habitats Directive (92/43/EEC) (as amended) and the Birds Directive (2009/147/EC), the Wildlife Acts 1976 and 2010 (as amended) and the Flora Protection Orders</p> <p>BNH 3 Support and co-operate with statutory authorities and others in support of measures taken to manage proposed or designated sites in order to achieve their conservation objectives and maintain the favourable conservation status and conservation value of Sites under National and European legislation and International Agreements and maintain and /develop linkages between them where feasible</p> <p>BNH 5 Projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this Plan (either individually or in combination with other plans or projects)[1]. Screening for AAs and AAs undertaken shall take into account invasive species as relevant.</p> <p>BNH 6 Assess, in accordance with the relevant legislation, all proposed developments which are likely to have a significant effect (directly or through indirect or cumulative impact) on designated natural heritage sites, sites proposed for designation and protected species.</p>	<p>European Sites. The County Development Plan highlights the council's policy to support the protection, conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European sites.</p> <p>The adherence and implementation of this plan within the Development Plan area will ensure that European Sites are protected, and that Appropriate Assessment is undertaken for all plans, projects or programmes that have the potential for significant effects to European Sites.</p> <p>BNH 6 determines that all proposed developments which are likely to have a significant effect (directly or through indirect or cumulative impact) on designated natural heritage sites, sites proposed for designation and protected species should be suitably assessed and considered prior to the progression of any plan, project or programme.</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
 <p>River Basin Management Plan for Ireland 2022 – 2027</p>	<p>The Third Cycle Draft River Basin Management Plan 2022-2027 Consultation Report has been published. This report presents a summary of the issues raised in the submissions reviewed from the public consultation on the draft River Basin Management Plan for Ireland 2022-2027. The 3rd cycle of River Basin Management Plan (RBMP) for the period of 2022-2027 is currently being prepared by Department of Housing, Local Government and Heritage (DHLGH) in line with the EU Water Framework Directive (WFD) (2000/60/EC).</p> <p>Key issues raised as part of the consultation process within the ten most prominent themes are as follows.</p> <ul style="list-style-type: none"> - Water Quality / Pollution - Agricultural Practices - Public Engagement and Awareness - Local Authority - Level of ambition - Sewage Pollution - Department / Agency - Co-ordination - Funding - Forestry - Peat - Shellfish waters / aquaculture - Other <p>Following review of the submissions, the DHLGH will commence a review and where necessary update the draft RBMP with a view to finalisation and publication in Q3/Q4 of 2022. The SEA and AA processes will continue in</p>	<p>The implementation of the RBMP seeks compliance with the environmental objectives set under the plan, which will be documented for each water body. This includes compliance with the European Communities (Surface Waters) Regulations S.I. No. 272 of 2009 (as amended). The implementation of the RBMP and achievement or maintenance of environmental objectives which will be set for the receiving water bodies will have a positive impact on water dependent habitats and species within European Sites.</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
Inland Fisheries Ireland Corporate Plan 2021 - 2025	parallel until finalisation and will be completed prior to adoption of the 3rd cycle plan. IFI's Corporate Plan details the Inland Fisheries Ireland's, Vision, Mission and Values across seven strategic objectives for the period 2021 to 2025. Under each of the seven objectives a series of actions required to achieve the objectives are described, with the intended outcomes outlined. The strategic objectives outline where Inland Fisheries Ireland will focus their efforts between 2021 and 2025. Inland Fisheries Ireland will secure stakeholder feedback on the implementation of the Strategy mid-2023.	The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive in-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or cumulative negative impacts with the proposed development. EPA licenced facilities are subject to conditions and parameters associated with licencing requirements, restricting the release of polluted or contaminated materials to the receiving or surrounding environment. Therefore, these facilities will not contribute towards significant negative effects to European Sites.
EPA Licenced Facilities	There are no EPA Licenced facilities located within the environs or the downstream sections of the River Nore watercourses (River Nore_040, River Nore_050 and River Nore_060).	In accordance with the findings of the NIS, There is no potential for baseline impact to European Sites and therefore no potential for in-combination effects to European Sites within the project Zone of Influence.
Monaincha Windfarm & proposed extension	Planning Ref No (11/51/0203) - Modification to Planning Ref. 09/51/0084 (Monaincha Wind Farm) and an amendment to associated Planning Conditions. The primary modification is an increase in turbine tip height from 125m to 156m. As a result of this modification there will also be minor (micrositing) changes in the location of 5 no. turbines and associated revisions to the supporting civil infrastructure design, including the provision of a borrow pit. An environmental impact statement accompanies this application.	
Monaincha Windfarm extension		



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
Monaincha OHL Loop-In and Substation	<p>Planning Ref No (12510174) - Extension to Monaincha Wind Farm (Planning Ref 11/51/0203). The extension will comprise of 5 No. turbines with a tip height of up to 156m and associated access tracks and site works. An Environmental Impact Statement and Natura Impact Statement accompany this application.</p> <p>The development as proposed comprises the construction of a new 110kV Substation, Overhead Grid Lines and Underground Cables that will facilitate connection of three consented solar farms to the existing Ikerrin-Shannonbridge-Thurles 110kV Eirgrid overhead transmission lines. This development is currently at the design stage and will be submitted for planning in 2022.</p>	<p>A Natura Impact Statement, Ecological Impact Assessment and Biodiversity Habitat Management Plan will be prepared for this development and will considered likely significant effects and potential adverse effects associated with this development on the existing environment, the receiving environment and the European Sites within the project Zone of Influence. In addition, the NIS being prepared for this development will seek to mitigate all potential pollutant sources from leaving the works area and entering the receiving and downstream environment, including any hydrologically connected European Sites, such as the River Nore SPA and the River Barrow and River Nore SAC.</p>
The Sheehy's Solar Farm (2310)	<p>Amendment to the design of the previously approved development (Planning Reference: Tipperary County Council (16/600917) and An Bord Pleanála (P192.249060), which comprises consent for a Solar PV Energy Development and for planning permission for a proposed Battery Energy storage system - amendments include; (1) changes to the configuration of the Solar PV rows, (2) a reduction in the height of the solar PV panels, (3) reduction in the spacing of</p>	<p>A NIS was prepared for this development and provides the following conclusion:</p> <p><i>With the implementation of construction best practice and mitigation measures, there will be no significant effects which would adversely affect</i></p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
	<p>Solar PV rows (strings), (4) increase in size of solar panels, (5) increase in solar panel output resulting in an overall increase in solar power generation, (6) a change in solar panels tilt (degree), (7) an increase in the number of transformers/inverters, (8) an increase in the area of the individual transformers, (9) an increase in the number of panels, (10) the introduction of a Battery Energy Storage system with a compound size of 5,400 square metres containing 60 battery units and 30 inverter units, all of which measure 6.1 m in length, 2.45m in width and 2.9m in height, together with a switch room/SCADA room - A Natura Impact Statement will also be submitted with the application</p>	<p>the Qualifying Interests or Conservation Objectives of the relevant European Sites under consideration with regard to the favourable conservation condition of the considered habitats and species of Qualifying Interest.</p> <p>The provisions of Article 6 of the 'Habitats' Directive 92/43/EC (2000) defines integrity as the 'coherence of the sites ecological structure and function, across its whole area, or the habitats, complex of habitats and/or population of species for which the site is classified'. It is clear that, given the application of prescribed protective measures for the avoidance of impacts and the implementation of the required mitigation measures, the proposed works will not give rise to adverse effects on the integrity of any of the identified European Sites evaluated herein.</p> <p>It has been concluded that the development of the proposed development will not adversely affect the integrity of a European site, and there is no reasonable scientific doubt in relation to this conclusion.</p> <p>In accordance with the findings of the NIS, There is no potential for baseline impact to European Sites and therefore no potential for in-combination</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
Monaincha Solar Farm (22662)	<p>The project under consideration in this assessment is the proposed development of a Photovoltaic (PV) solar farm on circa 199ha of cutover bog and scrub. The layout of the proposed development is shown in drawing 1.1 submitted with the planning application. The proposed development comprises the installation of PV panels, mounted on steel support structures, in a series of south-facing arrays arranged horizontally across the site, along with control buildings (inverters/ transformers), cabling, deer-fencing, security systems, extensive landscaping, biodiversity enhancements and all associated ancillary development works for the purpose of generating renewable energy electricity. The lifespan of the project is expected to be 40 years.</p>	<p>effects to European Sites within the project Zone of Influence.</p> <p>A Natura Impact Statement was prepared for this proposed project. The NIS presented the following conclusion:</p> <p><i>Two European sites occur downstream of the proposed development along the River Nore, the River Nore SPA, and the River Barrow and River Nore SAC that occur circa 4.8km and 13km downstream of the proposed development, respectively. It is considered that due to the scale of the proposed development and the direct hydrological connectivity to both European sites, that in the absence of mitigation, potential adverse impacts on the River Nore SPA and the River Barrow and River Nore SAC are possible. A series of mitigation measures and recommendations are proposed above which will ensure that impacts on these European sites will not arise.</i></p> <p>In accordance with the findings of the NIS, There is no potential for baseline impact to European Sites and therefore no potential for in-combination effects to European Sites within the project Zone of Influence.</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
The Derrymore Lower, The Sheehy's Solar Farm	The solar farm was granted planning permission in 2017 and will comprise the erection of 58.11ha of solar farm with a lifetime of 40 years. The consented development also comprises similar infrastructure to the Monaincha Solar Farm, including transformation enclosures, ESB control room, and perimeter fencing.	This consented solar farm has undergone Appropriate Assessment which concluded that with suitable prescribed mitigation the solar farm development would not lead to adverse impact on the Natura 2000 network of site. A Natura Impact Statement was prepared for this proposed project. The NIS presented the following conclusion: <i>Effective measures to mitigate potential impacts have been provided by design and avoidance. The scope of these mitigations with reference to the potential for adverse effects on the qualifying interests of the Natura 2000 sites within the study area have been discussed in the mitigation section of this report.</i> <i>The incorporation of these measures into the proposed development design and their subsequent implementation on site will ensure that there will be no significant effects, either individually or in combination with other plans or projects affecting the conservation interests or conservation objectives of the River Barrow and River Nore SAC and River Nore SPA, i.e. the integrity of these Natura 2000 sites. It is therefore concluded that the Proposed Road Development</i>
Derrymore Solar Farm 22/652	Amending the design of the previously approved development (Planning Reference: 19601323, Tipperary County Council) which comprises consent for a 10 year period to construct and a 40 year period to operate a 29.09 hectare Solar PV Energy Development at Derrymore Townland, Roscrea, Co Tipperary. The proposed amendments include; (1) changes to the configuration of the Solar PV rows, (2) reduction in the height of the Solar PV panels, (3) slight increase in the bottom height of the Solar PV panels, (4) reduction in the spacing of Solar PV rows (strings), (5) increase in size of solar panels, (6) increase in solar panel output, (7) a change in solar panels tilt (degree) and (8) a decrease in the number of solar panels. A Natura Impact Statement will also be submitted to the Planning Authority for this proposed development	



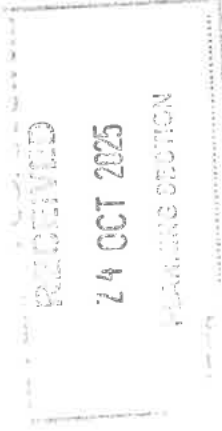
Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
		<p><i>will not, beyond reasonable scientific doubt, adversely affect the integrity of any European Site (Natura 2000 site) whether directly, indirectly or cumulatively.</i></p> <p>In accordance with the findings of the NIS, There is no potential for baseline impact to European Sites and therefore no potential for in-combination effects to European Sites within the project Zone of Influence.</p>
<p>Brehony's Bog Solar Farm</p>	<p>The proposed development is for a 34.11hectare/84.28 acre solar PV farm at lands known as Brehony's Bog, within the townland of Monaincha, Roscrea, Co. Tipperary. The solar farm will consist of a series solar photovoltaic (PV) panels mounted on steel support structures and will measure 2.00m in overall height. Ancillary development includes 12no. transformers; 106no. pole-mounted CCTV cameras measuring 2.75m high; underground cabling; 3.80km (approx.) of 2.00m high deer fence line measuring 2.00m at highest point; upgrading of existing access track between entrance and construction compound and two existing gated entrances on northern site boundary, each measuring 6.50m wide. A temporary compound measuring 5,000sqm will be established during the construction phase of the solar farm, whereupon the area will then be used for solar PV panels following the construction phase.</p>	<p>A Natura Impact Statement was prepared for this proposed project. The NIS presented the following conclusion:</p> <p><i>With the implementation of construction best practice and mitigation measures, there will be no significant effects which would adversely affect the Qualifying Interests or Conservation Objectives of the screened in European Sites under consideration with regard to the favourable conservation condition of the considered habitats and species of Qualifying Interest, either alone or in combination with other plans or projects as set out in Chapter 5 and Table 5.2 of this document.</i></p> <p><i>The provisions of Article 6 of the 'Habitats' Directive 92/43/EC (2000) defines integrity as the 'coherence of the sites ecological structure and</i></p>



Delichon Ecology

Brehony's Bog - Roscrea Interconnector Section 5
Screening for Appropriate Assessment

Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
		<p><i>function, across its whole area, or the habitats, complex of habitats and/or population of species for which the site is classified'. It is clear that, given the application of prescribed protective measures for the avoidance of impacts and the implementation of the required mitigation measures, the proposed works will not give rise to adverse effects on the integrity of any of the identified European sites evaluated herein.</i></p> <p><i>It has been objectively concluded, following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts from the proposed development during construction and operational phases, that the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects, and there is no reasonable scientific doubt in relation to this conclusion.</i></p> <p><i>In accordance with the findings of the NIS, There is no potential for baseline impact to European Sites and therefore no potential for in-combination effects to European Sites within the project Zone of Influence.</i></p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
The Sheehy's 33kV Underground Grid Connection	<p>The proposed works seek to connect the Monaincha Solar Farm to the proposed Sheehy's Loop In Station which will require 3 circuits of 33kV underground cable (UGC). The proposed UGC will consist of 3 No. trenches with an approximate 1m separation distance between each circuit. Each trench will contain 3 No. 160mm diameter High Density Polyethylene (HDPE) power cable ducts and 1 No. 125mm diameter HDPE communications duct to be installed in an excavated trench, typically 600mm wide by 1,315mm deep, with variations on this design to adapt to service crossings and watercourse crossings. The power cable ducts will accommodate 3 No. power cables. The communications duct will accommodate a fibre cable to allow communications between the Monaincha Solar Farm substation and the proposed Sheehy's 110kV substation. The ducts will be installed, the trench reinstated in accordance with landowner specification, and then the electrical cabling/fibre cable is pulled through the installed ducts in approximately 550/750m sections</p>	<p>A Screening for Appropriate Assessment was prepared for this proposed project. The AA Screening presented the following conclusion:</p> <p>In particular, no potential for significant effects are identified with respect to the River Nore SPA or the River Barrow and River Nore SAC, either alone or in combination with other plans or projects. There are no impact pathways arising from the proposed project which could interact with the Special Conservation Interests or Qualifying Interests of the SAC with the potential to give rise to significant effects. Therefore, taking account of the nature and specific, standardised installation methods required for the proposed works, the potential for significant effects via hydrological impact pathways are excluded.</p> <p>It is concluded that there are no likely potential impacts, whether direct, indirect or cumulative/in-combination, which could give rise to significant effects on the qualifying interests or special conservation interests of any designated European Site, in view of their conservation objectives. Consequently, this proposal does not require Appropriate Assessment process and can be screened out.</p>



Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
Monaincha Solar Farm 33kV Interconnector	<p>The proposed works seek to connect the Monaincha Solar Farm to the proposed Sheehy's Loop In Station requiring 3 circuits of 33kV underground cable (UGC).</p> <p>The proposed UGC will consist of 3 No. trenches with between 1m and 2m separation distance between each circuit. Each trench will contain 3 No. 160mm diameter HDPE power cable ducts and 1 No. 125mm diameter HDPE communications duct to be installed in an excavated trench, typically 600mm wide by 1,315mm deep, with variations on this design to adapt to service crossings and watercourse crossings, etc. The power cable ducts will accommodate 3 No. power cables. The communications duct will accommodate a fibre cable to allow communications between the Monaincha Solar Farm substation and the proposed Sheehy's 110kV substation. The ducts will be installed, the trench reinstated in accordance with landowner specification, and then the electrical cabling/fibre cable is pulled through the installed ducts in approximately 550/750m sections.</p>	<p>In accordance with the findings of the AA Screening, There is no potential for baseline impact to European Sites and therefore no potential for in-combination effects to European Sites within the project Zone of Influence.</p> <p>A Screening for Appropriate Assessment was prepared for this proposed project. The AA Screening presented the following conclusion:</p> <p><i>In particular, no potential for significant effects are identified with respect to the River Nore SPA or the River Barrow and River Nore SAC, either alone or in combination with other plans or projects. There are no impact pathways arising from the proposed project which could interact with the Special Conservation Interests or Qualifying Interests of the SAC with the potential to give rise to significant effects. Therefore, taking account of the nature and specific, standardised installation methods required for the proposed works, the potential for significant effects via hydrological impact pathways are excluded.</i></p> <p><i>It is concluded that there are no likely potential impacts, whether direct, indirect or cumulative/in-combination, which could give rise to significant effects on the qualifying interests or special</i></p>



Delichon Ecology

24 OCT 2025

PLANNING SECTION

Brehony's Bog - Roscrea Interconnector Section 5 Screening for Appropriate Assessment

Programmes, Plans and Projects	Key Policies/Issues/Objectives Directly Related to the Conservation of the Natura 2000 Network	Potential for In-combination Effects
		<p><i>conservation interests of any designated European Site, in view of their conservation objectives. Consequently, this proposal does not require Appropriate Assessment process and can be screened out.</i></p> <p>In accordance with the findings of the AA Screening, There is no potential for baseline impact to European Sites and therefore no potential for in-combination effects to European Sites within the project Zone of Influence.</p>
Local Planning Applications	<p>A search of Tipperary and Laois County Council's online planning enquiry database¹⁵ was undertaken to identify other projects and plans consented within the past five years that are proximal or within the proposed development area. A small number of applications for dwellings, dwelling extensions and associated structures and agricultural buildings and facilities with granted planning permission were noted within the environs of the proposed development site. These small-scale projects are not likely to cause effects to European sites when considered in combination with the current proposal under examination, either during the construction or operational phase. There is therefore no potential for significant in-combination effects of these developments with proposed development.</p>	<p>Adherence to the policies and objectives of the Tipperary County Development Plan 2022-2028 ensure that local planning applications and subsequent grant of planning comply with the core strategy of proper planning and sustainability and with the requirements of relevant EU Directives and environmental considerations, there is no potential for adverse in-combination effects on European Sites.</p>

¹⁵<https://tipp.maps.arcgis.com/apps/webappviewer/index.html?id=460724c4b3de413cbbeb853111df588a> & <https://laoiscoco.maps.arcgis.com/apps/webappviewer/index.html?id=5c5ee53e778644beb89a6be304a0ee1f>



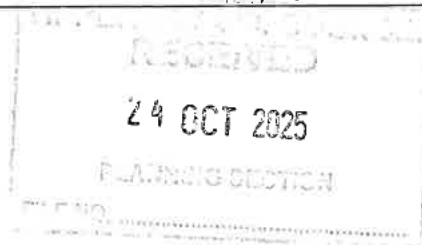
5.1.1 Conclusion of Cumulative Impact Assessment

Provided adherence to the overarching policies and objectives of the plans and programmes and best practice and mitigation measures are implemented for individual projects, there is no potential for the mentioned plans and projects to have a cumulative impact to European sites, in combination with the proposed development.

Screening Assessment Criteria is further assessed in **Table 5-3** below.

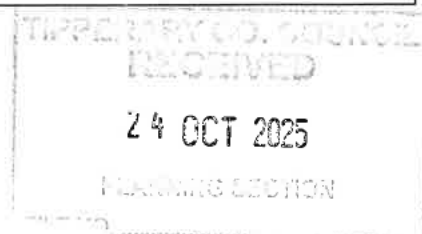
Table 5-3: Screening Assessment Criteria

Screening Assessment Criteria	
Screening Questions	
Describe any likely changes to the site arising as a result of the following	
Reduction of Habitat	The proposed development will not result in the reduction of habitats to any European Site within the project Zone of Influence. This is due to the separation distance between the site and European Sites and the unsuitability of the works area to support habitats of Qualifying Interest for European Sites within the project Zone of Influence.
Disturbance to Key Species	The proposed development will not result in disturbance to key species or species of Qualifying Interest / Special Conservation Interest species within any European Site within the project Zone of Influence. This is due to the separation distance between the site and European Sites and the unsuitability of the works area to support species of Qualifying Interest or Special Conservation Interest species.
Habitat or Species Fragmentation	The proposed works will not result in habitat or species fragmentation to European Sites within the project Zone of Influence. This is due to the separation distance between the site and European Sites and the unsuitability of the works area to support species of Qualifying Interest or Special Conservation Interest species.
Reduction in Species Diversity	The location of the proposed development does not overlap with the boundaries of European Sites. As a result, there will be no reduction in species diversity to European Sites. In addition, the separation distance between the site and European Sites and the unsuitability of the works area to support species of Qualifying Interest or Special Conservation Interest species means that there will be no reductions in species diversity.
Changes in Key Indicators of Conservation Value	Changes in key indicators of conservation value could occur to downstream hydrologically connected European Sites, should waterborne pollutants leave the site and enter the receiving watercourses, particularly drainage channels and streams within the upper reaches of the River Nore catchment. However, the discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect effects on the River Nore main corridor downstream, with regard to the SCIs of the SPA / QIs of the SAC.





Screening Assessment Criteria Screening Questions	
Climate Change	The proposed development will not result in likely significant effects contributing to climate change that could in turn affect the conservation objectives of those European Sites within the project ZOI.
Describe any likely impacts on the European Sites as a whole in terms of Interference with key relationships that define the structure and function of the site;	Likely impacts include the release of water borne pollutants to the receiving environment and its associated drainage channels and watercourses supporting connectivity with the River Nore SPA and the River Barrow and River Nore SAC. The discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect effects on the River Nore main corridor downstream, with regard to the SCIs of the SPA / QIs of the SAC.
Provide Indicators of Significance as a result of the identification of effects set out above in terms of;	
Loss	The footprint of the proposed works does not directly overlap with any European sites. Therefore, there will be no potential effects to European Sites resulting from direct loss. In addition, the separation distance between the site and European Sites and the unsuitability of the works area to support species of Qualifying Interest or Special Conservation Interest species means that there will be no loss to habitats or species of Qualifying Interest of Special Conservation Interest species.
Fragmentation	The footprint of the proposed works do not directly overlap with any European sites. Therefore, there will be no potential for fragmentation to habitats and species of conservation interest associated with European Sites as a result of the proposed development.
Disruption	There will be no direct disruption to features of Qualifying Interest to European Sites as a result of the proposed development.
Disturbance	Given the separation distance between the proposed development site footprint and European Sites, there will be no direct disturbance to European Sites and their component Qualifying habitats and species. The discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect disturbance or disruption on the River Nore main corridor downstream, with regard to the SCIs of the SPA / QIs of the SAC.
Changes to Key Elements of the Site	Changes to key elements of European Sites within the project Zone of Influence are highly unlikely. The discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect effects on the River Nore main corridor downstream, with regard to the SCIs of the SPA / QIs of the SAC.





Screening Assessment Criteria Screening Questions	
Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known	<p>The proposed development is located along cutover raised bog, a recently constructed access tracks and an area of felled conifer planation recolonised with scrub. There are no ecological receptors identified within or directly adjacent to the site identified as being associated with or corresponding with the conservation objectives of any European Site. Based on proximity and topography / geographic distribution, any source / receptor pathways for potential impacts affecting designated European Sites can be excluded based on the distance of sensitive receptors from the development. This is with particular reference to the nature and scale of the development footprint which is within habitats of negligible to low ecological value.</p> <p>The discreet and isolated character of the construction phase, combined with the small scale of the construction works negates the potential for indirect effects on the River Nore main corridor downstream, with regard to the Special Conservation Interests of the SPA or Qualifying Interests of the SAC. One watercourse crossing is required which provides remote downstream hydrological connectivity to the River Nore catchment. This comprises an indirect pathway for impacts in a downstream direction. This watercourse is narrow, poorly defined, slow flowing, heavily channelised, drained and silted. This watercourse drains a large cutover bog to the west of the crossing and drains areas of scrub, young conifer woodland, bog woodland and improved grassland east and south-east of the grid connection route before its confluence with the River Nore main channel. Watercourse crossings will be completed by Horizontal Directional Drilling, in accordance with the standardised methodology outlined in Section 3.1.1.</p> <p>It is considered that this does not comprise a significant pathway for water quality impacts to the River Nore main channel, or to the SPA / SAC downstream, in view of the background character of the watercourse, the baseline conditions in the Nore within the study area, and the distance of separation between the site and the SPA site boundary (approximately 8.1km downstream) or the SAC site boundary (16.4km downstream).</p> <p>Taking account of the size and scale of the proposed development, as well as the evaluation of any significant effects which could potentially arise with regard to the sensitivities of the SCIs for the SPA or QIs for the SAC, there are no potential indirect impacts identified which would have the potential to give rise to significant effects on either the SPA or SAC designations, in view of the conservation objectives.</p>





5.2 Screening for AA Conclusion

The proposed project has been assessed taking into account:

- The nature, size and location of the proposed project and the associated works and possible impacts arising from same;
- The Qualifying Interests (QIs) and Special Conservation Interests (SCIs), Conservation Objectives and conservation status of any European Sites within the project Zone of Influence ;
- The potential for likely significant effects impacts arising from the project on any European Sites; and
- The potential for cumulative impacts.

The proposed underground grid connection route is located greater than 8.1km from any European Site. The Appropriate Assessment Screening process considered the potential for likely significant effects which may arise during the construction and operational phases of the development. The proposed route requires a crossing of one minor watercourse, The Rackethall Stream (IE_SE_15N010300). This watercourse is part of the Nore_040 watercourse as identified on the EPA mapviewer, and is a tributary on the upper reaches of the River Nore.

The closest designation is the Slieve Bloom Mountains SPA, located 3.5km north; however, there is no connectivity identified in relation to the sensitivities of the Special Conservation Interests for this SPA, in view of the Conservation Objectives. The River Nore SPA site boundary on the River Nore main channel is located approximately 8.1km downstream of the proposed crossing point of the route over the Sheehy's Stream, while the River Barrow and River Nore SAC site boundary is approximately 16.4 km downstream on the River Nore main channel.

This assessment comprised an evaluation of the pathways for effects on the qualifying interests of designated European Sites, with reference to the location, size, scale, and duration (construction and operation) associated with the proposal. The impact assessment takes account of the installation processes involved, the isolated nature of the construction restricted to within and directly adjacent to the existing access tracks, cutover bog, felled conifer plantation and a recently constructed compound. Pathways for impacts on any European Site were evaluated with regard to the distance of separation between European Sites in the wider study area, leading to a determination that there are no likely significant effects on the Qualifying Interests or Special Conservation Interests of any designated European Site, with regard to their conservation objectives.

In particular, no potential for significant effects are identified with respect to the River Nore SPA or the River Barrow and River Nore SAC, either alone or in combination with other plans or projects. There are no impact pathways arising from the proposed project which could interact with the Special Conservation Interests or Qualifying Interests of the SAC with the potential to give rise to significant effects. Therefore, taking account of the nature and specific, standardised installation methods required for the proposed works, the potential for significant effects via hydrological impact pathways are excluded.

It is concluded that there are no likely potential impacts, whether direct, indirect or cumulative/in-combination, which could give rise to significant effects on the qualifying interests or special conservation interests of any designated European Site, in view of their conservation objectives. Consequently, this proposal does not require Appropriate Assessment process and can be screened out.





APPENDIX A – SITE DRAWING





- LEGEND**
- Site Boundary
 - Site Ownership Boundary
 - Cable Route
 - River
 - 15m Buffer River
 - Brehony's Bog Solar Farm
 - Existing Access Track

24 OCT 2025
PLANNING SECTION
FILE NO.

Notes:
Approx. Site Centre
ITM 167000, 687250
Approx. Site Area
36.1 ha
Cable location and proposed design are indicative
and subject to change during detailed design

Project Description
Brehony's Bog-Sheehy's Cable Route
Land at TheSheehy's & Monaincha
Townlands Co. Tipperary

Sheet No. BS-DR-02

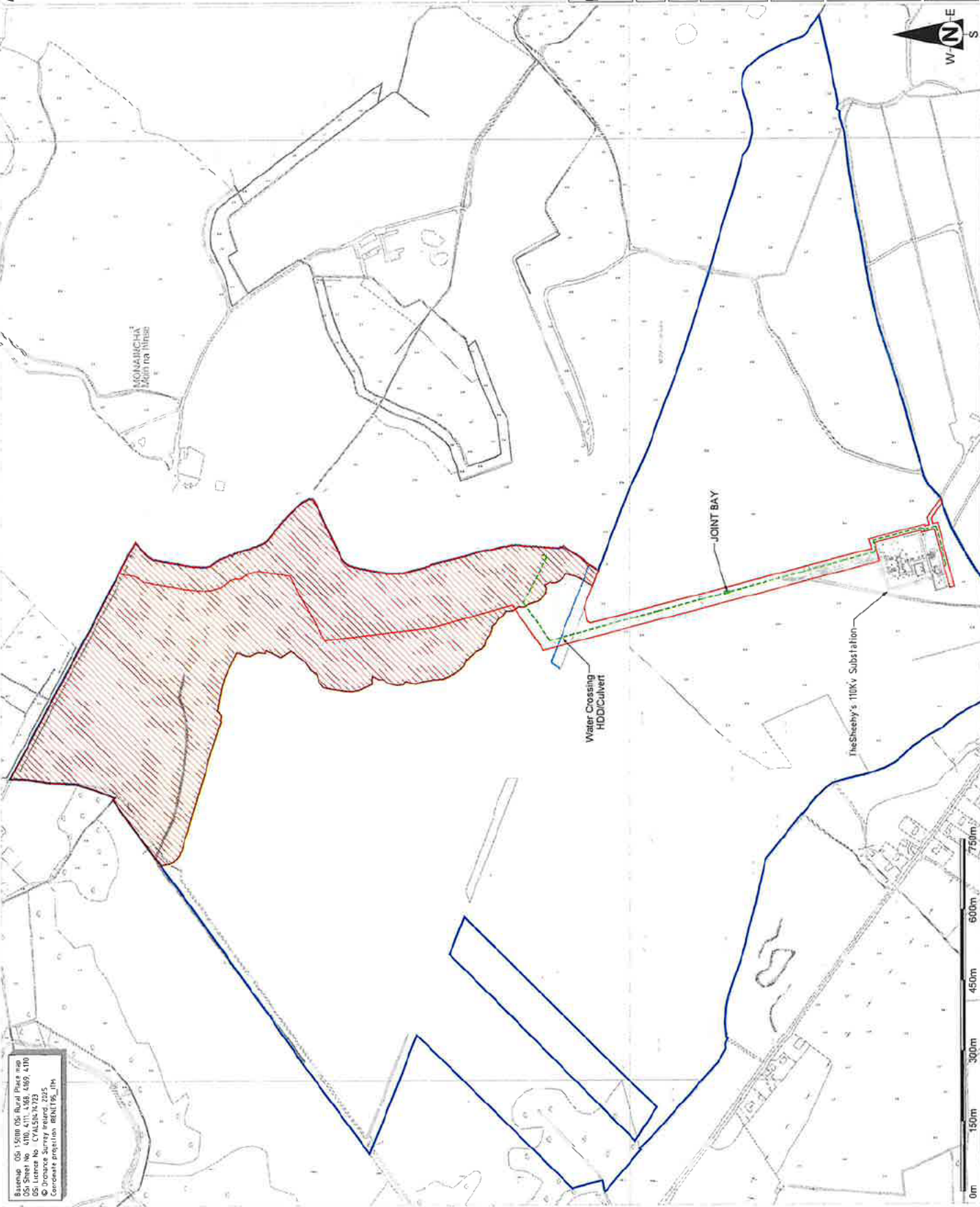
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Site Location Map

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planning environmental technical

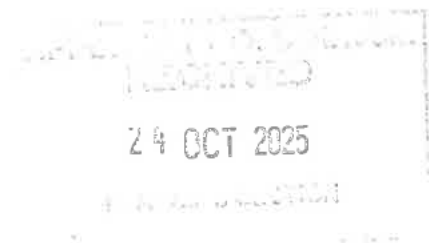
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Base map: OS 1:5000 OS Rural Place map
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Coronate projection BNE195, ITH

Appendix IV – Outline Construction Methodology



Outline Construction Methodology

PROJECT:

Brehony's Bog – The Sheehy's 110kV Substation 33kV Interconnector

Prepared by



August 2025

CREATED BY: GOKUL THANKAPPAN

Version:1



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collaborative and data-driven methodologies.

QUALITY CHECK SHEET				
REVISION	DESCRIPTION	ISSUE DATE	PREPARED BY	APPROVED BY
001	For submission	27 August 2025	Gokul Thankappan	Kieran Tarpey

AUTHOR, CHECKER AND APPROVER DETAILS		
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1. Introduction

The purpose of this document is to outline the methodologies and construction techniques to be adopted during the construction of the connection of Brehony's Bog Solar Farm and The Sheehy's 110kV Loop In Substation Development via an underground cable route consisting of 33kV cables. The proposed development consists of approximately 36.09 acres with a total Horizontal Direct Drilling (HDD) length of 50 m, with trenches measuring 600mm wide and 1315mm in depth.

This report provides a typical outline of the practices that may be involved in the construction of an underground cable interconnector, along agricultural land and the navigation of a water crossing. Prior to the commencement of construction, detailed Method Statements will be requested from contractors describing actions taken during construction and construction best practice measures to be adopted during construction of the underground cable route.

This document serves as a guide and should be read in conjunction with all accompanying technical reports and planning documentation. It will be updated as required prior to construction commencement to reflect site-specific refinements.

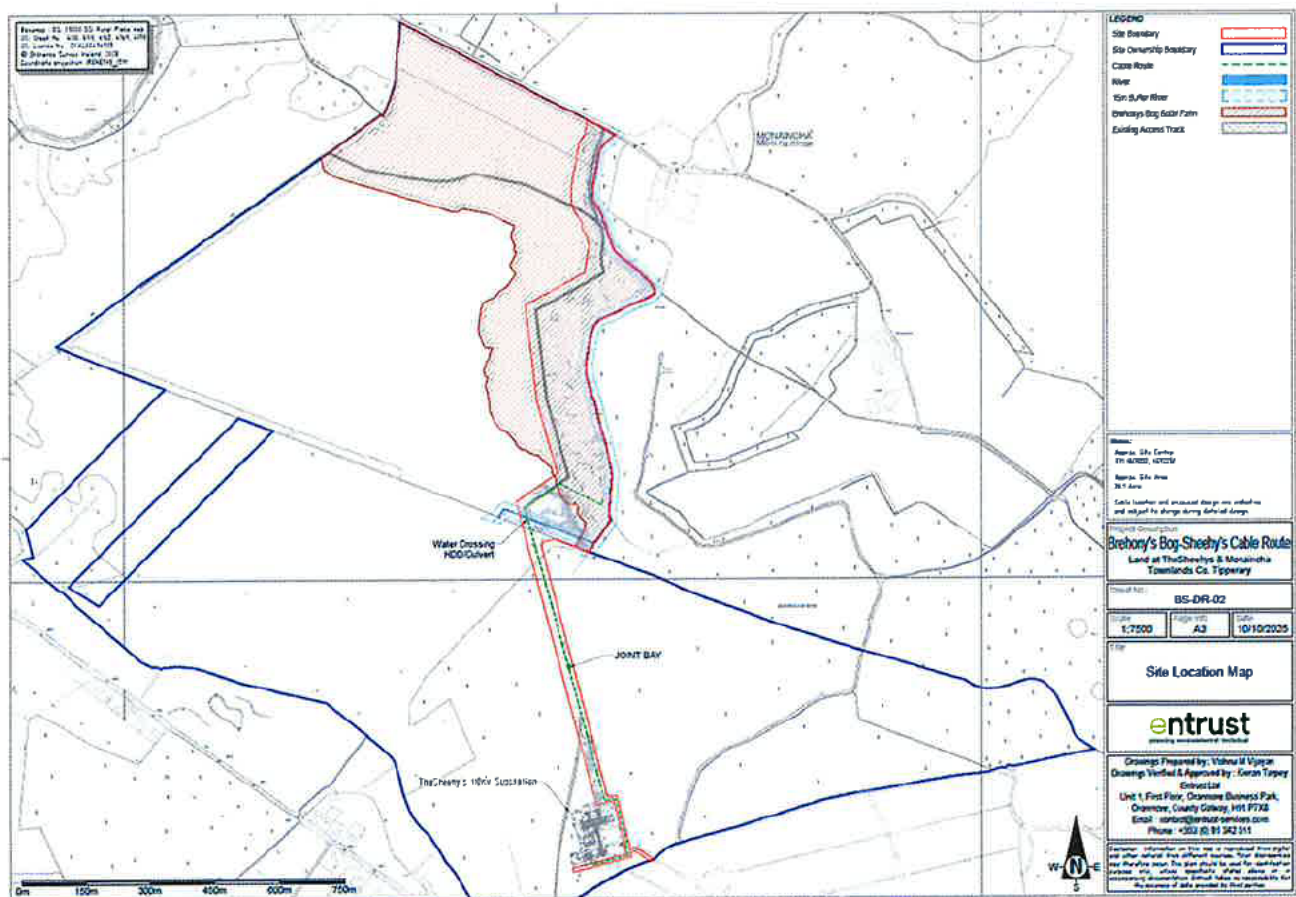


Figure 1: Site Location and drawing detailing the proposed development



2. Proposed Development

The interconnector will consist of No. 1 circuit of trenches. The trench will contain:

- 3 No. 160mm Diameter HDPE Power Cable Ducts And
- 2 No. 125mm Diameter HDPE Communications Duct
- Yellow Marker Warning Tape 500mm Wide
- Red Cable Marker Strip 400mm Wide X 2.5mm
- 12mm DIA Pull Rope in All Ducts

Each duct will be housed in an excavated trench 600mm wide by 1315mm deep, with variations of the design to adapt to service crossings and watercourses, etc. The power cable ducts will accommodate 3 No. power cables while the communications ducts will accommodate a fibre cable to allow for communication between Brehony's Bog and The Sheehy's 110 kV Substation. The ducts will be installed, the trench reinstated to the landowner's specifications, and then the electrical cabling and fibre cable is pulled through the installed ducts in 550m to 750m sections.

HDD techniques will be adopted to traverse a water crossing on the land, ensuring that a 15 m buffer each side of the water crossing is kept as to provide minimal disturbance to the feature.

3. Construction Methodology

Given the nature of the construction works being undertaken, particular attention is required for the installation of high voltage underground cable routes. Trenching and ducting works require particular attention for reasons including:

- Management of Trench Soil
- Trench De-Watering
- Adding Cement Bound Granular Mixture B (CBGM B)
- Bentonite Injection into Ducts

3.1. Soil Management:

Best practice for soil management involves protecting the soil from compaction, erosion, and contamination during the construction phase while also ensuring adequate drainage and soil stability. This is achievable through careful planning for site access, storage of materials, and responsible management of excavated soil. Proper management of excavated soil prevents run off to the roadside during times of heavy rainfall. Stockpiles of soil for reinstatement shall be stored at least 15m back from drains and watercourses on level ground with a silt fence inserted at the base. Special care is required when working with peat soils as they are prone to subsidence and compaction.

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3.2. Trench de-watering:

Best practices for trench dewatering involve a risk assessment, proper drainage planning, and the use of appropriate equipment to manage water ingress during excavation and cable laying. A thorough investigation of the site conditions including soil types, water table levels and potential for water runoff, is crucial to determine the most appropriate dewatering methods. Ground water and surface water accumulating in the base of trenches shall not be pumped directly to roadside drains or watercourses unless it is clean and free from solids. Water from the trenches will be pumped through silt socks onto a designated grass area. Water contaminated with solids will be discharged to a designated area by a competent member of the construction team given that there are no issues with the grass becoming waterlogged. In the case of trench water being heavily contaminated, the water will either be tankered off site and disposed of in a licensed facility or pumped to a portable on-site settlement tank for treatment. These operations will be supervised by a competent member of the construction team regularly to ensure they are working effectively.

3.3. Adding CBGM B:

CBGM will be installed directly from the chute of the truck in small amounts into the trench as a way to mitigate risks to cement laden run-off entering any watercourses. On occasion it may be necessary to stockpile small amounts of CBGM for placement in trenches where truck access is not safe or possible. In such instance's hardstands will be installed for storing the CBGM. Hardstand areas shall only be located where there is no direct drainage to surface waters and where the area has been bunded e.g. using sand-bags and geotextile sheeting or silt fencing to contain any solids in run-off.

3.4. Site Investigations:

Site investigations along the proposed cable route shall be conducted prior to the design being finalised and before the contractor commences on construction works in order to validate the design assumptions. Site investigations should include measures ensuring the land and proposed cable route is suitable for the proposed development, including silt test trenches for 33kV cables typically measuring approximately 600mm wide by 1.316mm. Site drawings will be made available to the contractor which details the joint bay location, HDD location and off road direction of the cable route. Any concerns the contractor may have regarding the construction of the proposed development shall be addressed and tested at the site investigations.

3.5. Contractor Duties:

Prior to commencement of construction, the contractor or wayleave officer who is responsible for liaising with affected landowners along the proposed underground cable route. The design engineer shall also set out the route alignment, off road joint bay positions and river crossing alignments for the contractor. The contractor will receive relevant information, plans and maps regarding any potential underground services from statutory authorities and other public utilities. The contractors general work requirements shall be:

- Secure each work area with adequate protective barriers and health and safety signage to the approval of the engineers.
- A temporary hardstand work area shall be created and fenced on off road locations to facilitate joint bay construction and associated traffic. These working areas will be removed upon completion of construction of the underground cable route.
- Mark out cables the route in accordance with the approved design and local authority requirements.
- Provide secure and clean storage facilities for all ducting and trenching materials, cable installation equipment and cable drums.
- Obtain all required licences and consents from landowners and local authorities for the works to be carried out during the construction of the underground cable route.
- Liaise with services providers that may be impacted during construction including Transport Infrastructure Ireland (TII), Irish Water, and ESB Networks where relevant.
- Excavate trenches along the approved cable route using appropriate equipment and plant machinery.
- Adhere to TII and Health and Safety Authority (HSA) guidelines for safe excavation.
- Ensure all operatives are Safe Pass certified and trained in Manual Handling and Signing, Lighting & Guarding.
- Where possible, the contractor should ensure a minimum distance of 500 mm horizontal separation is maintained between the edge of the power ducts and existing services.
- Simultaneously load and remove soil and dispose of properly to a site or sites to be selected by the contractor and agreed with the relevant authority. In grassed fields the excavated soil shall be stored within the wayleave. The excavated material will then be utilised to reinstate the land post construction.
- Protect all underground services from damage due to trenching, ducting, reinstatement and compacting.
- Remove, treat and dispose of wastewater from trenches in accordance with legislation and best practice, under permit from the local authority if required.
- Conduct all works in accordance with project specifications, Irish Standards and relevant codes of practice.
- Keep record using photographic evidence of works carried out prior to backfilling.

- Ensure that the site is reinstated to appropriate standards post-construction to the standards of the local authority, TII and the landowners.

3.6. Trenching Methodology:

The following details outlines the methodology to be undertaken to install the underground grid cable works:

- The Contractor, and their appointed Site Manager, will prepare a targeted Method Statement concisely outlining the construction methodology and incorporating all control measures included within the planning application and accompanying reports and as required by planning conditions where relevant.
- All existing underground services and existing watercourses shall be identified prior to the commencement of works.
- If the cable route encounters a culvert, the culvert will remain in place and the ducting will be installed either above or below the culvert to provide minimum separation distances in accordance with ESB and Irish Water specifications.
- Traffic management measures will be implemented in accordance with the supporting Traffic Management Report, and a detailed Traffic Management Plan will be prepared and agreed with Tipperary County Council.
- The base of the excavated trench is typically lined with sand bedding. The uPVC cable duct is then placed into the excavated trench and back filled.
- Excavated materials will be temporarily stockpiled and stored onsite for re-use during reinstatement. Stockpiles will be located at a minimum of 50m from surface water features. The stockpiles will be restricted to less than 2m in height.
- Excavated materials shall be employed to backfill the trenches and any surplus of materials will be transported offsite and disposed of at an authorised soil recovery facility.
- Any earthen (sod) and grass banks to be excavated will be carefully opened with the surface sods being stored separately and maintained for use during reinstatement.
- The excavated trench will be dewatered if required, from a sump installed within the low section of the opened trench. Where dewatering is required, dirty water will be fully and appropriately attenuated, through silt bags, before being appropriately discharged to vegetation or a surface water drainage feature.
- Where required, grass will be reinstated by either seeding or replacing with grass turves.

- No more than a 100m section of trench will be opened at any one time. The second 100m will only be excavated once the majority of reinstatement has been completed on the first 100m excavation.
- The excavation, installation and reinstatement process will take on average of 1 No. day to complete a 100m section.
- Where the cable is being installed in a roadway, temporary reinstatement may be provided to allow larger sections of road to be permanently reinstated together.
- Following the installation of ducting, pulling the cable will take approximately 1 No. day between each joint bay, with the jointing of cables taking approximately 1 week per joint bay location.
- It is expected that works will only be conducted during normal working hours – Monday to Friday 08:00 to 20:00 and Saturday 08:00 to 18:00, with no works on Sundays or Bank holidays except in exceptional circumstances in the event of an emergency.

The following labour and equipment used during trench works are:

- 2-3 General Operatives
- Excavator And Operator
- Tractor And Trailer or Tracked Dumper
- HGV Trucks
- 4x4 Vehicles

The following materials used during trench works are:

- Sand for Pipe Bedding.
- Ready Mixed Concrete Where Necessary (Delivered to Site).
- Trench Backfilling Material (Excavated Material And Aggregates) to Relevant Specifications;
- 160mm Diameter HDPE Ducting;
- 125mm Diameter HDPE Ducting;
- Temporary Surface Reinstatement Materials



Figure 2: Typical underground duct installation

3.7. Ducting Installation Methodology:

For trenching and ducting works, the following step by step methodology will apply:

- Grade, smooth and trim trench floor when the required 1315mm depth and 600mm width have been obtained.
- Place bedding layer of Cement Bound Granular Mixture B (CBGM B) material in accordance with the specification and compact it so that the compacted thickness is as per the drawings.

- Lay the bottom row of ducts in trefoil formation as detailed on the design drawings. Use spacers as appropriate to establish horizontal duct spacing. Fit a secure cap / bung to the end of each duct run to prevent the ingress of dirt or water.
- Carefully surround and cover ducts with CBGM B in accordance with the design drawings and specifications and thoroughly compact without damaging ducts.
- Place cable protection strips on compacted CBGM B directly over the ducts.
- Lay the top row of ducts onto the freshly compacted CBGM B including the cable protection strips above the bottom row of ducts. Place a secure cap at the end of each duct to protect the ingress of dirt or water.
- Carefully surround and cover ducts with CBGM B material in accordance with the drawings and thoroughly compact without damaging ducts.
- Place red cable protection strip on top of the compacted CBGM B over each set of ducts as shown on the drawings.
- Place and thoroughly compact CBGM B material or Clause 804 backfill or soil backfill as specified and place warning tape at the depth shown on the drawings.
- For unsurfaced / grass sections, backfill with suitable excavated material to ground level leaving at least 100 mm topsoil or match existing level at the top to allow for seeding or replace turves as per the specification of the local authority or land owner.
- Clean and test the ducts in accordance with the specification by pulling through a brush and mandrel. Install 12 mm polypropylene draw rope in each duct and seal all ducts using robust duct end seals fitted with rope attachment eyes in preparation for cable installation at a later date.



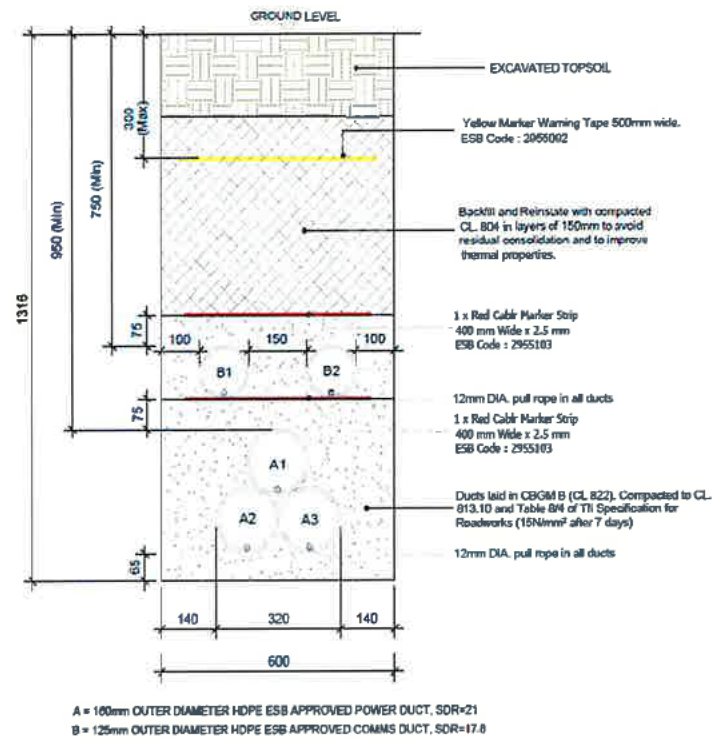


Figure 3: Cross section of a typical 33kV trench

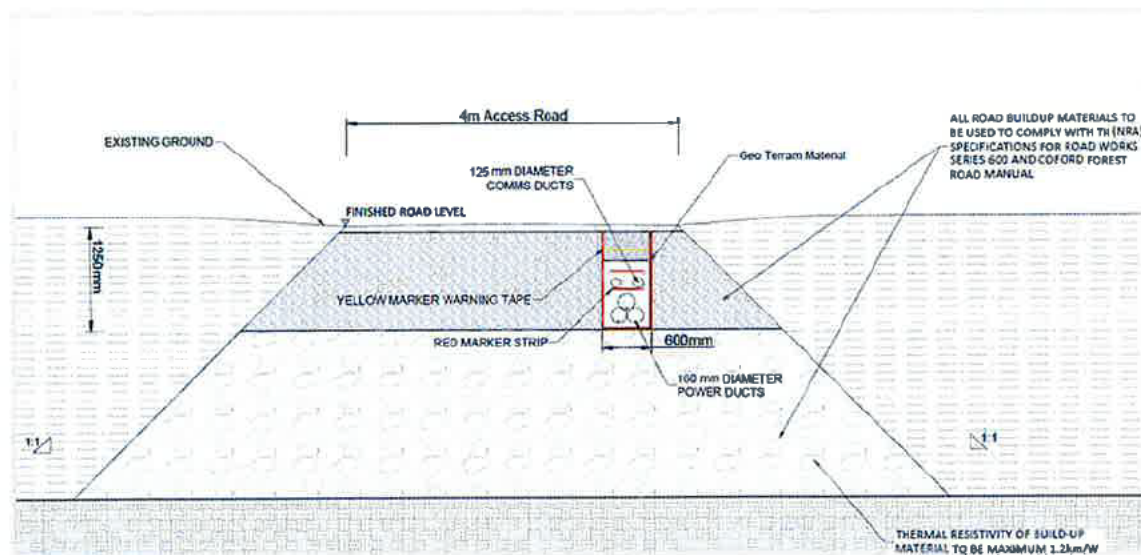


Figure 4: Typical example cross section

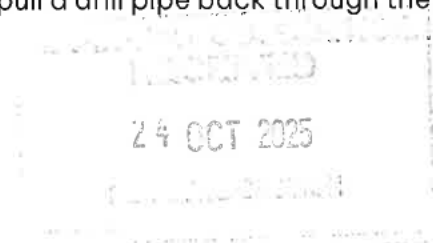
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3.8. Horizontal Directional Drilling (HDDs):

HDDs are required for the proposed underground grid connection to cross No. 1 watercourse along the proposed cable route. The watercourse is located towards the centre of the grid connection route.

HDD work practices will be as follows:

- A works area of approx. 40m² is typically required for an HDD entry point and approx. 20m² required for HDD exit point. This area should be securely fenced off during drilling works.
- Entry and exit pits (approx. 2m x 3m x 1m (Length x Width x Depth)) are typically excavated using a small excavator. The excavated material is typically stored within the works area and used for reinstatement on completion of the works or disposed of at a licensed waste facility.
- The drilling rig and fluid handling units located on one side of the crossing will be stored on double bunded 0.5mm PVC bunds which will contain any accidental fluid spills and storm water run-off.
- The HDD pilot bore will be drilled to the pre-determined profile and alignment as per the specified requirements completed during the projects detailed design stage.
- Pilot boring is typically carried out using a wireline guidance system. The assembly is ideally set up by the drilling team and steering engineer.
- The steering engineer and drill team should monitor ground stresses and pressures to ensure the modelled values are not exceeded.
- A 1m x 1m x 2m steel box will be placed in each pit. This box will capture any drilling fluid returns from the borehole.
- The drill bit will be set up by a surveyor, and the driller will push the drill string into the ground and will steer the bore path under the stream-ways and forestry.
- A surveyor will monitor drilling works to ensure that the modelled stresses and collapse pressures are not exceeded.
- The drilled cuttings will be flushed back by the drilling fluid to the steel box in the entry pit.
- Once the first pilot hole has been completed, a hole-opener or back reamer will be fitted in the exit pit and will pull a drill pipe back through the bore to the entry side.



- When all bore holes have been completed, a towing assembly will be set up on the drill and this will put the ducting into the bore.
- The steel boxes will be removed, and the drilling fluid disposed of to a licensed facility.
- The ducts will be cleaned and proven and their installed location surveyed.
- The entry and exit pits will be reinstated as per the landowners' requirements.
- A typical HDD would take 3 days. This is dependent on a number of factors such as ground conditions, geology, etc. and would be taken into account during design stage by the HDD contractor.

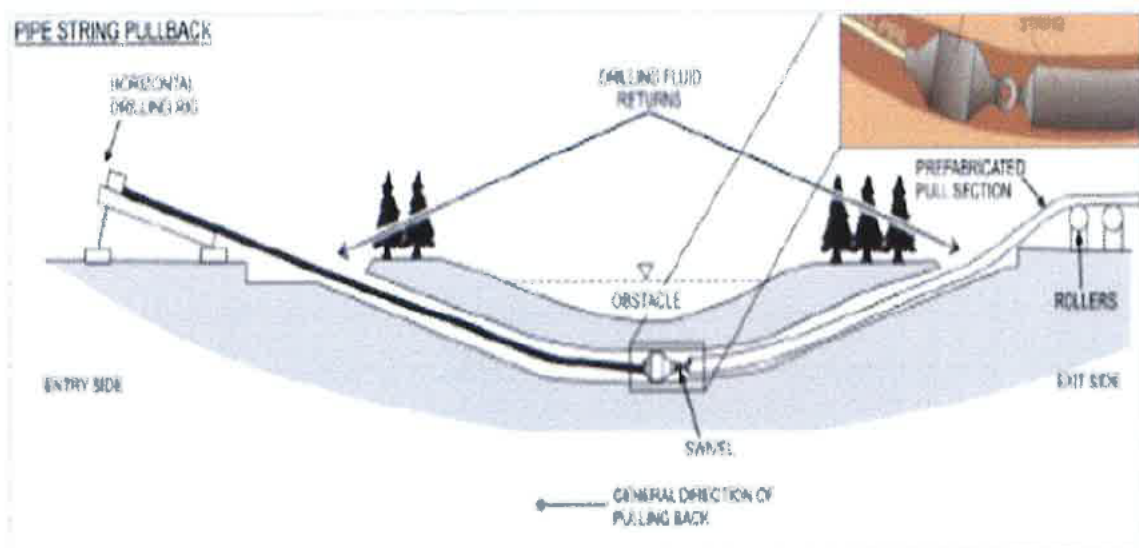


Figure 5: Typical HDD technique

3.9. Cable Pulling:

Upon completion of duct installation, the electrical cables are pulled from a drum where they are stored through the ducting by a specialised mechanical winch. Typically, these specialised winches used for this application can monitor the tension on the cables being pulled as a precautionary measure to prevent damage to the cables.

A guide rope is used to assist with the installation of the electrical cables and the pulling process. The guide rope is also used for proving the ducts by attaching a mandrel, sponge or brush for cleaning the ducts post installation.

Cable lubricant is applied to the outside of the cables being pulled through the duct. The lubricant assists with the pulling process and reduces friction between the cable and the ducting.

3.10. Joint Bay Construction and Cable Installation:

No. 1 joint bay is to be installed along the cable route to facilitate the joining of underground cable circuits. Joint Bays are typically sized during the detailed design stage of the project. If required Communication Chambers are located in close proximity to joint bays. Communication chambers will typically be pre-cast concrete structures with an access cover at finished surface level. The precise siting of all joint bays and communication chambers is subject to detailed design. Marker posts will be used on non-roadway routes to delineate the duct route and joint bay positions. The following steps outline the methodology for joint bay construction and reinstatement:

- Install barriers, signage, and implement traffic management plans to secure the work area.
- The contractor must excavate the joint bay area to the specified depth and dimensions, ensuring inclusion of a sump in one corner.
- Level and smooth the base of the excavation, then install a 50 mm thick layer of sand (for pre-cast concrete assembly) over 200 mm of Clause 804 granular fill.
- Use pre-cast concrete sections, placing them onto the sand bedding as part of the construction process.
- Temporarily restore the surface area as outlined in the specifications.
- Temporary joint bay covers can be used as an interim reinstatement solution. These covers are positioned over the joint bay and removed later during the cable installation phase.
- To allow for cable installation and jointing at a later stage, reinstall traffic management signage, secure each site individually, re-excavate three adjacent joint bays, and retain the excavated material for later reinstatement.
- Cables are delivered in pre-determined lengths wound onto large drums. Installing a single cable section typically involves pulling three separate conductors through three individual ducts. The cable pulling winch must be set to a specific cut-off pulling tension as defined by the design. The cable is attached to the winch rope using approved, correctly sized and rated cable stockings and swivels, or a factory-fitted pulling head. A sponge may be fixed to the winch rope to distribute lubricant within the duct. Lubricant should also be applied to the cable within the joint bay prior to entry into the duct.
- After two sections of cable have been pulled into the joint bay, a jointing container is placed over the area, and the cable jointing operation is conducted within this controlled environment.
- Once jointing and duct sealing are completed in the joint bay, thermal sand is installed and compacted in layers of approximately 150 mm up to the base level of the cable and joint, ensuring vertical stability. Further layers of thermal sand are added, with each layer compacted manually, until the material is 100 mm above the cable and joint. Install a cable protection strip, then continue

backfilling with thermal sand up to 300 mm below the top of the joint bay walls. Fill the remaining space with well-compacted CBGM B up to the top of the joint bay walls and carry out the final surface reinstatement, including placing warning tape 300 mm beneath the finished surface.

Equipment

- 1 Excavator Operator
- 360 Degree Tracked Excavator (13 Ton Normally, 22 Ton For Rock Breaker)
- No. 1 Tracked Dumper or Tractor And Trailer

Materials

- Sand for Pipe Bedding
- Blinding Concrete Where Necessary
- Clause 804 Material
- 160mm Diameter HDPE Ducting;
- 125mm Diameter HDPE Ducting;
- Precast Chamber Units / Relevant Construction Materials for Chambers
- Link Box

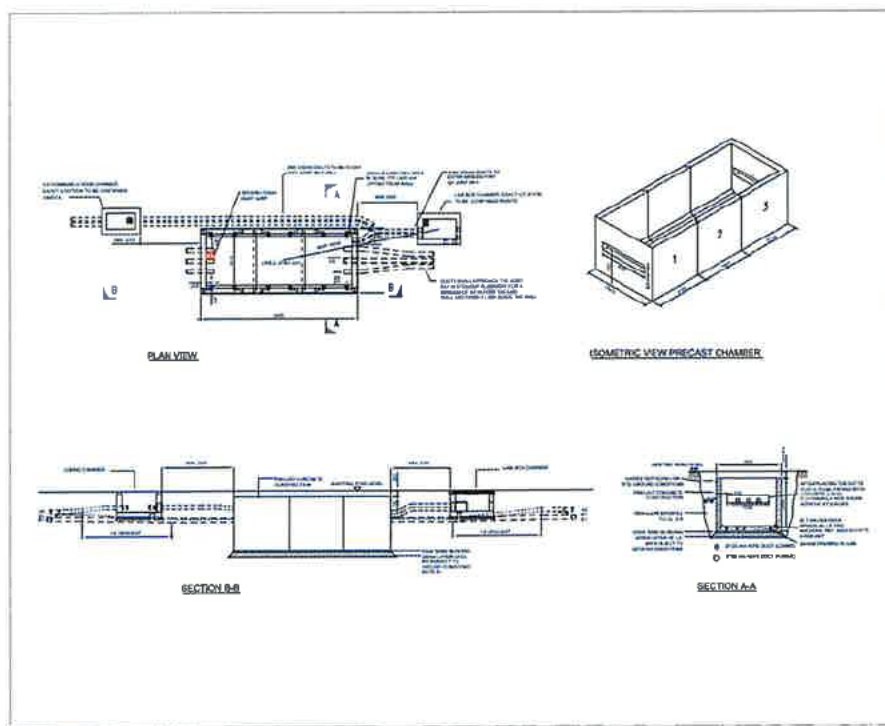


Figure 6: Example of a Joint Bay layout

3.11. On Private Tracks

Where the cable is installed in private tracks the location where the cable is laid will depend on several factors, width of track and bends along the track crossings. Where the track requires widening, stone will be brought in to build up the area to the same level of the track. The excess material from the track will be used elsewhere on reinstatement works where appropriate and any surplus material will be transported and disposed of at a fully authorised soil recovery site.

3.12. Surface Cable Markers and Marker Posts

Surface cable markers will be placed along the route where the cable route is unavoidably shallow, due to constraints such as existing services, to indicate the precise location of the underground cable.

Markers posts will be used on non-roadway routes to delineate the cable route and joint bay positions. Corrosion proof aluminium triangular danger sign, with 700mm base, and with centred lightning symbol, on engineering grade fluorescent yellow background shall be installed in adequately sized concrete foundations. Marker posts shall also be placed in the event that burial depth is not to standard.



Figure 7: Standard ESB marker post

4. Storage of Plant, Machinery and Equipment

All plant, machinery and equipment will be stored onsite within the works area or within the temporary construction compound to be located within redline boundary. Oils and fuels will not be stored on site and will be stored in an appropriately bounded area within the temporary storage compound.

5. Emergency Response Plan

All employees and site personnel will be inducted to the provisions set out in an Emergency Response Plan. The following briefly outlines a non-exhaustive list of the types of emergencies, which must be communicated to site staff:

- Release of hazardous substances – Oils and fuels
- Concrete spills – release of concrete to the environment
- Flood event – extreme rainfall event
- Environmental and agricultural buffer zones around exclusion areas
- Housekeeping of materials and waste storage areas
- Stop works procedure due to accident/ environmental issue

The emergency response plan must be completed by the appointed contractor prior to commencement of construction.

6. Reinstatement of Private Land

Once all construction works are complete, the work areas will be reinstated with excavated soil and either seeded out with native species, allowed to vegetate naturally or reinstated with excavated grass turves and will be restored to their original condition.

7. Waste Management

All waste products (general waste, plastic, timber, etc.) arising during the construction phase will be managed and disposed of in accordance with the provisions of the Waste Management Act 1996 and associated amendments and regulations, and a Waste Management Plan (WMP) will be prepared by the contractor prior to the commencement of construction.



8. Invasive Species Protection and Best Practices

Invasive species can be introduced into a location in several ways including contaminated plant, machinery and equipment which were previously used in locations that contained invasive species. Good site organisation and hygiene management shall be maintained always on site, and best practice measures will be implemented, as follows:

- The contractor will prepare and make available to all site personnel an Invasive Species Action Plan to be implemented during construction and all personnel will be made aware of the requirements contained within the Action Plan.
- Plant and machinery will be inspected upon arrival and departure from site and cleaned/washed as necessary to prevent the spread of invasive aquatic / riparian species such as Japanese knotweed *Fallopia japonica* and Himalayan Balsam *Impatiens glandulifera*. A sign off sheet will be maintained by the contractor to confirm the implementation of measures.
- Site hygiene signage will be erected in relation to the management of non-native invasive material.

9. Best Practise Design, Construction and Environmental Management Methodology

Prior to the commencement of construction activities, the contractor must develop comprehensive Method Statements, taking into account the specific project constraints and the information outlined in this document (Outline Construction Methodology). This method statement will be adhered to by the contractors and will be overseen by the Project Manager.

Each Method Statement is to be presented to all site operatives and reviewed with them. The contractor's workforce must strictly adhere to these statements, and the work must be supervised by the Project Manager.

The following documents will contribute to the preparation of the Method Statements in addition to those measures proposed below:

- Inland Fisheries Ireland (2016) Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters
- National Roads Authority (2008) Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes
- Murnane, A., Heap, A. & Swain, A. (2006) Control of Water Pollution from Linear Construction Projects – Technical Guidance (C648), CIRIA



- Murnane, E. et al. (2006) Control of Water Pollution from Linear Construction Projects – Site Guide (C649), CIRIA
- Murphy, D. (2004) Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites, Eastern Regional Fisheries Board
- Masters-Williams, H. et al. (2001) Control of Water Pollution from Construction Sites – Guidance for Consultants and Contractors (C532)
- Enterprise Ireland (n.d.) Best Practice Guide (BPGCS005) – Oil Storage Guidelines
- Law, C. & D'Aleo, S. (2016) Environmental Good Practice on Site Pocket Book (C762), 4th Edition, CIRIA
- CIRIA (2015) Environmental Good Practice on Site (4th Edition) (C741) 2015.

The proposed works will be carried out by employing accepted good work practices during construction. The following construction best practice measures are typically included in the contractor's Method Statements.

- All construction materials must be stored within the contractor's designated compound and only transported to the work zone immediately before use.
- Construction activities should be scheduled with consideration for weather conditions, in order to reduce the potential for site runoff.
- Maintain a 50-metre buffer zone and install silt fences between any excavated material and surface water features to prevent sediment from entering the aquatic environment.
- Where dewatering is required (e.g., in saturated ground conditions), the extracted water must be treated prior to discharge.
- Silt fences must be regularly inspected and maintained throughout the construction phase.
- If machinery access is required in very wet conditions, use bog mats or aluminium track panels to minimise ground disturbance. Works in such areas should be scheduled to reduce access during the winter period.
- All site personnel must receive training in pollution incident response procedures. Weather forecasts must be reviewed regularly, and contingency plans must be in place and implemented as needed in anticipation of heavy rainfall.
- Visual monitoring of nearby watercourses during construction must be conducted to ensure sediment levels remain within baseline conditions.



- Excavations must be kept open only for the minimum necessary period to prevent acting as channels for surface water flow.
- On-site maintenance is limited to emergency breakdown repairs only. Emergency procedures and spill response kits must be readily accessible, and all staff must be familiar with their use.
- Spill containment systems must be provided to prevent contamination from vehicles. Adequate supplies of sand or commercially available spill kits must be maintained on site.
- Concrete or runoff contaminated with concrete must not be allowed to enter watercourses. Concrete pouring (using ready-mixed deliveries) should only take place during dry weather. Concrete truck washout is strictly prohibited on site.
- Entry of machinery, vehicles, equipment, or personnel into watercourses or wet drainage ditches is not permitted. Construction traffic routes must be protected to prevent soil or wastewater from migrating into nearby watercourses.
- Cabins, containers, workshops, plant, material storage, and fuel or chemical storage tanks must not be located near surface water bodies and must always be sited beyond the designated 50-metre hydrological buffer.

10. Estimated Construction Timeframe

Proposed Underground Cable Route	Estimated Construction Timeframe
Underground Cable Route	8-12 Weeks

Table 1: Estimated Construction Duration





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Tipperary County Council

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Date: 28th October 2025

Our Ref: S5/25/138

Civic Offices, Nenagh

Soleire Renewable SPV Alpha 2 Ltd
C/O Entrust Ltd
Unit 1 First Floor
Oranmore Business Park
Oranmore
Co Galway

Re: Application for a Section 5 Declaration – Construction of 33kv underground cable to facilitate a grid connections between the consented Brehonys Bog Solar Farm to the previously consented 110kV The Sheehys Substation at Lands located in the townlands of The Sheehys and Monaincha Co. Tipperary

Dear Sir/Madam,

I acknowledge receipt of your application for a Section 5 Declaration received on 24th October 2025, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely


for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Reference:	S5/25/138
Applicant:	Soleire Renewable SPV Alpha 2 Ltd C/O Entrust Ltd Unit 1 First Floor Oranmore Business Park, Oranmore, Co Galway
Development Address:	Brehony's Bog – The Sheehy's and Monaincha townlands, Co. Tipperary
Proposed Development:	Construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation

1. GENERAL

On 24th October a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Soleire Renewables as to whether or not the following works constituted development and if so, whether same was exempted development:

- Construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

Section 2(1) of the Planning and Development Act, 2000, as amended, states as follows;

"In this Act, except where the context otherwise requires – "development" has the meaning assigned to it by Section 3 and development shall be construed accordingly."

And,

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure".

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

"In this Act, 'development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land."

Section 4 provides for Exempted Development and Section 4(1) sets out works which shall be exempted development for the purposes of the Planning and Development Act 2000, as amended. Section 4(2)(a) of the same Act states that 'the Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act.

Section 4 (2)(a) of the Planning and Development Act 2000, as amended, states as follows:-

(2)(a) *The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—*

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

Section 4(4) states that notwithstanding paragraphs 9a0, (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 4 (4) of the Planning and Development Act 2000, as amended, states as follows:-

4. (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning and Development Regulations 2001, as amended

Article 6 of the Planning and Development Regulations 2001, as amended states:

Exempted Development.

6. (1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

(3) Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Class 26 Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended states:

Development for industrial purposes

Class 26

The carrying out by any undertaker authorised to provide an electricity service of development consisting of the laying underground of mains, pipes, cables or other apparatus for the purposes of the undertaking.

3. ASSESSMENT

a. *Site Location*

The site is located within the townlands of The Sheehys and Monaincha, Co. Tipperary

b. Relevant Planning History

PI Ref 2360677 permission granted on 21/05/2024 at Brehony's Bog Solar Farm for the installation of a 34.11hectare/84.28-acre solar farm consisting of a series solar photovoltaic (PV) panels mounted on steel support structures and will measure 2.00m in overall height. Ancillary development to the installation of solar PV panels includes 12no. transformers; 106no. pole-mounted CCTV cameras measuring 2.75m high; underground cabling; 3.80km (approx.) of fenceline measuring 2.00m at highest point; creation of new graded internal access tracks approximately 4.00m wide from two existing gated entrances on northern site boundary, each measuring 6.50m wide. A temporary compound measuring 5,000sqm will be established during the construction phase of the solar farm, whereupon the area will then be used for the siting of solar PV panels following the construction phase. The proposed solar farm will operate over a 40-year period, after which it will be decommissioned, with all associated lands returned to their original use.

PI Ref ABP 314024-22 Grant of permission for The Sheehys Substation SID.

c. Assessment

A) "Is or is not Development"

Having considered all of the details and documentation on file with regards the question asked the Planning Authority is satisfied that the proposal would involve "works" and such works would constitute "development" within the meaning of Section 3 of the Act.

B) "Is or is not Exempted Development"

I consider that the construction of a 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation comes within the planning exemption provided under Class 26 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 as amended.

With regard to the planning exemption under Class 26, it is noted the details presented with the application demonstrates the applicant to be an undertaker authorised to provide an electricity service. The supporting documents has referenced a number of appeal decisions with relevance to this case.

C) Restrictions under Article 9

No restrictions under Article 9 apply.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required. See Screening Report attached.

EIA

EIA is not required in respect of the proposal.

4. RECOMMENDATION

A question has arisen as to whether the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehy's Substation is development and is or is not exempted development:

Tipperary County Council, in considering this referral, had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Class 26 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.

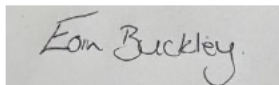
(c) Articles 6 and 9 of the Planning and Development Regulations 2001 as amended.

Tipperary County Council has concluded that –

The development consisting of the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation is development and is exempted development as it falls under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation is **development and IS exempted development.**

Signed:



Date: 12/11/2025

Signed: _____



Date: 12/11/2025

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	S5/25/138
(b) Brief description of the project or plan:	As per planners report
(c) Brief description of site characteristics:	As per planners report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further screening Y/N
002332 Coolrain Bog	https://www.npws.ie/protected-sites/sac/002332	Within 10km	None	No
000412 Slieve Bloom Mountains	https://www.npws.ie/protected-sites/sac/000412	Within 10km	None	No
002333 Knockacoller Bog	https://www.npws.ie/protected-sites/sac/002333	Within 15km	None	No
002236 Island Fen	https://www.npws.ie/protected-sites/sac/002236	Within 15km	None	No
002162 River Barrow and River Nore	https://www.npws.ie/protected-sites/sac/002162	Within 15km	None	No
004233 River Nore SPA	https://www.npws.ie/protected-sites/sac/002162	Within 10km	None	No
0004160 Slieve Bloom Mountains SPA	https://www.npws.ie/protected-sites/sac/000412	Within 10km	None	No

STEP 3. Assessment of Likely Significant Effects

- (a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No impacts
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	No impacts
In-combination/Other	No impacts
(b) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No impacts
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
STEP 4. Screening Determination Statement	
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.	

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the proposed land use and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects is not likely to have significant effects on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Eoin Buckley, Planner	Date: 12/11/2025

EIA Pre-Screening
Establishing a development is a 'sub-threshold development'

File Reference:	S5/25/138	
Development Summary:	As per planners report	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes, specify class _____		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____		Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required



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Date: 13th November, 2025

Our Ref: S5/25/138

Civic Offices, Nenagh

Soleire Renewable SPV Alpha 2 Ltd
C/O Entrust Ltd
Unit 1 First Floor
Oranmore Business Park
Oranmore
Co. Galway

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear Sir/Madam,,

I refer to your application for a Section 5 Declaration received on 24th October, 2025 in relation to the following proposed works:

Construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation at Brehony's Bog – The Sheehy's and Monaincha townlands, Co. Tipperary

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Class 26 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- (c) Articles 6 and 9 of the Planning and Development Regulations 2001 as amended.

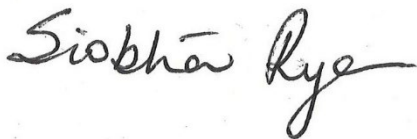
Tipperary County Council has concluded that –

The development consisting of the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation is development and is exempted development as it falls under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation is **development and IS exempted development.**

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely

A handwritten signature in black ink, reading 'Siobhán Rye' in a cursive script.

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/138** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Brian Beck, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 3rd October, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Soleire Renewable SPV Alpha 2 Ltd., C/O Entrust Ltd, Unit 1 First Floor, Oranmore Business Park, Oranmore, Co. Galway, re: Construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation at Brehony's Bog – The Sheehy's and Monaincha townlands, Co. Tipperary is development and is exempted development.

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Class 26 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- (c) Articles 6 and 9 of the Planning and Development Regulations 2001 as amended.

Tipperary County Council has concluded that –

The development consisting of the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation is development and is exempted development as it falls under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the construction of 33kv underground cable to facilitate grid connections between the consented Brehony's Bog Solar Farm to the previously consented 110kv the Sheehys Substation is **development and IS exempted development.**

Signed:



Brian Beck
Director of Services

Date: 13/11/2025