

PUBLIC NOTICE

Planning and Development Acts 2000 (as amended)  
 Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development, County Offaly.

In accordance with section 182A of the Planning and Development Act 2000 (as amended) Ballyteige Solar Limited gives notice of its intention to make an application to An Coimisiún Pleanála for ten-year planning permission in relation to the following proposed development in the townlands of Ballyteige Little, Wood of O, Corndarragh, Derrynagall or Ballydaly, Ardan and Puttaghan, Co. Offaly. The proposed development for which permission under Section 182A is being sought constitutes the following:

- A permanent 110kV Air Insulted Switchgear Substation consisting of:
  - 1 No. Compound (c.8733m<sup>2</sup>) consisting of; 3 No. work areas, CCTV, associated drainage enclosed in 2.6m high palisade fencing and gates;
  - 1 No. Eirgrid control building (c.440.15m<sup>2</sup>), 110kV bay arrangement, 4 No. lightning poles, compound road;
  - Crane hardstand, 2 No. transformers and 2 No. auxiliary transformers, 110kV electrical equipment and back-up generator;
  - 2 No. Independent Power Purchaser (IPP) control buildings (total 147.3m<sup>2</sup>) and compound including toilet;
  - 2No. grid code compliance equipment, 2No. harmonic filters, car parking and telecoms pole)

- Remaining associated infrastructure consists of:
  - perimeter fencing;
  - Access tracks (upgraded, existing and new);
  - Temporary construction compound and tracks
  - Temporary and permanent road re-alignment of a section of Wood of O local road;
  - c. 7.5km of underground 110kV cabling with joint bays on access track and local roads with associated horizontal directional drilling; and
  - c. 610m of medium voltage underground cabling trenching with associated horizontal directional drilling.
- All associated and ancillary site development, excavation, construction, landscaping and reinstatement works and the provision of site drainage.

The site of the proposed development has a total area of 11.02 hectares. This application is a new 110kV Substation to connect into the existing Thornsberry Substation. The Substation is to facilitate the Ballyteige Solar Farm (PA Ref:2198), and the Derrygrogan Solar Farm (PA Ref:22378 and ABP 318041-23).

The applicant is seeking a **ten-year** permission from the date of consent of the 110kV Substation.

A **Natura Impact Statement (NIS)** has been prepared and accompany this planning application.

The planning application, and Natura Impact Statement (NIS) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of seven weeks commencing on 18th December 2025 at the following locations:

The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 (9:15am – 5:30pm, Monday to Friday).

The offices of Offaly County Council, Planning Department, Charleville Road, Tullamore, Co. Offaly, R35 F893.

The application may also be viewed /downloaded on the following website: [www.colehillSID110kv.ie](http://www.colehillSID110kv.ie) Submissions or observations may be made only to An Coimisiún Pleanála (“the Commission”) 64 Marlborough Street, Dublin 1 in writing or online at [www.pleanala.ie](http://www.pleanala.ie) during the above-mentioned period of seven weeks relating to:

The implications of the proposed development for proper planning and sustainable development of the area concerned, and the likely effects on the environment of the proposed development, if carried out, and the likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 5:30 p.m. on 5th February 2026 and must include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application (refer to “A Guide to Public Participation in Strategic Infrastructure Development” at [www.pleanala.ie](http://www.pleanala.ie)).

The Commission may in respect of an application for permission decide to -

- grant the permission, or
- make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
- grant permission in respect of part of the proposed development (with or without specified modifications of the forgoing kind), and any of the above decisions may be subject to or without conditions, or
- refuse to grant the permission

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Telephone: 01 8588100).

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed on the Commission Pleanála’s website <https://www.pleanala.ie/en-ie/home> or on the Citizens Information Service website, [www.citizeninformation.ie](http://www.citizeninformation.ie)

OFFALY PLANNING

OFFALY COUNTY COUNCIL:

I, Brian Brereton, intend to apply for permission for development at Trascan, Portarlington, Co. Offaly. The development will consist of permission to construct a dwelling house, garage, effluent treatment system and percolation area together with site entrance and all ancillary works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

OFFALY COUNTY COUNCIL:

We, Droughill Builders Ltd., intend to apply for planning permission for a) Demolition of existing agricultural building to the rear of The Hoppers public house and removal of the lean-to roof structure attached to same, and b) Construction of 4 no. two-storey dwellings, comprising of 2 no. detached and 2 no. semi-detached house types, new site entrance, new access road and footpath, new site boundary treatments, hard and soft landscaping, ancillary site services and all associated site works, at Walsh Island, Co. Offaly. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application

OFFALY COUNTY COUNCIL:

I, Barry Corcoran, intend to apply for Permission on these lands at Killeen, Mountlucas, Daingean, Co. Offaly. The development will consist of: The Construction of a new dormer-style dwelling, a garage to the rear of the site for domestic use only, a foul water treatment system and percolation area, an upgrade of the existing entrance to allow for a setback from the road, new piers and gates and all other associated site development work. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt of the application by the Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

OFFALY COUNTY COUNCIL:

We, The Trustees of Daingean

GAA Club, intend to apply for permission for development at Daingean GAA Club grounds, Townparks, Philipstown, Daingean, Co. Offaly, R35 XK12 The development will consist of permission to construct 1. A new 145m x 90m sports pitch, with 8 no. floodlights (18m high) to the northwest of the site. 2. A viewing stand (stand B) to be located at the new sports pitch, consisting of a toilet block and storage area. 3. A second viewing stand (stand A) to be located at the existing main sports pitch to the south of the site, consisting of a toilet block and storage area. 4. Permission is also sought to connect to the main foul sewage on site and all associated site works at the above address. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application. Nicole Barrett (BSc. Hons. Arch.Tech.) John Madden & Associates, Blackhall St., Mullingar, Co. Westmeath 044 934 4347

OFFALY COUNTY COUNCIL:

We, Ballyteige Solar Limited, intend to apply for permission for development at this site: Derrygrogan Little and Derrygrogan Big, Tullamore, County Offaly. The development consists of: Planning permission for a period of 10 years to construct and complete a Solar PV development with a total site area of c. 28.1 hectares, to include solar PV ground mounted support structures, string inverters, transformer stations, electrical cabling and ducting, internal access tracks and hardstanding areas, perimeter fencing and access gate, CCTV, a temporary construction compound and other ancillary infrastructure including drainage, additional landscaping and habitat enhancement as required and associated site development works relating to the access of the site. The solar farm will be operational for 40 years in the townlands of Derrygrogan Little and Derrygrogan Big, Tullamore, Co. Offaly. A Natura Impact Statement (NIS) has been submitted with this application. This development is covered by the provision of the Renewable Energy Directive III (Directive (EU) 2023/2413) and it is important to note that the planning application is subject to section 34D of the Planning and Development Act 2000, as amended, and where a notice is given under section 34D(b), article 26A of the Planning and Development Regulation 2001 to 2025 shall apply. The planning application and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the 5 week pe-

riord beginning on the date of receipt by the authority of the application.

OFFALY COUNTY COUNCIL:

I, Jamie Carroll, intend to apply for planning permission for development at this site: Kilclonfert, Rhode, Edenderry, Co. Offaly. The development will consist of planning permission for the demolition of existing derelict house and planning permission to construct a new two-storey dwelling house, domestic garage, wastewater treatment system, stormwater soakaways and all associated site works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

OFFALY COUNTY COUNCIL:

We, Ballyteige Solar Limited, intend to apply for permission for development at this site on the townlands of Ballyteige Little, Ballyteige Big and Colehill, Tullamore, Co. Offaly. The Proposed Development will consist of an amendment to a previously consented development (Planning Reference 2198 by Offaly County Council) comprising of; (i) removal of the 38kV substation and infrastructure within the most northern field (Field 1), (ii) internal access track reduced from c.3.4km to c. 3.2km, relocated and tweaked to include turning areas, (iii) replacement of string inverters instead of combined central inverters and MV transformers, the central MV transformers remain, and increase from 11No. to 12 No., however there will be a reduction in their associated hardstanding areas and the number of string inverters is 128, (iv) table layout updated (reduced), (v) PV angle tilt reduced from 10º and 40º to 10º and 30º, (vi) separation area between infrastructure and OHL towers increased, (vii) an additional badger sett buffer added (viii) temporary construction compound has been relocated from Field 1 to Field 4, (ix) alter Condition No. 10 to increase the boundary fencing from 1.8m-2m high to 2.4m high and reduce in the perimeter fence length, (x) CCTV number increase from 81 to 118 and their locations have been amended, (xi) adjustment of the development period from 5 years to 10 years, and (xii) alter Condition No. 11 to change the operational lifetime from 35 years to 40 years. The planning application area comprises of 60.53hectares. This planning application is accompanied by a Natura Impact Statement (NIS). This development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) and it is important to note that the planning application may be subject to section 34D of the Planning and Development Act 2000, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Devel-

opment Regulations 2001 to 2025 shall apply. The planning application and Natura Impact Statement may be inspected or purchased at a fee not exceeding reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission of observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

OFFALY COUNTY COUNCIL:

We, Michael and Emily Maher, intend to apply for Retention permission at this site: Wood of O, Tullamore, Co. Offaly. The development consists of: Retention permission for existing agricultural shed and all associated site works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

OFFALY COUNTY COUNCIL:

We, Padraig and Maria Fay, intend to apply for permission and retention permission for development at Rosemount House, Clonmore, Rhode, Co. Offaly, R35 DX96. The development consists of (1) retention of additional attic floor area to previous consent 01/426, revised attic dormer windows to the front, a new flat roofed dormer window to the rear, alterations to the roof profile, and a porch to the front of the dwelling. (2) retention of a shed attached to the rear of the existing garage and of a covered outdoor entertainment area and covered fuel storage area – previously used as a shed. The development will consist of (3) completion of additional attic floor area, revised attic dormer windows to the front and a new flat roofed dormer window to the rear, alterations to the roof profile and a porch to the front of the dwelling and all associated ancillary site development works above and below ground and (4) a change of use of the attic floor area from storage to habitable use. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application.