

Comhairle Contae Chorcaí Cork County Council

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Planning Department,



County Hall,

Carrigrohane Road, Cork T12 R2NC

Tel: (021) 4276891 Fax: (021) 4276321

Premier Solar Ltd.,
C/O TLI Group,
Unit 1 Borg Commercial Park,
Monavalley,
Tralee,
Co. Kerry.
V92 RC3R

15th May, 2023

REF: D/224/24
LOCATION: Mishells and Callatrim, Bandon, Co. Cork.

RE: **DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000**

Dear Sir/Madam,

On the basis of the information and plans submitted by you on the 18th April, 2024 the Planning Authority having considered whether the proposed installation of 20kv underground cabling and associated ancillary works to facilitate the connection of approximately 2.41km in total length, from the consented Callatrim solar park (planning ref. no. 17/04098) so as to allow connection to the Irish distribution system at **the existing ESB networks site, Bandon 110kv/38kv substation Co. Cork** is or is not development and is or is not exempted development has declared that it is **exempted development**.

Reason for Decision

The Planning Authority in considering this referral had particular regard to:

- Sections 2(1) and 3(1) of the Planning and Development Acts 2000(as amended)
- Class 26 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 - 2023
- Articles 6(1) and 9(1) of the Planning and Development Regulations 2001 - 2023

And Whereas Cork County Council has concluded that –


The works consisting of a proposed underground 20kV grid connection to connect a permitted site solar farm substation to the existing Bandon 110kV substation constitute 'development', as defined under Section 3(1) of the Planning and Development Act, 2000 as amended and would come generally within the scope of the exempted development provision provided at Class 26 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 – 2023.

NOW THEREFORE that works consisting of a proposed underground 20kV grid connection to connect a permitted site solar farm substation to the existing Bandon 110kV substation **is development and is exempted development.**

This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,



KEVIN O' REGAN
SENIOR EXECUTIVE OFFICER
PLANNING DEPARTMENT

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Planning Ref D/224/24

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

Site Location:

Misshells and Callatrim, Bandon

Proposed Development:

Whether the laying of 20KV underground cabling and associated site work to facilitate the connection of a permitted solar farm to the existing ESB network 110kv / substation over 2.41km of public and private road is exempted development.

Proposal /Context

The referrer is seeking a determination by the planning authority as to whether the laying of 20KV underground cabling and associated site work to facilitate the connection of a permitted solar farm to the existing ESB network 110kv substation over 2.41km of public and private road is exempted development is exempted development .The referral is accompanied by an Appropriate Assessment Screening Report and an Outline Construction Methodology report.

Planning History

17/4098 Preimer Solar Ltd The development will consist of a solar PV array consisting of approximately 20,000 solar panels on ground mounted steel frames, 1 no. single storey delivery substation, 2 no. single storey inverter/transformer units, drainage swales, underground cable ducts on site, temporary construction compound (including site offices, portable toilets and parking area), boundary security fence, site entrance, access tracks, CCTV and all associated site works. Granted subject to 22 no. conditions.

Policy Context

Cork County Development Plan 2022

Objective ET 13-1 Energy

Ensure that County Cork fulfils its potential in contributing to the sustainable delivery of a diverse and secure energy supply and to harness the potential of the county to assist in meeting renewable energy targets and managing overall energy demand.

During the life of this plan, the Planning Authority will prepare a renewable energy strategy for the county.

Objective ET 13-2 Renewable Energy

Support Ireland's renewable energy commitments as outlined in Government Energy and Climate Change policies by facilitating the development of renewable energy sources such as wind, solar, geothermal, hydro and bio-energy and energy storage at suitable locations within the county where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.

Support and facilitate renewable energy proposals that bring about a direct socio-economic benefit to the local community. The Council will engage with local communities and stakeholders in energy and encourage developers to consult with local communities to identify how they can invest in/gain from significant renewable energy development.

Support the development of new and emerging renewable energy technologies / fuels for the transport sector.

To promote the potential of micro renewables where it can be demonstrated that that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.

Objective ET 13-14: Solar Farm Development

- (a) In recognition of national targets and commitments to significantly increase renewable energy production, support will be given to solar farm projects at appropriate locations, where such development does not have a negative impact on the surrounding environment, landscape, historic buildings, or local amenities.
- (b) Promote the development of solar energy infrastructure in the county, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity views and prospects.
- (c) Require that new solar farm development proposals be assessed against the criteria listed in this Plan until such time as Section 28 Guidelines on Solar Farm Developments from the Department of Housing, Planning and Local Government are published to supersede same.
- (d) Encourage the use of passive solar design principles for residential building(s) in line with relevant design criteria.
- (e) Support and encourage the installation of solar collectors and panels for the production of heat or electricity in residential and commercial buildings, in line with relevant design criteria.
- (f) All proposed solar developments locating in close proximity to any roads and airport infrastructure will undergo a full glint and glare assessment.
- (g) Proposals for development of new solar developments and associated infrastructure including grid connections will be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of significant ecological value

Section 13.8.5

At present, there are no national planning guidelines to guide the future development of solar farm proposals. In the absence of same, the Council will assess the appropriateness of individual applications received having regard to all other statutory requirements and guidelines, environmental sensitivity factors (if any) of the application-site, similar development guidance internationally, and the overall proper planning and sustainable development of the area. Proposals for solar farms should consider a range of issues, including, but not limited to, the following:

- Landscape character;
- Layout of the proposal including the scale of land cover, panel height, landscaping, road access, noise, etc:
- Site suitability – lands of high environmental / biodiversity value are not generally suitable for such development while brownfield land may be suitable:
- Drainage and flooding,
- Environment;
- Visual and landscape impact;
- The effects of glint and glare on neighbouring sites and transportation routes,
- Grid connections, In particular grid connections with the potential to impact on the strategic function of the national road network should be discussed and agreed with Transport infrastructure Ireland and should use alternative available routes where feasible in the first instance.
- Fencing, lighting, and security,
- Storage and maintenance,
- Ecology and protection of habitats and species,
- Traffic and noise impacts,
- Ensuring Heritage assets are conserved appropriately and consider how or if any implications a large wind farm may have on these sites,
- Cumulative impacts;
- Decommissioning and how the land can be restored to its previous use.

As per the Cork County Development Plan 2022, the site is within a Broad Fertile Lowland landscape. The site is not on a scenic landscape. Given that the works are all underground the grid connection will not have any visual impact on the surrounding landscape. The proposed grid connection will not result in any significant impacts on the Landscape or on views when considered by itself or in combination cumulatively with other projects in the wider area

Natura 2000 Designation

As part of the Section 5 , the applicants have submitted an Appropriate Assessment Screening Report . The site is not located within the Screening zone of any Natura 2000 site

Environmental Impact Assessment Preliminary Screening

The proposed development does not fall within a class of development for the purposes of EIA with reference to Schedule 5 of the Planning and Development Regulations, 2001 (as amended). Having regard to the nature and scale of the proposal, it is considered that it would

not result in a real likelihood of significant effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Planning and Development Act, 2000 (as amended)

Section 2(1) of the Planning and Development Act 2000, as amended (the Act) states - “statutory undertaker” means a person, for the time being, authorised by or under any enactment or instrument under an enactment to

- (a) construct or operate a railway, canal, inland navigation, dock, harbour or airport,
- (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services, or
- (c) provide services connected with or carry out works for the purposes of the carrying on of the activities of, any public undertaking;

Section 2 (1) of the Act states - “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 Act states – In this Act, “development” means, except where the context otherwise requires, the carrying out of any 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(2)(a)(i) of the Act states ‘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— 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

Section 4(4) of the Act states ‘Notwithstanding..... 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

Article 3(3) – Interpretation “Electricity undertaking” means an undertaker authorised to provide an electricity service.

Article 6(1) – Exempted Development 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.

Article 9 – Restrictions on Exemption

Article 9(1) - Development to which article 6 relates shall not be exempted development for the purposes of the Act 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,
 - ii. endanger public safety by reason of traffic hazard or obstruction of road users,
 - v. consists 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,
 - 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 for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,
- (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

Schedule 2, Part 1 – Exempted Development 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. Conditions and limitations None.

Conditions and limitations None.

Relevant Precedent

ABP 313557-22 The Board determined that the underground 10Kv grid connection to connect a permitted solar farm substation to the existing 38kV Castlerea substation was development and was exempted development

ABP-307454-20: The Board determined that the construction of an underground 20 kV medium voltage cable within the public road between a permitted solar farm and the 38 kV substation, is development and is exempted development.

ABP-302895-18: The Board determined that the provision of a medium voltage (20kV) underground grid connection between a permitted solar farm at Dysart, Johnstownbridge, County Kildare and the Dun firth ESB substation at Dunfirth, Johnstownbridge, County Kildare is development and is exempted development.

RL19.RL3503: The Board determined that the provision of a connection between the 110kV substation of the Yellow River wind farm 110kV substation at Rhode, County Offaly is development and is exempted development.

Assessment

Background

The applicant currently has permission to construct a solar farm with an export capacity of approx. 5.95MVA on the site, pursuant to permission Reg. Ref. 17/4098. The applicant seeks a determination under Section 5 in relation to a proposed underground 20Kv grid connection, to connect the permitted solar farm substation to an existing 110Kv substation at Littlesilver, Bandon. The applicant states that the proposed cable involves 1.873km of the route along the public road corridor and 0.425km within the solar farm landowner's landholding and third party lands. They further state that the cable will be laid in a trench and will be backfilled. There will be on crossing over a bridge and the applicant indicates that there is sufficient depth in the bridge to accommodate a standard desk bridge installation.

Is or is not development

Development is defined, under Section 3(1) of the Planning and Development Act, 2000 – 2014, as “the carrying out of works on, in, over or under land...” Works are defined, under Section 2(1) of this Act, as including “any act or operation of construction, excavation, demolition, extension...”

As has been outlined, the installation of the subject cable involves excavation and backfilling along a 1.873 km section of the public road and a further 0.425km within the solar farm landowner's landholding and 113m on third party land where consent has been submitted with the Section 5. The development falls within the aforementioned Section 3(1) description and therefore constitutes ‘development’.

Is or is not exempted development

The applicant states that the proposal is subject to Class 26 of Part 1, Schedule 2 of the Regulations and in view of the absence of any restriction on exemption, is exempted development. The said Class 26 provides an exemption for ‘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. Class 26 applies to “any undertaker authorised” and, in this context, I have considered the definition of ‘electricity undertaking’ provided at Article 3(3) of the Regulations, which is defined as “...an undertaker authorised to provide an electricity service.”

Having reviewed a number of Section 5 referral to An Bord Pleanala the definition of “Statutory Undertaker” provided at Section 2 of the Act, which is defined as “... a person, for the time being, authorised by or under any enactment or instrument under an enactment to... (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services, or...”

It is I consider the applicant, Premier Solar Limited, falls under the category of “any undertaker authorised” in view of the fact that it currently has planning permission under Section 34 of the Act for a development related to the provision of electricity, i.e. the construction of a solar farm with an export capacity of approx. 5.95MVA. I am satisfied that the proposed development falls within the scope of Class 26.

Restrictions on exempted development

There are no conditions or limitations attached to Class 26.

Notwithstanding the above, Article 9(1) of the Regulations contains prescribed circumstances where a development that would otherwise constitute exempted development would not. Items (i)(iii), (vii) and (viiB), set out in legislation section, are pertinent to the referral.

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act. Having reviewed the conditions, the proposal will not contravene a condition.

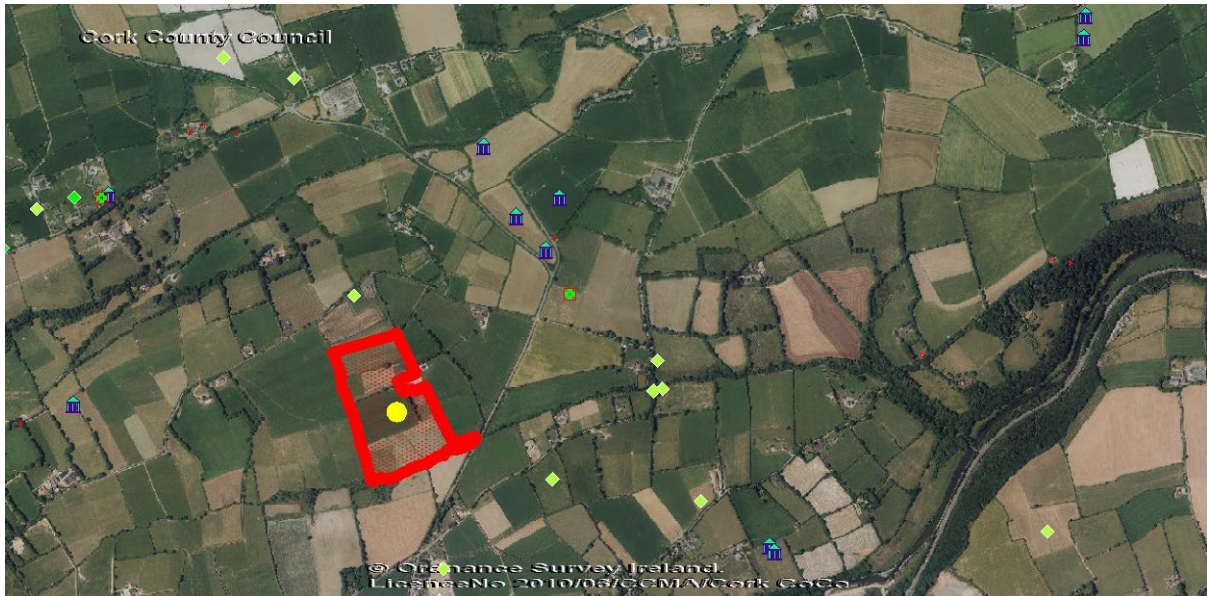
(iii) – Traffic Hazard or Obstruction of Road Users

The applicant identifies that the proposed development requires a Road Opening Licence from the County Council and will be subject to a Traffic Management Plan, to be agreed with the Council in advance. The applicant has submitted an Outline Construction Methodology plan with the Section 5.

As part of the licensing process, the Roads Authority has the power to attach such conditions or requirements as it sees fit, which includes the power to require submission and implementation of a traffic management plan for the duration of the works. The area engineer in his report dated 10/05/2024 has reviewed the proposal and is satisfied that the works will not constitute a traffic hazard

(vii) – Excavation of places of archaeological interest

The Grid connection runs along the public road within 30m of CO 096-099 and CO096-100 Fulacht Fias . The solar farm application had an archaeological assessment . The Council Archaeologist has reviewed the Section 5 proposal and given that the works are on the public road and having regard to the fact that the monumnts are Fulacht Fias and there will be no works in the fields with the Fulacht Fias in this instance there is no potential for the development to impact on features or other objects of archaeological importance.



viiB) – Appropriate Assessment

As part of the Section 5 , the applicants have submitted an Appropriate Assessment Screening Report . The site is not located within the Screening zone of any Natura 2000 site. The near Natura 2000 site is Courtmacsherry Estuary SAC which is located 11km south of the site. There is no hydrological connection between the site and this SAC. Having regard to the conservation objectives and the habitats for which Courtmacsherry Estuary SAC is designated for, I am satisfied that there is no real likelihood of significant effects on this European site. The nearest SPA is Courtmacsherry Bay SPA . Having regard to the conservation objectives and the species for which Courtmacsherry Bay SPA is designated for, I am satisfied that there is no real likelihood of significant effects on this European site. The site is located 24km downstream of Bandon River SAC. Having regard to separation distance and that it is downstream of the Bandon Rive SAC, I am satisfied that there is no real likelihood of significant effects on this European site. In view of my assessment and having reviewed the Appropriate Assessment Screening Report , I conclude that the proposed development is not likely to have a significant effect on any European site, in view of its Conservation Objectives and there is no requirement to undertake Stage 2 Appropriate Assessment.

Recommendation

WHEREAS a question has arisen as to whether works consisting of the laying of 20KV underground cabling and associated site work to facilitate the connection of a permitted solar farm to the existing ESB network 110kv substation over 2.41km of public and private road is or is not development and is or is not exempted development.

AND WHEREAS Cork County Council, in considering this section 5, had regard particularly to

- • Section 2(1) of the Planning and Development Act, 2000, as amended,
- Section 3(1) of the Planning and Development Act, 2000,
- Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001 - 2023
- Class 26 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 - 2023, and
- The planning history of the site.

AND WHEREAS Cork County Council has concluded that works consisting of a proposed underground 20kV grid connection to connect a permitted site solar farm substation to the existing Bandon 110kV substation constitute ‘development’, as defined under Section 3(1) of the Planning and Development Act, 2000 as amended and would come generally within the scope of the exempted development provision provided at Class 26 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 – 2023.

NOW THEREFORE that works consisting of a proposed underground 20kV grid connection to connect a permitted site solar farm substation to the existing Bandon 110kV substation is development and is exempted development.

John Redmond

Executive Planner

15/05/2024

**Area Engineers Report: Section 5 Exemption 20kv Underground Cabling for Callatrim Solar Farm,
(Ducting via Public Roads - R589 & R590).**

Complied by Tom White (Exec Eng, Cork County Council, Bandon Roads Office): Date: 10.05.2024.

1. Legislation: A) Planning and Development Act 2000 as amended and regulations made there under.

B) Particulars:

PLANNING AND DEVELOPMENT REGULATIONS, 2001

PART 2 – SECTION 5 – DECLARATION OF EXEMPTION.

2. Cover Letter and Description:

www.tli.ie



Unit 1, Borg Commercial Park, Monavalley, Tralee, Co. Kerry, V92 RC3R, Ireland

Cork County Council
Planning Department
County Hall,
Carrigrohane Road,
Co. Cork

Our Ref: 05-1062
18th April 2024

Re: Section 5 – Request for Declaration on Development and Exempted Development for the construction of 20kV underground cabling and associated ancillary works to facilitate the connection of Callatrim Solar Park (Planning Reference number 17/04098) so as to allow connection to the Irish distribution system at the existing ESB Networks site, Bandon 110kV/38kV substation.

Dear Sir/Madam,

We, TLI Group on behalf of our clients Premier Solar Ltd, are making this submission to seek a declaration in accordance with Section 5 of the Planning and Development Act, 2000 (as amended) that the proposed 20kV Grid Connection between the proposed Callatrim Solar Park (Planning Reference number 17/04098) and the existing ESB Bandon 110kV Substation constitutes “exempted development”.

The question we have phrased for Cork County Council to consider as part of the enclosed application is *“Whether or not the construction of a 20kV underground cable and associated ancillary works which form the grid connection (2.41km total length approximately) from the proposed Callatrim Solar Park Substation at Callatrim, Bandon, Co. Cork to the ESB Bandon 110kV Substation at Mishells, Bandon, Co. Cork is development and if so is or is not exempted development.”*

3. Scope of Reports:

To consider exemption request applicable to Area Roads Engineer obligations on such focusing on the road network.

4. Planning Permission Granted – Connecting Solar Farm: 17/04098 for 10 years to construct with a 25 year lifespan once commissioned.

5. Comment:

Reference to Article 9.1(a) whereby exemption would not apply, I add the following comments.

I have reviewed section 9.1(a) and feels the following is applicable to the scope of my “Area Engineers Report”, on ground for not allowing planning exemption.

9.1(a) (iii). “endanger public safety by reason of traffic hazard or obstruction of road users”

A road opening licence has being granted for the works on the R589 & R590. I am of the opinion that the road opening licence currently granted cover all issues on road safety. The applicant is required to comply with Chapter 8 of the Traffic Signs Manual. The governance of conditions imposed on the road opening shall allow for required construction standards to be achieved.

Thus refer to the follow on conclusion section of my report.

6. Conclusion:

I am agreeable under the scope stated of my area engineers to allow “Section 5” exemption from planning under this application.

Tom White (Exec Eng). 10.05.2024



...

Cork County Council
Planning Department
County Hall,
Carrigrohane Road,
Co. Cork

Our Ref: 05-1062
18th April 2024

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The question we have phrased for Cork County Council to consider as part of the enclosed application is ***“Whether or not the construction of a 20kV underground cable and associated ancillary works which form the grid connection (2.41km total length approximately) from the proposed Callatrim Solar Park Substation at Callatrim, Bandon, Co. Cork to the ESB Bandon 110kV Substation at Mishells, Bandon, Co. Cork is development and if so is or is not exempted development.”***

BACKGROUND INFORMATION

The project will involve the installation of underground cable to facilitate the grid connection of Callatrim Solar Park (Planning Ref No. 17/04098) to the Irish Distribution System at the ESB Bandon 110kV Substation.

The proposed cable and ducting will be routed as per the drawing 051062-DR-100 to 051062-DR-103. On drawing 051062-DR-100 we have highlighted the following points;

‘A’ to ‘B’: This section of the underground cable is located entirely within Folio CK52455. The relevant Folio details are contained within this submission. (Property 33, Plan 4A). Within this submission, we enclose a letter from ESB to the developer, relating to this proposed solar park & associated grid connection.

Landowner details: The Electricity Supply Board, 28/32 Upper Pembroke Street, Dublin 2.

'B' to 'C': This section of the underground cable is located entirely within the public road network (R589, R590 & L2034). At all times between points 'B' & 'C' the proposed underground cable and associated infrastructure will remain within the confines of the public road.

'C' to 'D': This section of underground cable is located entirely within Folio CK160819F and within the boundary of the permitted Callatrim Solar Park (Planning Ref: 17/04098). A lease agreement is in place between the owners (Denis & Margaret Dullea) and the developer (Premier Solar Ltd). A copy of this lease confirming all relevant wayleaves for the proposed cable as shown within the confines of their folio is included with this submission.

Landowner details: Denis & Margaret Dullea, Killountain, Bandon, Co. Cork

APPROPRIATE ASSESSMENT SCREENING

As part of this Section 5 application process, an Appropriate Assessment screening exercise was completed for the proposed Callatrim Solar Park grid connection route. The AA screening assessed the proposed grid connection route which is the subject of application. The AA screening concluded that no connectivity, whether ecological, ornithological or hydrological, exists between the Application Site and any Natura 2000 sites. Therefore, no significant direct, indirect, secondary or in-combination adverse effects to any Natura 2000 sites from the proposed Callatrim Solar Park Grid Connection route are anticipated. It was therefore considered that a Stage 2 Appropriate Assessment was not required.

The Appropriate Assessment Screening Report for the Callatrim Solar Park Grid Connection is attached in Appendix 2.

INFORMATION SUBMITTED

In support of this Section 5 application we now forward the following information;

1. APPLICANT NAME(S)

Premier Solar Ltd

2. AGENT & ADDRESS FOR ALL RELEVANT CORRESPONDENCE

Unit 1, Borg Commercial Park, Monavalley, Tralee, Co. Kerry, V92 RC3R, Ireland

3. CONTACT

Pádraic O'Sullivan

TELEPHONE

086 -0833269

4. RELEVANT FEE

Once validated, Cork Co.Co are to contact TLI Group to arrange payment of the relevant fee. Please use contact details above.

Appendix 1: Drawings indicating the extent of the proposed grid connection works (4 copies)

Appendix 2: Appropriate Assessment Screening Report (4 copies)

Appendix 3: Declaration wrt Wayleaves (4 copies)

- Appendix 4:** Construction Methodology for the proposed works (4 copies)
- Appendix 5:** CRU docs (4 copies)
- Appendix 6:** Cover Letter & Application form (4 Copies)

GROUNDS FOR EXEMPTED DEVELOPMENT STATUS

Article 6 of the Planning and Development Regulations 2001, as amended (hereafter referred to as '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 2.'

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

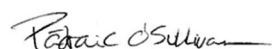
"The carrying out by an undertaker authorised to provide an electricity service of development consisting of the laying underground of mains, pipes, cables or other apparatus for the purposes of the undertaking."

Premier Solar Ltd having received authorisation to generate & construct directly from the Commission for Regulation of Utilities (CRU) in advance of construction commencement will be 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 request that the local authority confirms this opinion formally within a Section 5 Declaration of Exemption.

We trust we have supplied all the necessary information to allow you consider this application. If, during your consideration of the application, you should require any further assistance or information please let us know.

Yours sincerely,

(For and on behalf of TLI Group)

A handwritten signature in black ink, appearing to read 'Pádraic O'Sullivan', written over a horizontal line.

Pádraic O'Sullivan – Electrical Engineer



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:**
- 1 No. Copy of Contact Details:**
- 4 No. Copies 6” O.S. Maps:**
- 4 No. Copies 25” O.S. Maps:**
- 4 No. Copies of Site Layout Plan:**
- 4 No. Copies Scaled Drawings of Development:**
- €80 Application Fee:**

FOR OFFICE USE ONLY

Receipt No.	
Cash/Cheque/ Credit Card	
Date	
Declaration Ref. No.	

DATE STAMP HERE

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council’s Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

4. APPLICATION DETAILS:

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m²)

(a) Floor area of existing/proposed structure(s):	
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use _____ _____	Proposed use _____ _____
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please state relevant reference number(s):

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:		
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):		

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please state relevant reference No. _____
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input type="checkbox"/> No <input type="checkbox"/>

7. APPROPRIATE ASSESSMENT:

Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Processing of your Declaration of Exemption application by the Planning Authority

I give permission for my personal information to be processed for the purpose stated above

<i>Signed (By Applicant Only)</i>	
<i>Date</i>	

GDPR Special Categories of data / Sensitive Personal data - Explicit Consent

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation

In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

<i>Signed</i>	
<i>Date</i>	

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: planninginfo@corkcoco.ie or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: westcorkplanninginfo@corkcoco.ie However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.

ADVISORY NOTES:

The application must be accompanied by the required fee of €80
The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.
The application should be sent to the following address:
The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations, 2001, as amended.

9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:

<i>Signed (Applicant or Agent as appropriate)</i>	
Date	



NETWORKS

Gréasáin BSL CGA
Rialachán Tráchtála agus Giniúint In-athnuaite
Bóthar Baile na Lobhar
Carraig an tSionnaig, D18 XN80, Éire
Fón: +353-1-676 5831
Ríomhphost: DSOGenerators@esb.ie

esbnetworks.ie

ESB Networks DAC
Commercial & Renewable Regulation
Leopardstown Road
Foxrock, D18 XN80, Ireland
Phone: +353-1-676 5831
Email: DSOGenerators@esb.ie

c/o Mr. Patrick O'Regan
Premier Solar Limited
Derryclough
Drinagh
Co. Cork

**RE: MODIFIED CONNECTION OFFER IN RESPECT OF PROVIDING ELECTRICITY CONNECTION TO
DG1074 CALLATRIM SOUTH SOLAR FARM (PREV KILCAWHA PHASE 1 & 2), 5.95MW, CALLATRIM,
BANDON, CO. CORK**

16TH April 2020

Dear Mr. O'Regan,

I refer to the successful inclusion of the relocation modification in the ECP-1 2018 batch in respect of DG1074 Callatrim South Solar Farm, 5.95MW. This modification is also a merger of the contracted DG1074 Kilcawha Phase 1 Solar (3.95MW) and the application for DG1075 Kilcawha Phase 2(2MW), resulting in an increase in MEC from 3.95MWMW to 5.95MW and a change in facility name to Callatrim South Solar Farm. The expiry date for this modified connection offer is **16.07.2020**.

Please note the following is required to be provided by the customer at offer acceptance:

- The executed Letter of Novation including the amended & restated Connection Agreement & quotation letter in respect of DG1074 Kilcawha Phase 1 Solar by Mark Robey & Partners and Premier Solar Ltd. (3 copies);
- The executed Letter of Amendment including the amended & restated Connection Agreement 6006584810 & quotation letter dated 16.04.2020 in respect of DG1074 Callatrim South Solar Farm, 5.95MW, by Premier Solar Ltd. (2 copies);
- Additional First Stage Payment. Please advise when you are ready to make payment and a VAT invoice will issue within 5 business days. Please note, payment is required in advance of the expiry date (16.07.2020);
- Evidence of a TUoS Agreement in place with EirGrid. Please contact TUoSApplications@EirGrid.com for further details.

Please note, that as DG1074 Callatrim South Solar Farm is part of the Bandon ECP-1 subgroup, offer acceptance is interdependent with acceptance of the rest of the Bandon ECP-1 subgroup, as detailed in your connection offer.

Please return all documentation in advance of the expiry date of **16.07.2020** to: *DSO Generators, ESB Networks, Phase 1 Building, Leopardstown Road, Foxrock, Dublin, D18 XN80.*

Upon receipt of the above and once all conditions precedent have been met, ESB Networks DAC will execute both copies of the Letter of Amendment in respect of Connection Agreement 6006467553 and return one copy (Customer Copy) to you for your retention.



Please note that the CRU has advised that it has developed a standardised process in respect of the Section 48 and Section 49 consents and the connection documentation has been amended accordingly. <https://www.cru.ie/professional/licensing/electricity-wayleave-consents/>

For avoidance of doubt, in addition to compliance with the Distribution Code, the plant associated with this generator connection must also comply with relevant clauses of the Requirements for Generators [RfG] and Demand Connection Codes [DCC]. The work required to incorporate these changes within the Distribution code is ongoing but in the interim, the onus remains on the connecting party to make themselves aware of any such clauses.

If you have any queries please do not hesitate to contact DSOGenerators@esb.ie.

Yours faithfully,

Michael Quirke

Michael Quirke
Commercial Manager
ESB Networks DAC



Callaghtim Solar Farm
Gridline

Appropriate Assessment Screening Report

Prepared for:
Premier Solar Ltd.

Prepared by:
JKW Environmental
Easkey
Co. Sligo

December 2023

Client: Premier Solar Ltd.

Appropriate Assessment Screening Report

Document Stage	Document Version	Prepared by	Approved by
Final	1	Katie Neary BSc(Hons)	Jamie Wood

This report is written by Katie Neary. She is a Senior Ecologist with JKW Environmental. Katie has completed an honours B.Sc. in Environmental Science. She is an Associate member of the Institution of Environmental Sciences (IES). She regularly carries out reporting on Ecological Impact Assessment and to inform Natura Impact Assessments / Appropriate Assessments carried out by statutory authorities. Furthermore, she has several years' experience in habitat surveys, mammal surveys, bird and bat surveys for a number of large infrastructure schemes, commercial and residential projects. Katie is an experienced Ecological Clerk of Works (ECoW).

This report was reviewed by Jamie Wood. Jamie holds a Degree in Environmental Science and a Masters Degree in Environmental Management, Health and Safety. Jamie is a full member of the Institute of Environmental Science and the Association of Ecological and Environmental Clerk of Works. Jamie is also Chartered with the Society for the Environment holding the postnominal C.Env. Over the past 20 years, working as an Environmental / Ecological Consultant, Jamie has gained extensive experience in a range of ecological surveys and assessment techniques including bird surveys, bat surveys and Ecological Clerk of Works.

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1. Introduction

JKW Environmental was engaged by Premier Solar to prepare a report to inform Screening for Appropriate Assessment for proposed gridline connection (i.e. the project) at Callatrim and Mishells, County Cork. (Figure 1.1 below shows the location of the project).

1.1 Site Description

The proposed works site (hereinafter referred to as “the Site”) is in the townlands of Callatrim and Mishells, County Cork.

The project site is underlain by Mudstone & heterolithic lithologies of the Kinsale Formation to the south and calcareous mudstone with limestone of the Courtmacsherry Formation to the north. The quaternary subsoils are comprised of till derived from Devonian and Carboniferous sandstones and shales and have been classed as being of moderate permeability by the Geological Survey of Ireland (GSI).

The Teagasc soil maps indicates that the soil cover occurring within the site is deep well drained mineral.

The works area is located within the Bandon groundwater body. The groundwater vulnerability for the site has been classified as High to Extreme.

The works area is located within WFD surface water subcatchment Bandon_SC_050.

1.2 Brief Description of the Proposed Development

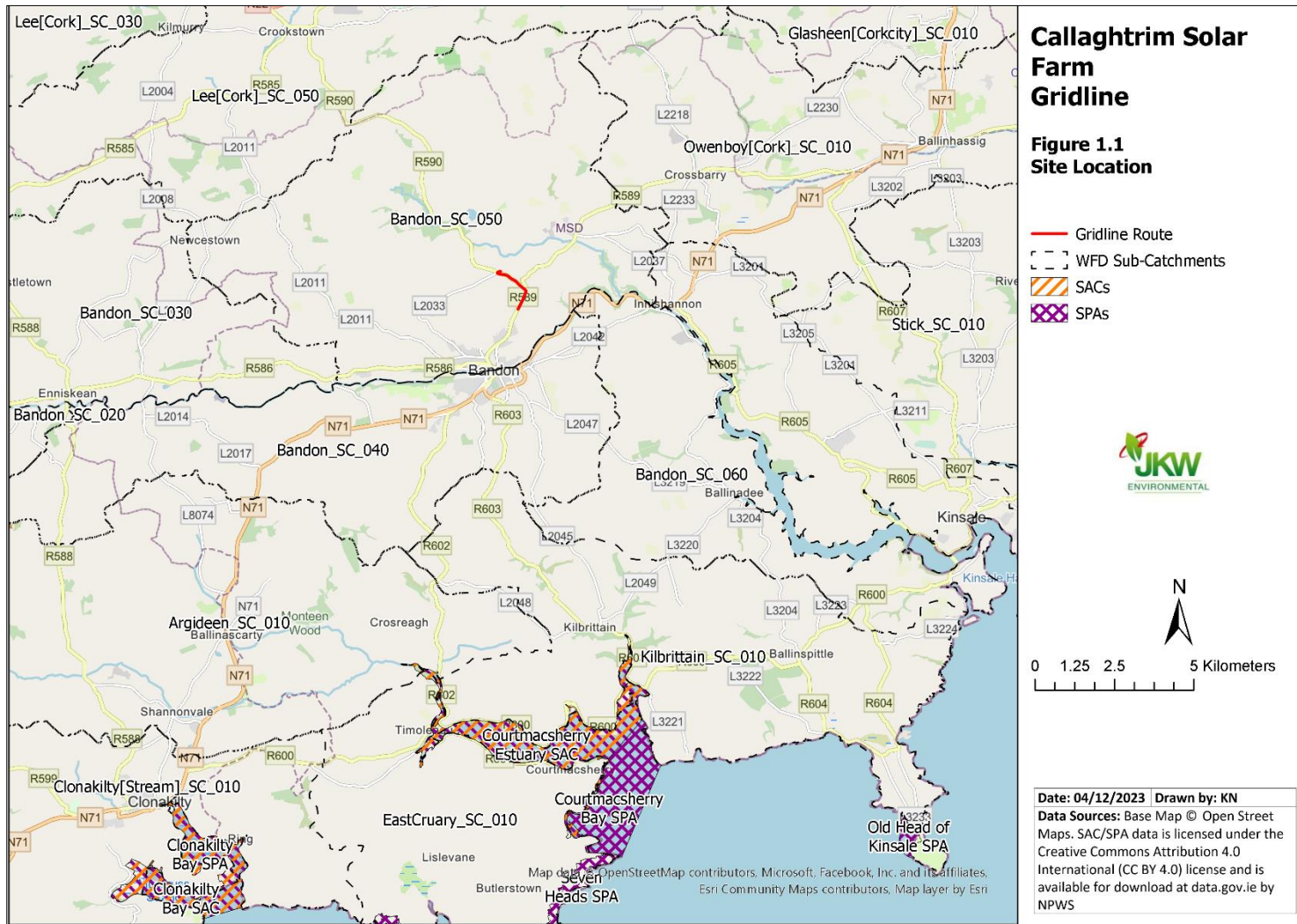
The proposed project will consist of an electrical connection between the proposed solar farm and the nearby Bandon ESB 110kV Sub-station at Mishells Cross, consisting of c.1,800m of underground ducted 10kV cable in the townlands of Callatrim and Mishells Bandon Co. Cork.

The UGC is to be installed in an excavated trench, typically 600mm wide by 1248mm deep, with variations on this design to adapt to bridge crossings, service crossings and watercourse crossings. All ducts will be installed in a trench, which will be reinstated in accordance to the local road’s authority requirements within the appropriate County Council area (where ducting is installed in public roads) and reinstated in accordance with the landowner’s requirements were installed in private lands. Once installed the installation of the electrical cabling/fibre cable is pulled through the ducts in approximately 750/1000m sections.

The installation will include a water crossing of the Curryclogh watercourse south east of the Bandon power station. The preferred crossing method is using a culvert undercrossing or overcrossing method which will be selected based on the cover available above the culvert. Culvert crossings have been designed in line with ESB specifications.

1.3 Aim of the Report

This AA Screening Report has been prepared to provide supporting information to allow the competent authority to carry out screening for likely significant effects on European sites for the proposed development.



1.4 Objectives of the Appropriate Assessment Process

The process promotes a hierarchy of avoidance, mitigation and compensatory measures to be addressed in the AA process¹ as follows:

- Firstly, a plan / project should aim to avoid any negative impacts on Natura 2000 sites by identifying possible impacts early and designing the project / plan to avoid such impacts.
- Secondly, mitigation measures should be applied during the AA process (after Stage 1 screening) to the point where no adverse impacts on the site(s) remain.

¹ The objectives as outlined are based on those set out in Scott Wilson and Levett-Therivel, (2006).

2. Relevant Legislation

The relevant legislation is:

- The Habitats Directive 92/43/EEC.
- The Birds Directive 2009/147/EC.
- European Communities (Birds and Natural Habitats) Regulations 2011 – 2021.
- Planning and Development Acts 2000 to 2021 - PART XAB.

European Nature Directives (Habitats and Birds)

The Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) forms the basis for the designation of Special Areas of Conservation. Similarly, Special Protection Areas are classified under the Birds Directive (Council Directive 2009/147/EEC on the Conservation of Wild Birds). Collectively, Special Areas of Conservation (SAC) and Special Protection Areas (SPA) are referred to as the Natura 2000 network. In general terms, they are considered to be of exceptional importance for rare, endangered or vulnerable habitats and species within the European Community.

Under Article 6(3) of the Habitats Directive an appropriate assessment must be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An appropriate assessment is an evaluation of the potential impacts of a plan or project on the conservation objectives of a Natura 2000 site², and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Article 6, paragraph 3 of the EC Habitats Directive 92/43/EEC (“the Habitats Directive”) states that: *“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the 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”.*

The Habitats Directive is transposed into Irish law by the EC (Birds and Natural Habitats) Regulations 2011 – 2015. Part XAB of the Planning and Development Acts 2000 to 2020 transposes Article 6(3) and 6(4) of the Habitats Directive in respect of land use plans and proposed projects requiring development consent.

EC (Birds and Natural Habitats) Regulations 2011 to 2021 – Part 5

Part 5 of the EC (Birds and Natural Habitats) Regulations 2011 – 2021 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 42(1) requires that *‘a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public*

² Also referred to as European Sites in the Planning and Development Acts 2000 – 2021.

authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.' Section 42(2) expands on this, stipulating that a public authority must carry out a screening for Appropriate Assessment before consent for a plan or project is given, or a decision to undertake or adopt a plan or project is taken. To assist a public authority to discharge its duty in this respect, Section 42(3)(a) gives them the authority to direct a third party to provide a Natura Impact Statement and Section 42(3)(b) allows them to request any additional information that is considered necessary for the purposes of undertaking a screening assessment.

Section 42(6) requires that 'the public authority shall determine that an Appropriate Assessment of a plan or project is required where the plan or project is not directly connected with or necessary to the management of the site as a European Site and if it cannot be excluded, on the basis of objective scientific information following screening under this Regulation, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site'.

Planning and Development Acts 2000 to 2021 - PART XAB

The relevant sections of Part XAB of the Planning and Development Acts 2000 – 2021 are set out below.

Screening for appropriate assessment

Section 177U requires that— (1) A screening for appropriate assessment of a draft Land use plan or application for consent for proposed project shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed project, individually or in combination with another plan or project is likely to have a significant effect on the European site.

(2) A competent authority shall carry out a screening for appropriate assessment under subsection (1) before—

- (a) a Land use plan is made including, where appropriate, before a decision on appeal in relation to a draft strategic development zone is made, or
- (b) consent for a proposed project is given.

(3) In carrying out screening for appropriate assessment of a proposed project a competent authority may request such information from the applicant as it may consider necessary to enable it to carry out that screening, and may consult with such persons as it considers appropriate and where the applicant does not provide the information within the period specified, or any further period as may be specified by the authority, the application for consent for the proposed project shall be deemed to be withdrawn.

(4) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed project, as the case may be, is required if it cannot be excluded, on the basis of objective information, that the draft Land use plan or proposed project, individually or in combination with other plans or projects, will have a significant effect on a European site.

(5) The competent authority shall determine that an appropriate assessment of a draft Land use plan or a proposed project, as the case may be, is not required if it can be excluded, on the basis of objective

information, that the draft Land use plan or proposed project, individually or in combination with other plans or projects, will have a significant effect on a European site.

(6) (a) Where, in relation to a proposed project, a competent authority makes a determination that an appropriate assessment is required, the competent authority shall give notice of the determination, including reasons for the determination of the competent authority, to the following—

- (i) the applicant,
- (ii) if appropriate, any person who made submissions or observations in relation to the application to the competent authority, or
- (iii) if appropriate, any party to an appeal or referral.

(b) Where a competent authority has determined that an appropriate assessment is required in respect of a proposed project it may direct in the notice issued under paragraph (a) that a Natura impact statement is required.

(c) Paragraph (a) shall not apply in a case where the application for consent for the proposed project was accompanied by a Natura impact statement.

(7) A competent authority shall, as soon as may be after making the Land use plan or making a decision in relation to the application for consent for proposed project, make available for inspection by members of the public during office hours at the offices of the authority, and may also publish on the internet —

- (a) any determination that it makes in relation to a draft Land use plan under subsection (4) or (5) as the case may be, and reasons for that determination, and
- (b) any notice that it issues under subsection (6) in relation to a proposed project. (8) In this section ‘consent for proposed project’ means, as appropriate —

- (a) a grant of permission,
- (b) a decision of the Board to grant permission on a planning application or an appeal,
- (c) consent for development under Part IX,
- (d) approval for development that may be carried out by a local authority under Part X or Part XAB or development that may be carried out under Part XI,
- (e) approval for development on the foreshore under Part XV,
- (f) approval for development under section 43 of the Act of 2001,
- (g) approval for development under section 51 of the Roads Act 1993, or
- (h) a substitute consent under Part XA.

(9) In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

(10) In deciding upon an application under section 176A or a determination review or an application referral under section 176C, a planning authority or the Board, as the case may be, shall, where

appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

Natura impact report and natura impact statement

Section 177T states that— (1) (a) A Natura impact report means a statement for the purposes of Article 6 of the Habitats Directive, of the implications of a Land use plan, on its own or in combination with other plans or projects, for one or more than one European site, in view of the conservation objectives of the site or sites.

(b) A Natura impact statement means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own or in combination with other plans or projects, for one or more than on European site, in view of the conservation objectives of the site or sites.

(2) Without prejudice to the generality of subsection (1) , a Natura impact report or a Natura impact statement, as the case may be, shall include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for one or more than one European site in view of the conservation objectives of the site or sites.

(3) As respects a draft National Planning Framework, the Government shall prepare a Natura impact report in relation to a draft Land use plan and the following bodies shall also prepare a Natura impact report in relation to a draft Land use plan—

(a) as respects a draft regional spatial and economic strategy, the regional assembly for whose area the draft strategy is made,

(aa) as respects a draft National Planning Framework, the Minister

(b) as respects a draft planning scheme in respect of all or any part of a strategic development zone, the planning authority (which term shall be construed in accordance with section 168(5)) for whose area the draft scheme is made,

(c) as respects a draft development plan or draft variation of a development plan, the planning authority for whose area the draft plan or draft variation is made, and

(d) as respects a draft local area plan, the planning authority in whose area the local area concerned is situate.

(4) The applicant for consent for proposed development may, or if directed in accordance with subsection (5) by a competent authority, shall furnish a Natura impact statement to the competent authority in relation to the proposed development.

(5) At any time following an application for consent for proposed development a competent authority may give a notice in writing to the applicant concerned, directing him or her to furnish a Natura impact statement

(6) Where an applicant for consent for proposed development who, having been directed in accordance with subsection (5), fails to furnish a Natura impact statement within the period specified in the notice, or any further period as may be specified by the competent authority, the application for consent for the proposed development shall be deemed to be withdrawn.

(7) (a) Without prejudice to subsection (1) a Natura impact report or a Natura impact statement shall include all information prescribed by regulations under section 177AD.

(b) Where appropriate, a Natura impact report or a Natura impact statement shall include such other information or data as the competent authority considers necessary to enable it to ascertain if the draft Land use plan or proposed development will not affect the integrity of the site.

3. Methods

3.1 Desk Study

A desk study was carried out to collate information available on Natura 2000 sites within the potential zone of influence of the proposed development. The Site and the surrounding area were viewed using satellite imagery³. Cork County Council planning portal⁴ was accessed for information on other permitted and proposed development within the zone of influence of the project. The National Parks and Wildlife Service (NPWS) website⁵ was accessed for information on Natura 2000 sites. Environmental Protection Agency (EPA) Maps⁶ was accessed for other environmental information relevant to preparation of this report.

3.2 Zone of Influence

The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries. The zone of influence will vary for different ecological features depending on their sensitivity to an environmental change (CIEEM, 2018).

Irish guidance (DoEHLG, 2010)⁷ states, for the zone of influence of plans, that *"A distance of 15 km is currently recommended in the case of plans, as a potential zone of influence, and this distance is derived from UK guidance (Scott Wilson et al, 2006)". The guidance goes on to state that "for projects, the distance could be much less than 15 km, and in some cases less than 100 m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects."*

Guidance from the Office of the Planning Regulator (OPR)⁸ states that *"The zone of influence of a proposed development 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 should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km)"*.

The zone of influence for this project was identified through a review of the nature of the project, the type of impacts and effects that could arise as a result, the distance between the project and European sites, and the qualifying interests of the European sites.

3.3 Screening Report

The approach taken in preparing the screening report is based on standard methods and best practice guidance, as listed in the references section of this report. The approach to preparing the AA screening report is summarised as follows:

- Identify Natura 2000 sites within the potential zone of influence of the project.

³ www.google.ie/maps

⁴ <https://planning.corkcoco.ie/ePlan/searchexact>

⁵ <https://www.npws.ie/protected-sites>

⁶ <https://gis.epa.ie/>

⁷ Appropriate Assessment of Plans and Projects in Ireland -Guidance for Planning Authorities

⁸ <https://www.opr.ie/wp-content/uploads/2021/03/9729-Office-of-the-Planning-Regulator-Appropriate-Assessment-Screening-booklet-15.pdf>

- Identify the features of interest of the Natura 2000 sites and review their conservation objectives.
- Review whether there is potential for the features of interest to be affected by the project based on information such as the vulnerabilities of the Natura 2000 site, proximity to the Site and the nature and scale of the works associated with the project.
- Consider the likelihood of the identified potential impacts occurring based on the information collated and professional judgement.
- Consider the likelihood of cumulative effects arising from the project in-combination with other plans and projects.
- Identify the likelihood of significant effects on Natura 2000 sites occurring because of the project.

3.4 Cumulative Effects

Cumulative effects can result from individually insignificant, but collectively significant, actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in combination with impacts of other proposed or permitted plans and projects, can result in significant effects (CIEEM 2018). Other plans and projects to be considered would include the following types of future development within the same Zone of Influence:

- Proposals for which consent has been applied which are awaiting determination in any regulatory process (not necessarily limited to planning permission).
- Projects which have been granted consent (not limited to planning permissions) but which have not yet been started or which have been started but are not yet completed (i.e., under construction).
- Proposals which have been refused permission, but which are subject to appeal, and the appeal is undetermined.
- To the extent that their details are in the public domain, proposed projects that will be implemented by a public body but for which no consent is needed from a competent authority. (CIEEM 2018)

4. Appropriate Assessment Screening

This section of the report identifies the potential zone of influence of the proposed development, provides information on the Natura 2000 sites within the identified zone of influence and sets out the potential impacts and effects and the likelihood of significant effects.

4.1 Identification of Natura 2000 Sites

The first step in identification of Natura 2000 sites is to determine the potential zone of influence of the proposed works. When the zone of influence of the proposed works has been determined, Natura 2000 sites within this area can be identified. The potential for these sites to be affected can be evaluated by considering:

- Scale and type of the proposed works.
- Proximity to the proposed works.
- Qualifying interests.
- Ecological⁹ and Landscape¹⁰ connectivity.

In many cases a standard 15 km distance from a proposal is used as a potential zone of influence within which Natura 2000 sites should be screened for potential impact. There is no clear basis for this, with potential impacts on sites being dependent on the nature of impacts arising, sensitivity of receptors and causal links and conduits. In many cases the potential zone of influence is considerably less than 15 km (for example noise and airborne pollution) while the potential zone of influence could be greater than 15 km, for example, if there is a direct water connection to a large project. For the purposes of an initial look at the zone of influence, and to incorporate the precautionary principle, a 15km potential zone of influence has been taken as a minimum for all Natura 2000 sites. Natura 2000 sites within the 15 km potential zone of influence are shown in Table 4.1 below. Figure 4.1 illustrates the proximity of the proposed development to Natura 2000 sites.

A source-pathway-receptor model has been used to establish which of these European Sites could occur within the zone of influence of the project. Under such a model the project, as described above, represents the source. The receptors represent European Sites and their associated qualifying features of interest.

Potential impact pathways are restricted to hydrological pathways as these represent the principal emissions generated by activities at the project site. Other emissions generated by the project, such as noise and lighting, will not have the potential to influence European Sites due to the distance between the project site and these Sites. There is no potential for mobile qualifying species of surrounding European Sites to interact with the project site and immediate surrounding.

European Sites and their associated qualifying features are likely to occur in the zone of influence of the project only where the above pathways establish a link between the project site and European Sites or where the project site is likely to play an important role in supporting populations of mobile

⁹ Connectivity is defined as a measure of the functional availability of the habitats needed for a particular species to move through a given area. Examples include the flight lines used by bats to travel between roosts and foraging areas or the corridors of appropriate habitat needed by some slow colonising species if they are to spread (CIEEM, 2018)

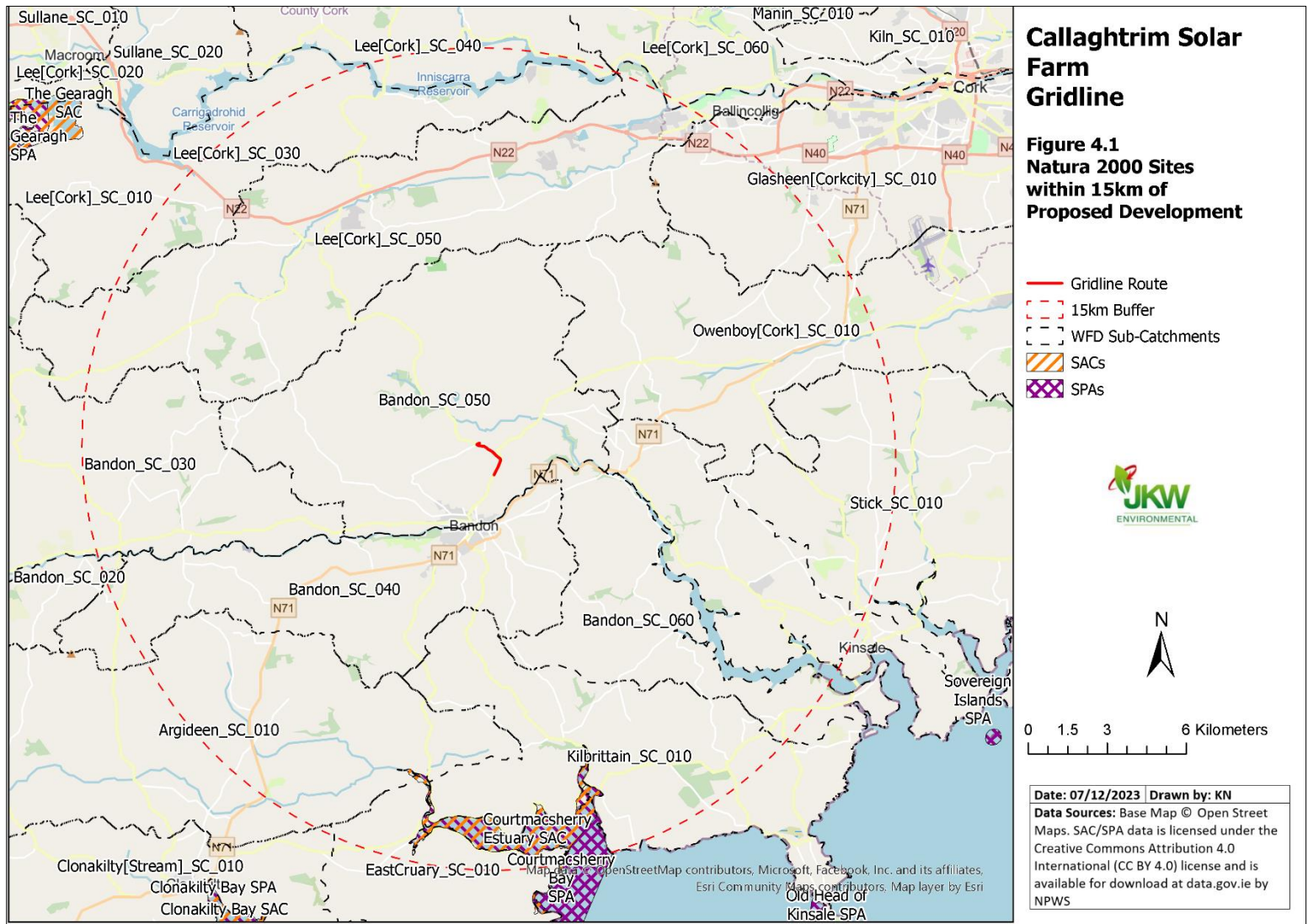
¹⁰ Landscape connectivity is a combined product of structural and functional connectivity, i.e. the effect of physical landscape structure and the actual species use of the landscape (Kettunen et al. 2007)

species that are listed as special conservation interests/qualifying species for surrounding European Sites.

No hydrological pathway between the Site and the European Sites has been identified.

Natura 2000 Site & Distance	Qualifying Interests	Potential Site-Pathway-Receptor Linkage via proximity of site, and/or surface water and/or groundwater connectivity?
Special Area of Conservation (SAC)		
Courtmacsherry Estuary SAC [001230] Distance: 11.2km southeast	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	No. The proposed works have no Source-Pathway-Receptor linkage to the SAC. The SAC is located in a separate WFD Sub-catchment, Kilbriain_SC_010, to the proposed site, Bandon_SC_050. There is no hydrological connection between the proposed
Courtmacsherry Bay SPA [004219] Distance: 11.5km south	Great Northern Diver (Gavia immer) [A003] Shelduck (Tadorna tadorna) [A048] Wigeon (Anas penelope) [A050] Red-breasted Merganser (Mergus serrator) [A069] Golden Plover (Pluvialis apricaria) [A140]	No. The proposed works have no Source-Pathway-Receptor linkage to the SPA. The SPA is located in a separate WFD Sub-catchment, Kilbriain_SC_010, to the proposed site, Bandon_SC_050. There is no hydrological connection between the proposed.

	Lapwing (<i>Vanellus vanellus</i>) [A142] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Wetland and Waterbirds [A999]	
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4.2 Likely Cumulative Impact of the Proposed Works on European Sites, in-combination with other plans and projects

The online planning system for Cork County Council was consulted on the 11/12/2023. No relevant projects were identified.

The Policies and Objectives of the following plans were reviewed and considered as part of this assessment:

- Cork County Development Plan 2022- 2028

The review of plans and projects did not reveal any additional potential pathways for effect on European Sites that may have arisen as a result of those plans or projects.

No pathway or mechanism for the development works to result in any significant effect on any European Site, was identified when considered on its own during the assessment process and therefore, there is no potential for it to contribute to any such effects when considered in-combination with any other development.

5. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

The findings of this Screening Assessment are presented following the European Commission's Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2021) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

5.1 Concluding Statement

This Screening for Appropriate Assessment report is based on the best available scientific knowledge and information. JKW Environmental has analysed the proposed project, in light of best scientific knowledge, as to whether it, by itself or in combination with other plans / projects, will have a negative impact on any European Site. It is concluded that the project (by itself or in combination with other plans / projects) will not have a significant effect on the integrity of any European Site in light of their conservation objectives.

In light of the findings, it is the considered view of the authors of this Screening Report for Appropriate Assessment that Cork County Council can conclude that the project is not likely to have, alone or in combination with other plans or projects, a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

As such, the requirement to undertake a Stage 2 Appropriate Assessment of the project can be screened out

6. References

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

CIRIA (2015) Environmental Good Practice on Site Guide (Fourth Edition).

DoEHLG (2010). Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government. Dublin.

European Commission (2021) 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.

European Commission (2018) Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats Directive' 92/43/EEC.

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Fossit, J.A. (2000). A Guide to Habitats in Ireland. The Heritage Council.

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OUTLINE CONSTRUCTION METHODOLOGY

Callatrim Solar Park – 20kV Grid Connection

Document No: 051062-R01-01

Client: Premier Solar Ltd

Revision:	Author:	Checked:	Date:	Notes:
00	POS	DB	14.02.2024	Issued for Section 5 Application
01	POS	DB	11.04.2024	Issued for Section 5 Application

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1.0 Introduction

The purpose of this document is to outline and explain the construction techniques and methodologies which will be implemented during the construction of the proposed Callatrim Solar Park (Planning Ref No. 17/04098) 20kV single circuit grid connection to the existing Bandon 110kV substation Co. Cork.

The grid connection will consist entirely of underground cable (UGC) in a single circuit arrangement. The UGC works will consist of an installation with 1 no. ducts in an excavated trench to accommodate 3 no. power cables with the ducts to be installed within solar park lands, consented third party lands and within the public road network.

This document is intended to be used as an aid to understand the methodologies to be employed during construction and should be read in conjunction with all other specialist reports which accompany the Section 5 Application amendment. In addition, this document is in outline form only and will be revised and updated prior to the commencement of any construction activities. Detailed Method Statements will be prepared in respect of each aspect of the proposed development.

2.0 Proposed Interconnection Route

The proposed UGC grid connection is approximately 2.41km in length and for predominantly travels in a southeastern direction towards Callatrim Solar Park from the Bandon 110kV substation. The proposed route is located within the regional roads network and within the solar park site access tracks.

The exact location of the UGC is subject to minor modification following a further detailed assessment to be undertaken prior to construction and following consultation with Cork County Council and all other relevant stakeholders, having regard to all environmental protection measures outlined in the planning application and accompanying technical reports.

Figure 1 outlines the proposed UGC grid connection route, with each section of the route being formulated in detail within Table 1 and shown on Overall Site Location Map in Drawing No. 051062-DR-100-P2.

Table 1 of this report summaries the route location, features of the underground cable connection and proposed route.

Table 1 – UGC Route Location Summary		
Public Roads	Solar Park Site	Third Party Lands
1873m	425m	113m

Table 1: Bandon 110kV Substation to Callatrim Solar Park Substation – UGC Route Location Summary

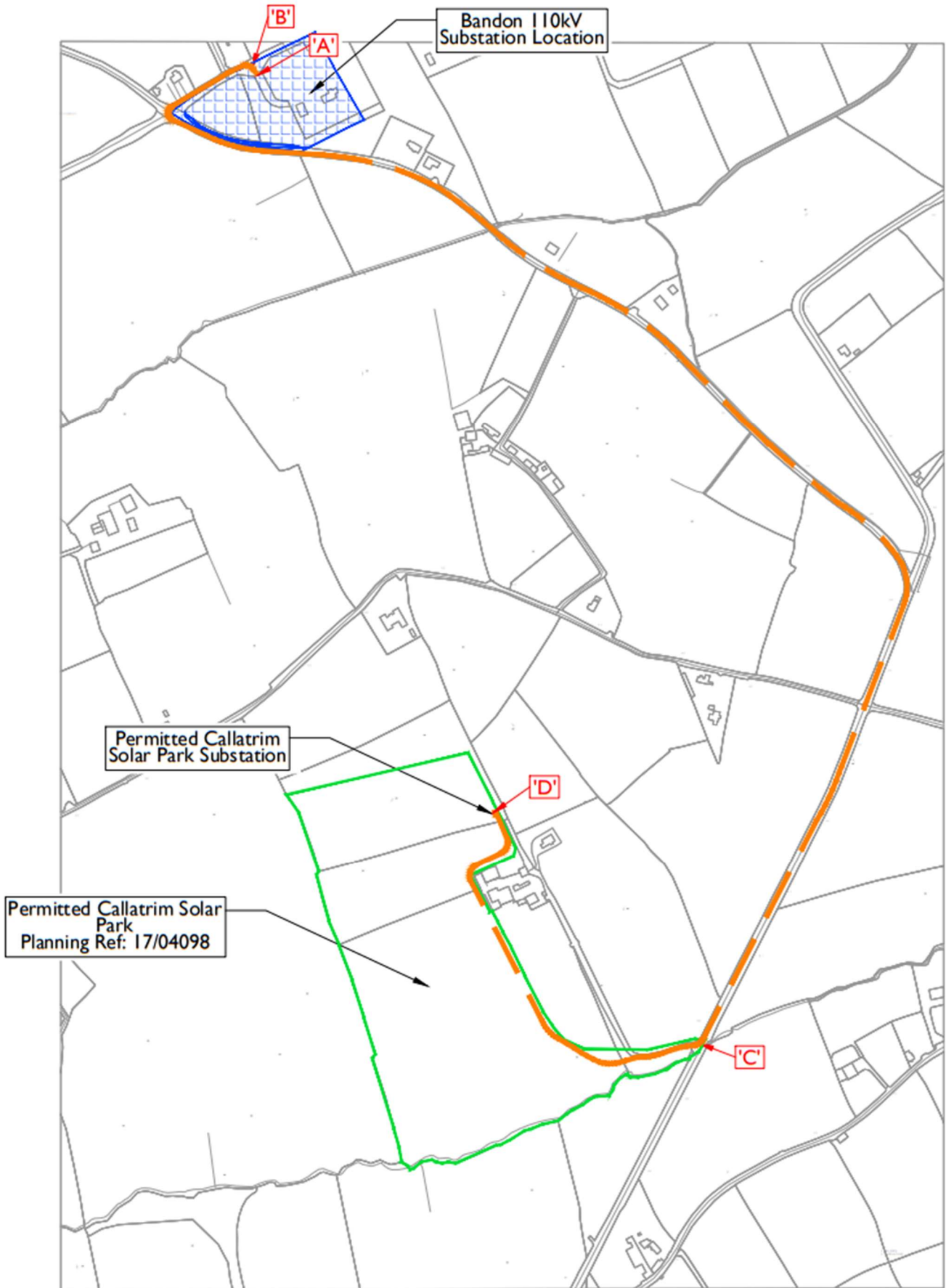


Figure 1 – Proposed Grid Connection Route

Table 2 describes the specific construction requirements and identifies access routes to the work areas. All plant and equipment employed on the proposed works will be subject to good site organisation and hygiene, particularly during construction activities.

Table 2 - Summary of Proposed Grid Connection Design Route	
Section	Description
<p>Section 1</p> <p>10.5m</p> <p>UGC Route</p>	<p>Point A to Point B</p> <p>The Underground Cable (UGC) 20kV grid connection initially begins at the existing ESB owned Bandon 110kV Substation (folio no. CK52455 The Electricity Supply Board). The UGC travels north from the existing station to the public road network (L2034).</p> <p>Features:</p> <p>The UGC Route within this section contains 1 no. joint bay. Joint Bays will be located below ground and finished/reinstated to the required Local Authorities/landowner specification.</p> <ul style="list-style-type: none"> • Joint Bay 01 (JB01) will be located at the entrance gate to Bandon 110kV substation.
<p>Section 2</p> <p>1133m</p> <p>UGC Route</p>	<p>Point B to Point C</p> <p>Now within the public road network, the UGC travels southwest within the L2034 local road for approx. 113m. From here the UGC merges onto the R590 regional road. The UGC is then proposed to travel southeast within the R590 regional road for approx. 448m. At this location the UGC will be required to traverse the Curryclogh river within the regional road. There is sufficient cover within the existing structure to facilitate the installation of the 20kV duct above the watercourse within the road carriageway. From here the UGC continues southeast within the regional road (R590) for approx. 685m.</p> <p>From here the UGC route is proposed to leave the R590 carriage way and merge onto the R589 regional road. Now traveling within the R589 regional road, the UGC is proposed to travel approx. 25m south from this regional road junction. At this location the UGC will be required to traverse a High-Pressure Gas Networks Ireland (GNI) pipe line.</p> <p>At this crossing location it is proposed to mobilise a horizontal direct drill (HDD) to pass beneath the High-Pressure Gas Line. The HDD is proposed to enter on the northside of the Gas Line and exit on the southside within the carriageway of the R589.</p> <p>From here the UGC continues south within the R589 for approx. 570m where it then leaves the regional road carriageway and enters into the consented folio no. CK160819F.</p> <p>Features:</p> <p>The UGC Route within this section contains 3 no. joint bays. Joint Bays will be located below ground and finished/reinstated to the required Local Authorities specification.</p> <ul style="list-style-type: none"> • Joint Bay 02 (JB02) will be located approx. 520m southeast of Bandon 110kV Substation within the R590 regional road carriageway. • Joint Bay 03 (JB03) will be located approx. 490m southeast of JB02 within the R590 regional road carriageway.

	<ul style="list-style-type: none"> Joint Bay 04 (JB04) will be located approx. 490m south of JB03 within the R589 regional road carriageway. <p><u>Watercourse Crossing:</u></p> <ul style="list-style-type: none"> Installing the duct within the bridge deck is the method that will be implemented within this section to cross the Curryclogh river to allow for the UGC to continue towards Callatrim Solar Park preserving the environment around this river network. Ref appendix A of this construction methodology for the ESNB standard bridge deck installation. This section also encounters one culvert located within the R590. It is proposed to cross above this culvert. Ref Drawing number 051062-DR-109. This section also encounters one culvert located within the R589. It is proposed to cross above this culvert. Ref Drawing number 051062-DR-109.
<p>Section 3</p> <p>720m</p> <p>UGC Route</p>	<p>Point C to Point D</p> <p>Within this section, the UGC will leave the curtilage of the public road (R589) and enter into consented third party lands. The UGC is proposed to traverse west for approx. 103m within Folio no. CK160819F (Denis Dullea, Margaret Dullea) to gain access to the permitted Callatrim Solar Park.</p> <p>From here the UGC is proposed to enter the solar park and travel mainly north utilising solar park access tracks for approx. 425m to reach the solar park substation building where the UGC will be terminated.</p> <p>Features:</p> <p>The UGC Route within this section contains 1 no. joint bays. Joint Bays will be located below ground and finished/reinstated to the required Local Authorities/landowner specification.</p> <ul style="list-style-type: none"> Joint Bay 05 (JB05) will be located approx. 479m south of JB04 Folio no. CK160819F (Denis Dullea, Margaret Dullea).

Table 2: Summary of Proposed UGC Route

3.0 Preliminary Site Investigations

It would be proposed to carry out Preliminary site investigations along the cable route prior to construction to confirm design assumptions.

The following items may be carried out:

3.1 UGC Route:

2 No. trial holes along the route to ascertain ground conditions and thermal resistivity of the soil.

Traffic Management – Road Closure with Stop/Go, Local access system in place.

Equipment:

- 4x4 vehicle
- Concrete vibrator
- Wheeled dumper
- Soil compactor
- 360° tracked excavator (only rubber tracked machines will be allowed on public roads)

4.0 UGC Construction Methodology

The proposed UGC trench will consist of 1 no. 125mm diameter HDPE cable ducts to be installed in an excavated trench, typically 450mm wide by 925mm deep, with variations on this design to adapt to bridge crossings, service crossings and watercourse crossings. The power cable duct installations and the trench reinstatement will be in accordance with the local road’s authority within Cork County Council, where installed in public roads and reinstated in accordance with the landowners’ requirements where installed in private lands. The installation of the electrical cabling is pulled through the installed ducts in approximately 470/490m sections typically and a variation to allow connection to the Solar Farm. Construction methodologies to be implemented and materials to be used will ensure that the UGC is installed in accordance with the requirements of the Council and private landowners.

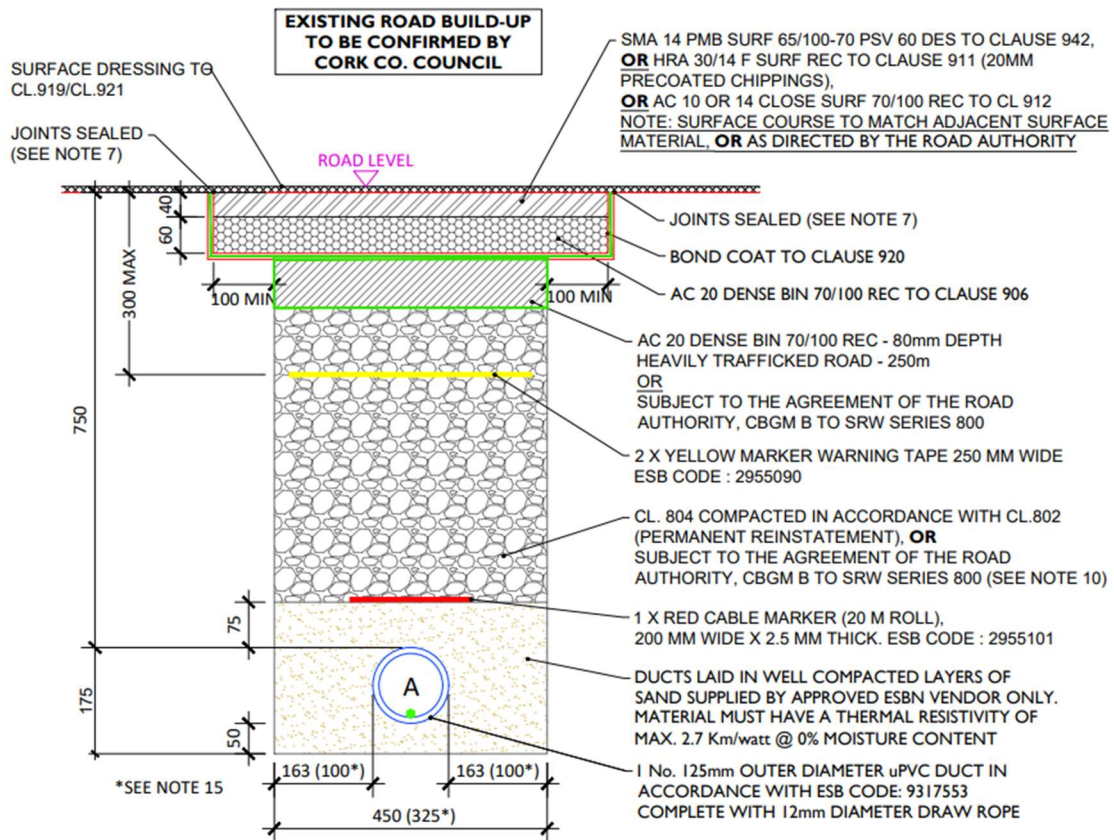


Figure 2 - Typical Trench in Roadway

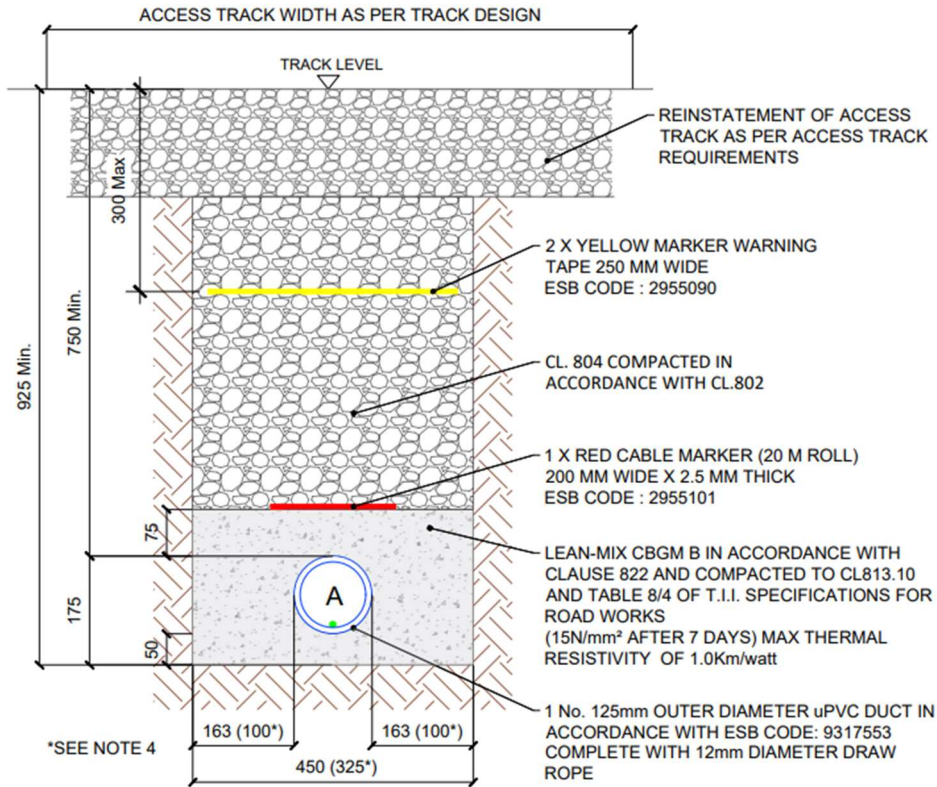


Figure 3 - Typical Trench in Access Road Section

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

Tubular marker posts will be used on non-roadway routes to delineate the duct route. Corrosion proof aluminium triangular danger signs, with a 700mm base, and with centred lightning symbol, on 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 4 - Tubular Marker Posts

4.1 Trenching Methodology

The following section outlines the methodology to be followed during trenching works:-

- The Contractor, and their appointed Site Manager, will prepare a targeted Method Statement concisely outlining the construction methodology and incorporating all mitigation and control measures included within the section 5 application and accompanying reports and as required by conditions where relevant;
- All existing underground services shall be identified on site prior to the commencement of construction works.
- At watercourse crossings, the contractor will be required to adhere to the environmental control measures outlined within the section 5 application and accompanying reports, the detailed Construction Environmental Management Plan (CEMP) to be prepared prior to the commencement of construction, and best practice construction methodologies.
- Where the cable route intersects with culverts, the culvert will remain in place (where possible) and the ducting will be installed above the culvert to provide minimum separation distances in accordance with ESNB specifications.
- Traffic management measures will be implemented in accordance with those included in the Traffic Management Report, and a detailed Traffic Management Plan will be prepared and agreed with Cork County Council.
- The excavated trench will be approximately 450mm in width and approximately 925mm deep both within the public road network and within solar park lands.
- The base of the excavated trench will be lined with sand bedding to be imported to site from a local licensed supplier. The 125mm diameter HDPE cable ducts will be placed into the prepared trench, inspected and backfilled as per Figures 2 & 3.
- Excavated material will be temporarily stockpiled onsite for re-use during reinstatement. Stockpiles will be restricted to less than 2m in height. Stockpiles will be located a minimum of 50m from surface water features and all stockpiling locations will be subject to approval by the Site Manager and Project Ecological Clerk of Works (ECoW).
- Excavated material shall be employed to backfill the trench where appropriate and any surplus material will be transported off site and disposed of at a fully authorised soil recovery site.
- Any earthen (sod) 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 surface water drainage feature.
- Where required, grass will be reinstated by either seeding or by replacing with grass turves.
- No more than a 100m section of trench will be opened at any one time. The second 100 metres will only be excavated once the majority of reinstatement has been completed on the first.
- 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.
- Works will only be conducted in normal working hours of 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 or in the event of an emergency.
- 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 no. day.

Equipment:

- 2-3 General Operatives.
- 1 Excavator Operator.
- 1 no. tracked excavator (only rubber tracked machines will be allowed on public roads).
- 1 no. dumper or tractor and trailer.

Materials:

- Sand for pipe bedding.
- Ready-mix Concrete where necessary (delivered to site).
- Trench backfilling material (excavated material and aggregates) to relevant specifications.
- 125mm diameter HDPE ducting.
- Temporary Surface Reinstatement Materials.



Figure 5 - Typical Underground Duct Installation

4.2 Managing Excess Material from Trench

All excavated material will be temporarily stored adjacent to the trench prior to re-use in the trench reinstatement (where applicable). Stockpiles will be restricted to less than 2m in height. Where excess material exists, it will be disposed of to a licensed facility.

4.3 Storage of Plant and Machinery

All plant, machinery and equipment will be stored on site within the works area or within the temporary construction compound to be located within the proposed solar farm site. Oils and fuels will not be stored on site and will be stored in an appropriately bunded area within the temporary storage compound.

4.4 Joint Bays

Joint Bays are to be provided approximately every 470m – 490m along the UGC route to facilitate the jointing of 2 no. lengths of UGC. Joint Bays are typically 2.9m x 1.6m x 1.56m precast concrete structure installed 1.885m below finished ground level to facilitate the jointing of the cable. Where installed in public roads joint bays will be located in the non-wheel bearing strip of the carriageway.

The precise siting of all Joint Bays is subject to detailed design. Marker posts will be used on non-roadway routes to delineate the duct route and joint slab positions.

Equipment:

- 2-3 General Operatives.
- 1 Excavator Operator.
- 360° tracked excavator (only rubber tracked machines will be allowed on public roads).
- 1 no. tracked dumper or tractor and trailer.

Materials:

- Sand for pipe bedding.
- Ready-mix Concrete where necessary (delivered to site).
- Trench backfilling material (excavated material and aggregates) to relevant specifications.
- 125mm diameter HDPE ducting.
- Precast Chamber Structures.

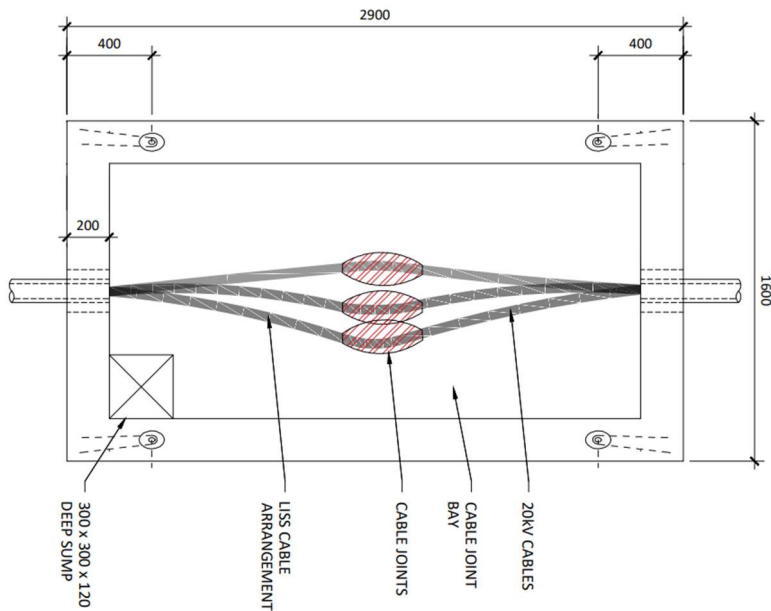


Figure 6 - Typical Joint Bay Plan Details

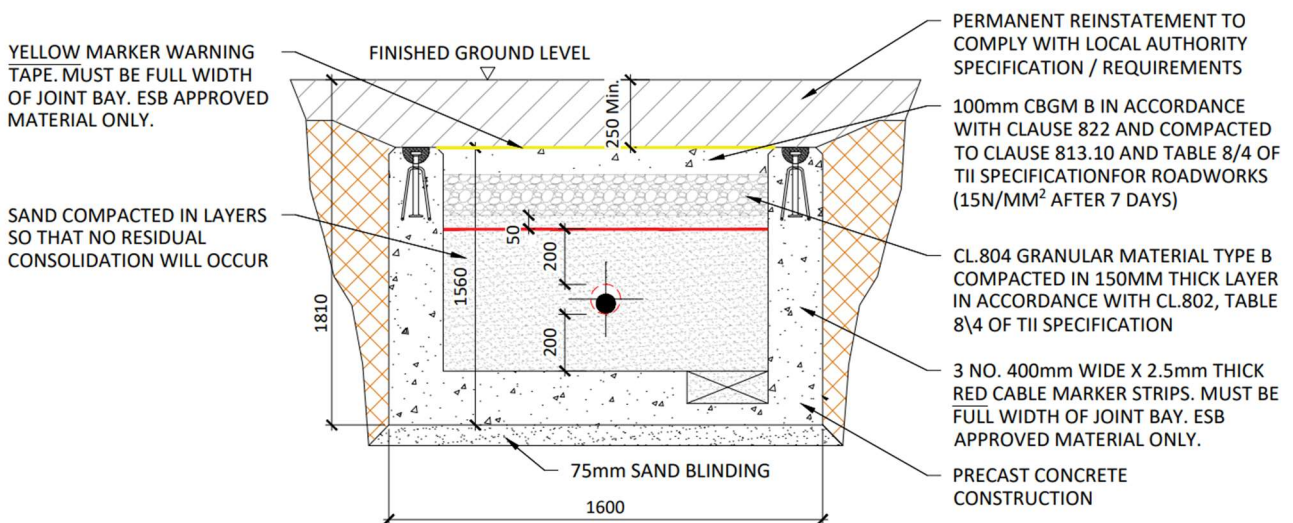


Figure 7 - Typical Elevation of Joint Bay installed in Roadway

4.5 Horizontal Direction Drilling (HDD)

Horizontal Direction Drilling (HDD) is a method of drilling under obstacles such as bridges, gas lines, water courses, etc. in order to install cable ducts under the obstacle. This method is employed where installing the ducts using standard installation methods is not possible. The mobilisation of an HDD will be required along this UGC route to cross beneath the a High Pressure Gas Line installed within the R589.

The proposed drilling methodology is as follows:

- A works area of circa 40m² for the HDD entry side, and circa 20m² on the HDD exit side, will be required for the HDD equipment and vehicles. These areas will be fenced off during the HDD implementation.
- The drilling rig and fluid handling units will be located on the designated entry side of the bridge and will be appropriately bunded using sandbags, which will contain any fluid spills and stormwater run-off.
- Entry and exit pits (approximately 2m (width) x 3m (length) x 1m depth) will be excavated using an excavator. The excavated material will be temporarily stored within the works area and used for reinstatement or disposed of to a licensed facility.
- The HDD pilot bore will be undertaken using a wireline guidance system. Assembly will be set up by the drilling team and steering engineer.
- The pilot bore will be drilled to the pre-determined profile and alignment under the bridge crossing.
- The steering engineer and drill team will monitor the drilling works to ensure that modelled stresses and pressures are not exceeded.
- The drilled cuttings will be flushed back by drilling fluid to the entry pit and treated for re-use.
- Once the first pilot hole has been completed, a hole-opener or back-reamer will be fitted in the exit side which will then be pulled back to the entry side as part of the pre-reaming/hole opening process to enlarge the hole to the needed size.
- When the pre-reaming/hole opening/hole cleaning has been completed, a reamer of slightly smaller diameter than the final cut will be installed on the drill string to which the ducts will be attached for installation.
- The drilling fluid will be disposed of to a licensed facility. The interior of the ducts will be cleaned, and the ducts will be proven to ascertain their suitability. Their installed location will be mapped.
- The entry and exit pit areas will be reinstated to the specification of ESB Networks and any requirements of Cork County Council.
- A joint bay/transition chamber/transition coupler will be installed on either side of the drill shot, following the horizontal directional drilling procedure, as per ESB requirements, which will serve as interface between the HDD ducts and the standard ducts.

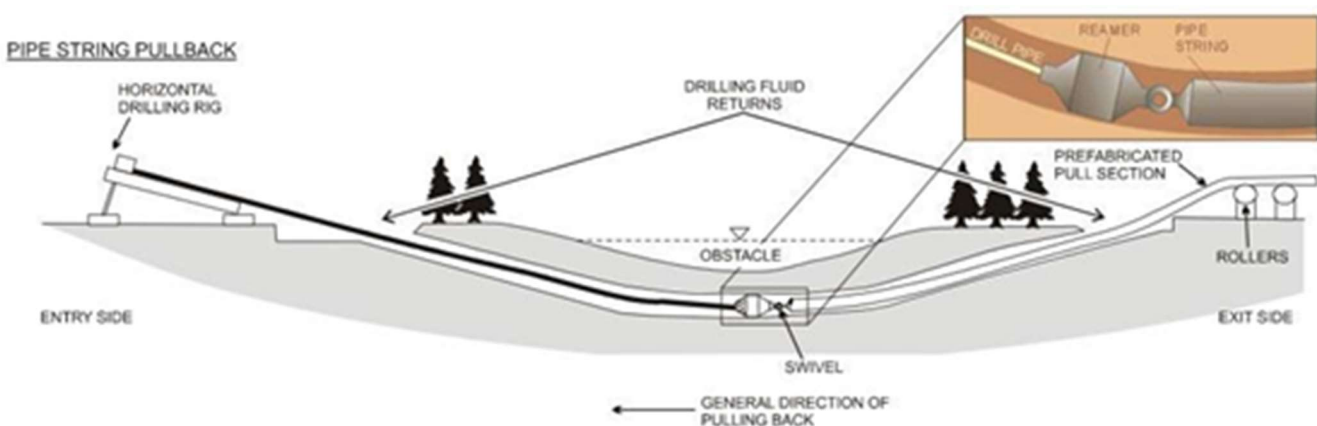


Figure 8 - Typical HDD Installation

5.0 Major Watercourse Crossings

The proposed cable route requires 1 no. bridge crossing.

This watercourse crossing will be carried out where the UGC encounters the Curryclogh River. The existing bridge structure within the road network has sufficient deck cover to accommodate the cable ducts within the structure. Where the cable route intersects with existing watercourses, a detailed construction method statement will be prepared by the Contractor prior to the commencement of construction and is to be approved by the Local Authority and relevant environmental agencies.

Inland Fisheries Ireland have published guidelines relating to construction works along water bodies entitled ‘Requirements for the Protection of Fisheries Habitats during Construction and Development Works at River Sites’, and these guidelines will be adhered to during the construction of the proposed development.

Numerous other minor watercourses crossing locations have been noted along the proposed cable route i.e. culverts, pipe drains. These minor watercourses will be identified and surveyed as part of the detailed design process prior to construction. A culvert crossing schedule will be prepared identifying all major culverts and the proposed crossing method.

5.1 Bridge 1 – Install within Bridge Deck

ITM Coordinates: 549614.38, 558035.86

Bridge 1 is comprised of two 900mm concrete pipes that travel in parallel beneath the R590 regional road. This bridge spans the Curryclogh River which flows in a west to east direction. The bridge has been found to have sufficient deck cover within the structure to accommodate the UGC ducting. The installation will be carried out adhering the ESNB specifications with a minimum depth covers achieved to accommodate the cable ducts.

See appendix 1 of this construction methodology for ESNB bridge deck crossing specifications.



Figure 9 - Parapet Walls of Bridge 1

6.0 Traffic Management

Traffic management and road signage will be in accordance with the Department of Transport: Traffic Signs Manual - Chapter 8: Temporary Traffic Measures and Signs for Road Works and in agreement with Cork County Council. All work on public roads will be subject to the approval of a road opening license application. The contractor will prepare detailed traffic management plans for inclusion as part of the road opening applications.

Where road widths allow, the UGC installation works will allow for one side of the road to be open to traffic at all times by means of a 'Stop/Go' type traffic management system, where a minimum 2.5m roadway will be maintained at all times. Temporary traffic signals will be implemented to allow road users safely pass through the works area by channelling them onto the open side of the road. Typically, the UGC will be installed in 100m sections, and no more than 100m will be excavated without the majority of the previous section being reinstated. Where the construction requires the crossing of a road, works on one carriageway will be completed before the second carriageway is opened, to maintain traffic flows.

Some work areas will require a road closure, particularly on the local tertiary roads where it is not possible to safely implement a Stop/Go system. Where road closures are necessary, a suitable diversion will be implemented using appropriate signage, following consultation with Cork County Council.

All construction vehicles will be farmed within the works area so as not to cause additional obstruction or inconvenience to road users or residents. The traffic signals will be in place prior to the works commencing and will remain in place until after the works are completed. The public road will be checked regularly and maintained free of mud and debris. Road sweeping will be carried out as appropriate to ensure construction traffic does not adversely affect the local road condition.

In the event of emergency; steel plates, which will be available on site, can be put in place across the excavation to allow traffic to flow on both sides of the road.

All traffic management measures will comply with those incorporated into a detailed Traffic Management Plan to be prepared, in consultation with Cork County Council, prior to the commencement of development.

7.0 Road Opening Licence

The proposed UGC works will require a road opening licence under Section 254 of the Planning and Development Act 2000-2015 from Cork County Council. A Traffic Management Plan (TMP) will be agreed with Cork County Council prior to the commencement of the development. This TMP will outline the location of traffic management signage, together with the location of any necessary road closures and the routing of appropriate diversions. Where diversions are required, these will be agreed with Cork County Council in advance of the preparation of the TMP.

8.0 Relocation of Existing Services

To facilitate the installation of the proposed UGC, it may be necessary to relocate existing underground services such as water mains, telecoms, or existing cables. In advance of any construction activity, the contractor will undertake additional surveys of the proposed route to confirm the presence or otherwise of any services. If found to be present, the relevant service provider will be consulted to determine the requirement for specific excavation or relocation methods and to schedule a suitable time to carry out works.

9.0 Cable Pulling

Once the ducting is installed the electrical cables (situated on a drum) are pulled through the ducting by a specialised mechanical winch. The winch will also monitor the tension on the cables being pulled so as not to damage the cables. A guide rope is installed with the ducting to assist in the cable pulling process. The guide rope also is used for proving the ducts by attaching a mandrel, a sponge, or brush, for cleaning the duct installed. Cable lubricant is applied to the outside of the cables being pulled through the duct. The lubricant assists in the pulling process by removing friction between the cable and the rollers. This not only speeds up the process but also prevents snagging and therefore damage to the cable.

10.0 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. This work will be carried out in consultation with the landowner and in line with any relevant measures outlined in the CEMP and associated conditions.

11.0 Emergency Response Plan

All site personnel will be inducted into the provisions of the Emergency Response Plan. The following outlines some of the information, on the types of emergency, which must be communicated to site staff (list not exhaustive);

- Release of hazardous substance - Fuel or oil spill
- Concrete spill or release of concrete
- Flood event – extreme rainfall event
- Environmental buffers and exclusion zones breach
- Housekeeping of materials and waste storage areas breach
- Stop Works order due to environmental issue or concern.

The Emergency Response Plan must be completed by the appointed contractor before the project begins.

12.0 Design and Construction & Environmental Management Methodology

Prior to commencement of construction works the contractor will draw up detailed Method Statements which will be informed by this Outline Construction Methodology and any environmental protection measures identified or measures proposed within the CEMP, and the guidance documents and measures listed below. These method statement will be adhered to by the contractors and will be overseen by the Project Manager, Environmental Manager and ECoW where relevant.

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*. Inland Fisheries Ireland, Dublin,
- *National Roads Authority (2008) Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes*. National Roads Authority, Dublin;
- E. Murnane, A. Heap and A. Swain. (2006) *Control of water pollution from linear construction projects*. Technical guidance (C648). CIRIA;

- E. Murnane 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, Dublin;
- H. Masters-Williams et al (2001) *Control of water pollution from construction sites. Guidance for consultants and contractors* (C532);
- Enterprise Ireland (unknown). *Best Practice Guide (BPGCS005) Oil storage guidelines*;
- Law, C. and D'Aleo, S. (2016) *Environmental good practice on site pocket book*. (C762) 4th edition. CIRIA;
- CIRIA *Environmental Good Practice on Site (fourth edition) (C741) 2015*.

The proposed works will be carried out by employing accepted good work practices during construction, and environmental management measures such as those discussed below. Please note that the following measures will be supplemented by further specific environmental protection measures that will be included in method statements prepared for specific tasks during the works and will form part of the detailed CEMP.

- All materials shall be stored at the temporary compound within the Solar Farm sites and transported to the works zone immediately prior to construction;
- Where drains and watercourses are crossed with underground cables, the release of sediment will be prevented through the implementation of best practice construction methodologies.
- Weather conditions will be taken into account when planning construction activities to minimise risk of run off from site;
- Provision of 50m exclusion zones and barriers (silt fences) between any excavated material and any surface water features to prevent sediment washing into the receiving water environment;
- If dewatering is required as part of the proposed works e.g. in trenches for underground cabling or in wet areas, water must be treated prior to discharge;
- The contractor shall ensure that silt fences are regularly inspected and maintained during the construction phase;
- If very wet ground must be accessed during the construction process bog mats/aluminium panel tracks will be used to enable access to these areas by machinery. However, works will be scheduled to minimise access requirements during winter months;
- The contractor shall ensure that all personnel working on site are trained in pollution incident control response. A regular review of weather forecasts of heavy rainfall is required, and the Contractor is required to prepare a contingency plan for before and after such events;
- The contractor will carry out visual examinations of local watercourses from the proposed works during the construction phase to ensure that sediment is not above baseline conditions. In the unlikely event of water quality concerns, the Environmental Manager and ECoW will be consulted;
- Excavations will be left open for minimal periods to avoid acting as a conduit for surface water flows.
- Only emergency breakdown maintenance will be carried out on site. Emergency procedures and spillage kits will be available and construction staff will be familiar with emergency procedures.
- Appropriate containment facilities will be provided to ensure that any spills from vehicles are contained and removed off site. Adequate stocks of absorbent materials, such as sand or commercially available spill kits shall be available;
- Concrete or potential concrete contaminated water run-off will not be allowed to enter any watercourses. Any pouring of concrete (delivered to site ready mixed) will only be carried out in dry weather. Washout of concrete trucks shall be strictly confined to a designated and controlled wash-out area within the solar farm sites; remote from watercourses, drainage channels and other surface water features;

- Entry by plant equipment, machinery, vehicles and construction personnel into watercourses or wet drainage ditches shall not be proposed. All routes used for construction traffic shall be protected against migration of soil or waste water into watercourses;

Cabins, containers, workshops, plant, materials storage and storage tanks shall not be located near any surface water channels and will be located beyond the 50m hydrological buffer at all times.

13.0 Implementation of Environmental Protection Measures

All environmental protection measures contained with the screening reports which accompanies the Section 5 Application will be incorporated into a detailed CEMP and construction method statements prior to the commencement of development and will be implemented in full during the construction phase. The Project Manager and Site Manager will be responsible for the implementation of measures following consultation with the Environmental Manager and ECoW where necessary.

14.0 Invasive Species Best Practice Measures

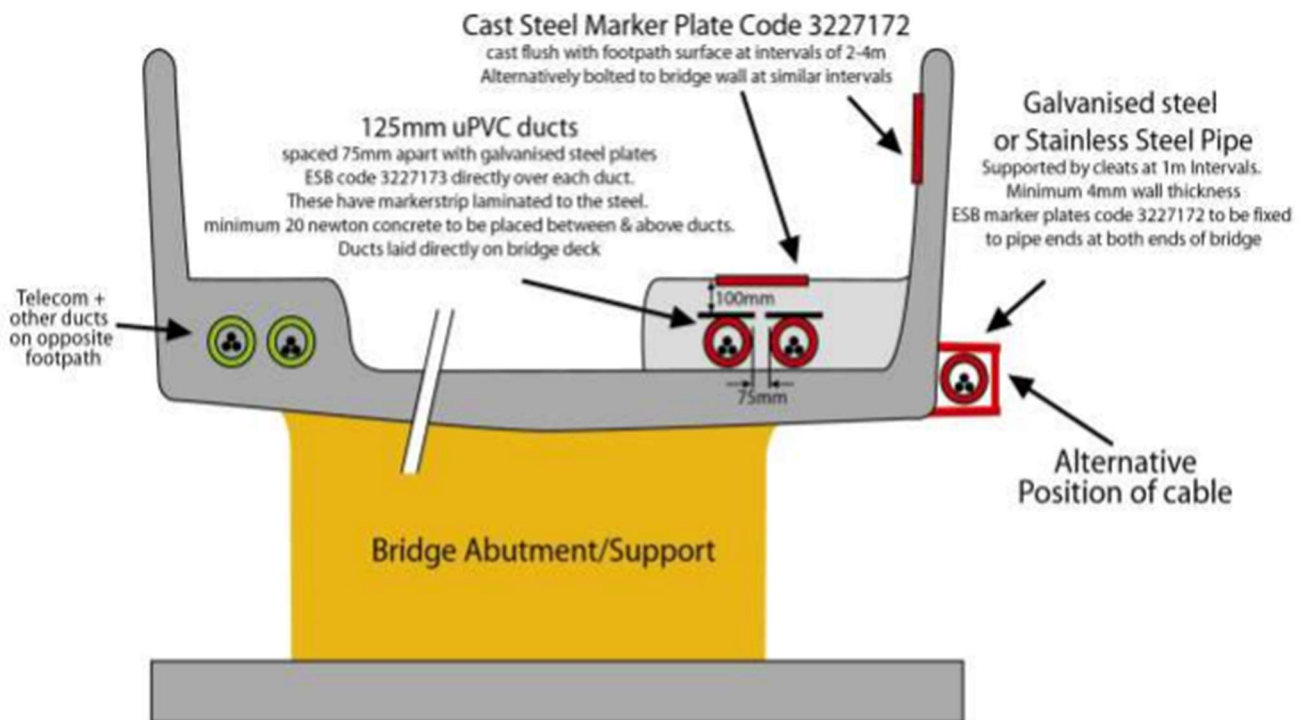
Invasive species can be introduced into a location by contaminated vehicles and equipment, in particular tracked vehicles, which were previously used in locations that contained invasive species. Good site organisation and hygiene shall be maintained at all times on a site, particularly during construction activities. The following best practice measures form part of the construction methodology and will help to contain and/or prevent the introduction of invasive species on the site as follows:

- When deemed necessary, all plant and equipment employed on the proposed works (e.g. diggers, tracked machines, footwear etc.) will be thoroughly cleaned down using a power washer unit, and washed into a dedicated and contained area prior to arrival on site and on leaving site 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 cleaning.
- Material gathered in the dedicated and contained clean down area will need to be appropriately treated as contaminated material on site.
- For any material entering the site, the supplier must provide an assurance that it is free of invasive species.
- Ensure all site users are aware of invasive species management plan and treatment methodologies. This can be achieved through “toolbox talks” before works begin on the site.
- Adequate site hygiene signage should be erected in relation to the management of non-native invasive material.

15.0 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 will be prepared by the contractor prior to the commencement of construction. All waste material will be disposed of at a fully licensed facility.

Appendix 1



1. The design must be agreed with the bridge authority. Position in footpath is preferred
2. Minimum cover over ducts on footpath 100mm
3. where duct cover is > 300mm, marker strip [(code 2955101) & surface marker plates (code 3227172) can be used. Grade down gradually to normal depth beyond bridge ends.
4. Red uPVC ducting is not suitable for cable run external to bridges.
5. Where possible galvanised steel / Stainless steel piping should be used, all joints must be free of weld burrs on inside. Alternatively Heavy duty 10mm wall thickness black HDPE material with cast steel marker plates attached, must be used to permanently warn of presence of electrical cable.

Figure 10 – ESN Bridge Installation Specification

Land Registry

County Cork

Folio 52455

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	A plot of ground being part of the Townland of BALLYTRASNA and Barony of Muskerry West containing 0.2200 Hectares shown as Plan(s) 17 edged RED on the Registry Map (OS MAP Ref(s) 71/14).	From Folio CK8532
2	A plot of ground being part of the Townland of LOTA MORE and Barony of Cork containing 0.4084 Hectares shown as Plan(s) 41 edged RED on the Registry Map (OS MAP Ref(s) 74/4). The Registration does not extend to the mines and minerals	From Folio CK14667 Instrument 2132:1:66
3	A plot of ground being part of the Townland of BALLINASPIG BEG and Barony of Cork containing 0.1340 Hectares shown as Plan(s) 2 edged RED on the Registry Map Book 11, Division 7. The Registration does not extend to the mines and minerals	From Folio CK45551 Instrument 859:11:66
4	The property shown coloured Red as plan(s) 6 on the Registry Map, situate in the Townland of CARRIGOON BEG, in the Barony of FERMOY, in the Electoral Division of MALLOW RURAL. The Registration does not extend to the mines and minerals DESCRIPTION ALTERED D2017LR155540B. 24/11/2017	From Folio CK29335 Instrument 2153-2-67
5	A plot of ground being part of the Townland of CARRIGDARRERY and Barony of Muskerry West containing 0.2984 Hectares shown as Plan(s) 8, 9 edged RED on the Registry Map (OS MAP Ref(s) 83/2, 83/3).	From Folio CK42870 Instrument 1247-5-67
6	A plot of ground being part of the Townland of DUNISKY and Barony of Muskerry West containing 0.6930 Hectares shown as Plan(s) 96 edged RED on the Registry Map (OS MAP Ref(s) 83/2).	From Folio CK42870 Instrument 1247-5-67

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
7	<p>A plot of ground situate on the north side of the Road from Crookstown to Cork City in the Parish of St. Finbar's and in the County Borough of Cork being part of the Townland of BALLINASPIG MORE and Barony of Cork shown as Plan(s) 113 edged RED on the Registry Map Book 3, Division 6.</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK35775 Instrument 2490-4-67</p>
8	<p>A plot of ground being part of the Townland of MAGOOLY and Barony of Muskerry East containing 0.1618 Hectares shown as Plan(s) 67 edged RED on the Registry Map (OS MAP Ref(s) 72/8).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK41153 Instrument 3156:6:67</p>
9	<p>A plot of ground being part of the Townland of INISHLEENA and Barony of Muskerry East containing 0.0607 Hectares shown as Plan(s) 7 edged RED on the Registry Map (OS MAP Ref(s) 72/8).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK41153 Instrument 3156:6:67</p>
10	<p>The property shown coloured Red as plan(s) 22 on the Registry Map, situate in the Townland of CARRIGADROHID, in the Barony of MUSKERRY EAST, in the Electoral Division of AGHINAGH containing .0455 hectares.</p> <p>The Registration does not extend to the mines and minerals</p> <p>Revised from Inst 1568/9/67 D2009LR229519Y</p>	<p>Instrument 1568:9:67</p>
11	<p>A plot of ground situate on the South side of Douglas Road in the Parish of St. Nicholas and in the County Borough of Cork being part of the Townland of SKAHABEG SOUTH and Barony of Cork containing 0.6727 Hectares shown as Plan(s) 3C edged RED on the Registry Map (OS MAP Ref(s) 6383-21)</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK34646 Instrument 1680:6:67</p>
12	<p>A plot of ground situate to the South side of Douglas Road in the Parish of St. Nicholas and in the County Borough of Cork being part of the Townland of SKAHABEG SOUTH and Barony of Cork containing 0.1315 Hectares shown as Plan(s) 16 edged RED on the Registry Map (OS MAP Ref(s) 6383-21)</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK34707 Instrument 1680:6:67</p>

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
13	<p>A plot of ground situate to the South side of Douglas Road in the Parish of St. Nicholas and in the County Borough of Cork being part of the Townland of SKAHABEG SOUTH and Barony of Cork containing 0.0935 Hectares shown as Plan(s) 17 edged RED on the Registry Map (OS MAP Ref(s) 6383-21)</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument 2324:6:67
14	<p>A plot of ground being part of the Townland of WHITECHURCH and Barony of Cork containing 0.0885 Hectares shown as Plan(s) 10 edged RED on the Registry Map (OS MAP Ref(s) 63/1).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK21180 Instrument 123:11:66
15	<p>A plot of ground being part of the Townland of FAHA and Barony of Muskerry East containing 0.5539 Hectares shown as Plan(s) 25 edged RED on the Registry Map (OS MAP Ref(s) 72/8).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK11103 Instrument 3571:7:68
16	<p>A plot of ground being part of the Townland of BALLINTUBBRID WEST and Barony of Barrymore containing 0.3768 Hectares shown as Plan(s) 30 edged RED on the Registry Map (OS MAP Ref(s) 76/9).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK28600 Instrument 1018:1:69
17	<p>A plot of ground being part of the Townland of GREENFIELD and Barony of Muskerry East containing 0.4249 Hectares shown as Plan(s) 10 edged RED on the Registry Map (OS MAP Ref(s) 73/14).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK33510 Instrument 2919:11:68
18	<p>A plot of ground being part of the Townland of INISHLEENA and Barony of Muskerry East containing 0.1644 Hectares shown as Plan(s) 10 edged RED on the Registry Map (OS MAP Ref(s) 72/8).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK41153 Instrument 3570:7:68
19	<p>A plot of ground being part of the bed of the River Lee being part of the Townland of CARRIGYKNAVEEN and Barony of Muskerry East containing 0.2554 Hectares shown as Plan(s) 13 edged RED on the Registry Map (OS MAP Ref(s) 73/5).</p>	Instrument APP 19959

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
20	<p>A plot of ground in the Parish of St. Finbar's and in the County Borough of Cork being part of the Townland of BALLINASPIG MORE and Barony of Cork containing 0.0075 Hectares shown as Plan(s) 5 edged RED on the Registry Map (OS MAP Ref(s) 6421/5)</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument 1013-4-68
21	<p>A plot of ground situate on the North side of Harbour View and on the South side of Bellevue Terrace in the town of Cobh being part of the Townland of KILGARVAN and Barony of Barrymore containing 0.0075 Hectares shown as Plan(s) 16 edged RED on the Registry Map (OS MAP Ref(s) 87/8).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument 878-12-68
22	<p>A plot of ground being part of the Townland of RATHNACALLY and Barony of Orrery and Kilmore containing 2.1245 Hectares shown as Plan(s) 14 edged RED on the Registry Map (OS MAP Ref(s) 7/4).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK23164 Instrument 913-7-69
23	<p>A plot of ground situate to the West of the Road leading to Cork City in the Parish of St. Finbar's and in the County Borough of Cork being part of the Townland of DEANROCK and Barony of Cork containing 0.0935 Hectares shown as Plan(s) 45 edged RED on the Registry Map (OS MAP Ref(s) 6427/3) Book 44, Division 7.</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument 1808-9-69, APP 20151
24	<p>A plot of ground being part of the Townland of FREAHANES and Barony of Carbery East (West Division) containing 0.3085 Hectares shown as Plan(s) 13 edged RED on the Registry Map (OS MAP Ref(s) 134/11).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK16806 Instrument 3334-5-69
25	<p>A plot of ground being part of the Townland of CLOONLOUGH and Barony of Condons and Clangibbon containing 0.3642 Hectares shown as Plan(s) 16 edged RED on the Registry Map (OS MAP Ref(s) 5682/A).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK6463 Instrument 3602-5-69

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
26	<p>A plot of ground being part of the Townland of AGHADA and Barony of Imokilly containing 13.3950 Hectares shown as Plan(s) 112 edged RED on the Registry Map (OS MAP Ref(s) 88/9).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument APP 20234
27	<p>A plot of ground situate on the Road leading South to Church Road in the Parish of St. Finbar's and in the County Borough of Cork containing 0.1391 Hectares shown as Plan(s) 20A, 1306 edged RED on the Registry Map (OS MAP Ref(s) 6383/19).</p> <p>The Registration does not extend to the mines and minerals</p> <p>"Amended Rule 7(1)" Q2013LR009041G 28-Apr-2015</p>	From Folio CK35665 Instrument 890-7-70
28	<p>A plot of ground situate to the east of North Street in the Urban District of Skibbereen being part of the Townland of GORTNACLOHY and Barony of Carbery West (East Division) containing 0.0202 Hectares shown as Plan(s) 90 edged RED on the Registry Map (OS MAP Ref(s) Town of Skibbereen Map No. 1).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument 1313-5-69
29	<p>A plot of ground situate in the East Side of Pouladuff Road in the Parish of St. Finbar's and in the County Borough of Cork being part of the Townland of KILLEENREENDOWNEY and Barony of Cork containing 0.0050 Hectares shown as Plan(s) 255 edged RED on the Registry Map (OS MAP Ref(s) 74/14)</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK20010 Instrument 724/3/69
30	<p>A plot of ground being part of the Townland of COOLACAREEN and Barony of Muskerry East containing 1.9981 Hectares shown as Plan(s) 6 edged RED on the Registry Map (OS MAP Ref(s) 71/10, 71/11).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK42339 Instrument 1236/7/70
31	<p>A plot of ground being part of the Townland of BALLINCARROONIG and Barony of Imokilly containing 9.0371 Hectares shown as Plan(s) 27 edged RED on the Registry Map (OS MAP Ref(s) 88/9).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument AP 20242

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
32	<p>A plot of ground being part of the Townland of DERREENATHIRIGY and Barony of Bantry containing 0.1163 Hectares shown as Plan(s) 3 edged RED on the Registry Map (OS MAP Ref(s) 91/13).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK31222 Instrument 570-10-70</p>
33	<p>A plot of ground being part of the Townland of MISHELLS and Barony of Kinalmeaky containing 2.0613 Hectares shown as Plan(s) 4A edged RED on the Registry Map (OS MAP Ref(s) 96/11).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK41206 Instrument 764-5-70</p>
34	<p>A plot of ground being part of the Townland of MISHELLS and Barony of Kinalmeaky containing 0.3970 Hectares shown as Plan(s) 4B edged RED on the Registry Map (OS MAP Ref(s) 96/11).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK41306 Instrument 764-6-70</p>
35	<p>A plot of ground being part of the Townland of NOHAVALDALY and Barony of Duhallow containing 0.0758 Hectares shown as Plan(s) 27 edged RED on the Registry Map (OS MAP Ref(s) 38/6).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK52409 Instrument 1147-10-70</p>
36	<p>A plot of ground situate on the North side of Douglas Road South in the Parish of St. Finbar's and in the County Borough of Cork containing 0.0151 Hectares shown as Plan(s) 145 edged RED on the Registry Map (OS MAP Ref(s) 74/15A).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK35579 Instrument 735/10/70</p>
37	<p>A plot of ground being part of the Townland of COURTSTOWN and Barony of Barrymore containing 0.2579 Hectares shown as Plan(s) 41 edged RED on the Registry Map (OS MAP Ref(s) 75/6).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK43094 Instrument S335/70</p>
38	<p>A plot of ground situated to the South of Broderick Street in the Urban District of Middleton being part of the Townland of TOWNPARKS and Barony of Imokilly containing 0.8346 Hectares shown as Plan(s) 91 edged RED on the Registry Map (OS MAP Ref(s) 6342/25, 6343/21).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK27476 Instrument S2888/72</p>

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
39	<p>A plot of ground being part of the Townland of KILL-SAINT-ANNE NORTH and Barony of Barrymore containing 1.7325 Hectares shown as Plan(s) 9 edged RED on the Registry Map (OS MAP Ref(s) 44/4).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK1397 Instrument S5465/71</p>
40	<p>The property shown coloured Red as plan(s) BX8C5, BX8HE on the Registry Map, situate in the Townland of CARRIGALINE WEST , known as BALLEA ROAD, CARRIGALINE, CORK , in the Barony of KERRYCURRIHY , in the Electoral Division of CARRIGALINE.</p> <p>The Registration does not extend to the mines and minerals</p> <p>Amended Rule 7(1), Q2013LR010882J, 8-Jul-2013. Property description updated. Area is not included in Part 1A of the Folio.</p>	<p>From Folio CK45171 Instrument S5551/71</p>
41	<p>A plot of ground being part of the Townland of CARRIGFADDA and Barony of Carbery West (East Division) containing 0.3793 Hectares shown as Plan(s) 51 edged RED on the Registry Map (OS MAP Ref(s) 141/12).</p> <p>The Registration does not extend to the mines and minerals</p> <p>Amended Rule 7(1) Q2013LR010882J, 8-Jul-2013.</p>	<p>From Folio CK39985 Instrument S2950/72</p>
42	<p>A plot of ground formerly in the townland of Ballinaspig More and now situate to the South of Rossa Avenue in the Parish of St. Finbar's and in the County Borough of Cork containing 0.0077 Hectares shown as Plan(s) 49 edged RED on the Registry Map (OS MAP Ref(s) 6426/5)Book 15, Division Cork 6.</p> <p>The Registration does not extend to the mines and minerals</p>	<p>Instrument S3298/73</p>
43	<p>A plot of ground being part of the Townland of CARRIGOGNA and Barony of Barrymore containing 1.3354 Hectares shown as Plan(s) 13 edged RED on the Registry Map (OS MAP Ref(s) 65/14).</p> <p>The Registration does not extend to the mines and minerals</p> <p>Note: Boundaries amended. Inst. D2023LR055372P 6/4/23</p>	<p>From Folio CK37919 Instrument S2349/73</p>
44	<p>A plot of ground being part of the Townland of SCARTBAUN and Barony of Carbery West (West Division) containing 0.1340 Hectares shown as Plan(s) 4 edged RED on the Registry Map (OS MAP Ref(s) 118/11).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK11478 Instrument S1860/74</p>

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
45	<p>A plot of ground being part of the Townland of BALLYARRA and Barony of Barrymore containing 0.2832 Hectares shown as Plan(s) 53 edged RED on the Registry Map (OS MAP Ref(s) 45/5).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK1806 Instrument S3474/75</p>
46	<p>A plot of ground being part of the Townland of DERRYMIHIN WEST and Barony of Bear shown as Plan(s) 155 edged RED on the Registry Map (OS MAP Ref(s) 115/10).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK27045 Instrument S1593/76</p>
47	<p>A plot of ground being part of the Townland of CURRALEIGH and Barony of Muskerry East containing 0.2056 Hectares shown as Plan(s) 75 edged RED on the Registry Map (OS MAP Ref(s) 73/5).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK10102 Instrument S1315/76</p>
48	<p>A plot of ground being part of the Townland of LOUGHLEIGH and Barony of Muskerry East containing 0.1391 Hectares shown as Plan(s) 18 edged RED on the Registry Map (OS MAP Ref(s) 72/9).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK53454 Instrument S5853/76</p>
49	<p>A plot of ground situate on the South side of the Blackrock Road in th Urban District of Cork being part of the Townland of KNOCKREA and Barony of Cork shown as Plan(s) 12 edged RED on the Registry Map Book 12, Division Cork 11.</p> <p>The Registration does not extend to the mines and minerals</p>	<p>Instrument FR898/74</p>
50	<p>A plot of ground being part of the Townland of BALLYVOLOON and Barony of Barrymore containing 1.7223 Hectares shown as Plan(s) 137 edged RED on the Registry Map (OS MAP Ref(s) 87/3).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK28241 Instrument S4472/79</p>
51	<p>A plot of ground being part of the Townland of SLEVEEN EAST and Barony of Muskerry West containing 0.4046 Hectares shown as Plan(s) 172 edged RED on the Registry Map (OS MAP Ref(s) 71/5).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK49609 Instrument S5541/79</p>

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
52	<p>A plot of ground being part of the Townland of RATHGOGGAN SOUTH and Barony of Orrery and Kilmore containing 0.8247 Hectares shown as Plan(s) 178 edged RED on the Registry Map (OS MAP Ref(s) 2/12, 3/9).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK5190 Instrument S4961/79</p>
53	<p>A plot of ground being part of the Townland of SCART LOWER and Barony of Muskerry East shown as Plan(s) 6 edged RED on the Registry Map (OS MAP Ref(s) 84/6).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK25347 Instrument S6927/81</p>
54	<p>A plot of ground situate to the east side of William O'Brien Street in the Urban District of Mallow being part of the Townland of MALLOW and Barony of Fermoy shown as Plan(s) 6 edged RED on the Registry Map (OS MAP Ref(s) Mallow U.D. Book No. 2).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>Instrument S2146/81</p>
55	<p>A plot of ground situate to the south side of Douglas Road in the Parish of St. Nicholas and in the County Borough of Cork being part of the Townland of BALLYPHEHANE and Barony of Cork containing 1.1740 Hectares shown as Plan(s) 1176 edged RED on the Registry Map (OS MAP Ref(s) 6383/81)</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK52994 Instrument S8467/82</p>
56	<p>A plot of ground being part of the Townland of BALLYNAGREE EAST and Barony of Muskerry West shown as Plan(s) 37 edged RED on the Registry Map (OS MAP Ref(s) 49, Supply Map J).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK24465 Instrument S3222/88</p>
57	<p>A plot of ground being site of electricity-sub-station situate on the west side of Shandon Street in the Parish of St. Mary's Shandon and in the County Borough of Cork shown as Plan(s) 1E edged RED on the Registry Map (OS MAP Ref(s) 6382/9).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK53449 (Entry No. 55) Instrument S4673/86</p>

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
58	<p>A plot of ground being part of the Townland of DOUGHCLOYNE and Barony of Cork shown as Plan(s) 97 edged RED on the Registry Map (OS MAP Ref(s) 6427/7).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument S2634/87
59	<p>A plot of ground being part of the Townland of DERRYNASAGGART and Barony of Muskerry West containing 0.0137 Hectares shown as Plan(s) 39 edged RED on the Registry Map (OS MAP Ref(s) 58/10).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK10282 Instrument S5301/88
60	<p>A plot of ground being part of the Townland of SHANAKILL LOWER and Barony of Kinnatalloon containing 0.2660 Hectares shown as Plan(s) 11 edged RED on the Registry Map (OS MAP Ref(s) 46/2).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK16720 Instrument S2145/89
61	<p>A plot of ground being part of the Townland of KILCUMMER UPPER and Barony of Fermoy shown as Plan(s) 33, 34 edged RED on the Registry Map (OS MAP Ref(s) 26/15).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK51388 Instrument S7069/89
62	<p>A plot of ground being part of the Townland of CURRAHEVERN WEST and Barony of Ibane and Barryroe containing 0.0017 Hectares shown as Plan(s) 12 edged RED on the Registry Map (OS MAP Ref(s) 136/11).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK29511 Instrument S1450/90
63	<p>A plot of ground being part of the Townland of BALLYCURREEN and Barony of Cork shown as Plan(s) 365 edged RED on the Registry Map (OS MAP Ref(s) 74/14).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK2502F Instrument S12055/91
64	<p>A plot of ground in the Townland of Commons situate to the South of Lower Killeens Road in the Parish of St. Anne's Shandon and in the County Borough of Cork shown as Plan(s) 1514 edged RED on the Registry Map (OS MAP Ref(s) 6337/13).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK40141F Instrument D1993CK04641A

Land Registry

County Cork

Folio 52455

No.	Description	Official Notes
65	<p>A plot of ground situate to the East of Clarke Street in the Urban District of Clonakilty being part of the Townland of SCARTAGH and Barony of Carbery East (East Division) shown as Plan(s) 222 edged RED on the Registry Map (OS MAP Ref(s) 6720/14).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK12317L Instrument S4905/89
66	<p>A plot of ground being part of the Townland of NEWMARKET and Barony of Duhallow containing 0.2707 Hectares shown as Plan(s) 14A edged RED on the Registry Map (OS MAP Ref(s) 22/3).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK48912 Instrument S13570/92
67	<p>A plot of ground situate on the North Side of Upper Bridge Street in the Urban District of Skibbereen being part of the Townland of CORONEA and Barony of Carbery West (East Division) shown as Plan(s) 566 edged RED on the Registry Map (OS MAP Ref(s) 6772/5).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK31376 Instrument D1993CK07535V
68	<p>A plot of ground being part of the Townland of CARRIGALINE MIDDLE and Barony of Kerrycurrihy containing 0.0010 Hectares shown as Plan(s) 1225 edged RED on the Registry Map (OS MAP Ref(s) 87/13).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK36335 Instrument D1994CK09727E
69	<p>A plot of ground being part of the Townland of BALLINVAROSIG and Barony of Kinalea containing 0.0410 Hectares shown as Plan(s) 19 edged RED on the Registry Map (OS MAP Ref(s) 99/5).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK17971
70	<p>A plot of ground situate on the North side of Wolfe Tone Street in the Urban District of Clonakilty being part of the Townland of SCARTAGH and Barony of Carbery East (East Division) shown as Plan(s) 231 edged RED on the Registry Map (OS MAP Ref(s) 6720/14).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio CK13340F

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No.	Description	Official Notes
71	<p>A plot of ground being part of the Townland of RIVERSTOWN and Barony of Barrymore containing 0.0004 Hectares shown as Plan(s) 774 edged RED on the Registry Map (OS MAP Ref(s) Glanmire Special to 64/13).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK52782F Instrument D1995CK13578X</p>
72	<p>A plot of ground being part of the Townland of RATH-HEALY and Barony of Condons and Clangibbon containing 0.0010 Hectares shown as Plan(s) 49 edged RED on the Registry Map (OS MAP Ref(s) 5559/7).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK49549F Instrument D1995CK14218R</p>
73	<p>A plot of ground being part of the Townland of GLENLOUGH and Barony of Bear containing 0.0010 Hectares shown as Plan(s) 31 edged RED on the Registry Map (OS MAP Ref(s) 103).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK58092F Instrument D1995CK14220A</p>
74	<p>A plot of ground being part of the Townland of CASTLETREASURE and Barony of Cork containing 0.0020 Hectares shown as Plan(s) 237 edged RED on the Registry Map (OS MAP Ref(s) 6428/13).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK10788F Instrument D1996CK02525U</p>
75	<p>A plot of ground being part of the Townland of CURRAGHCONWAY and Barony of Cork containing 0.0010 Hectares shown as Plan(s) 412 edged RED on the Registry Map (OS MAP Ref(s) 86/3).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>Instrument D1996CK02526W</p>
76	<p>A plot of ground being part of the Townland of DUNTAHANE and Barony of Condons and Clangibbon shown as Plan(s) 643 edged RED on the Registry Map (OS MAP Ref(s) 5959/17).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK13017 Instrument D1996CK02527Y</p>
77	<p>A plot of ground being part of the Townland of KNOCKNAMADDEREE and Barony of Imokilly containing 0.0510 Hectares shown as Plan(s) 29, 30 edged RED on the Registry Map (OS MAP Ref(s) 76/16).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK28429 Instrument D1995CK11899K</p>

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No.	Description	Official Notes
78	<p>A plot of ground being part of the Townland of BALLINCOLLY and Barony of Cork containing 0.0010 Hectares shown as Plan(s) 1795 edged RED on the Registry Map (OS MAP Ref(s) 74/3).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK29610F Instrument D1996CK04141J</p>
79	<p>A plot of ground being part of the Townland of CARRIGROHANE and Barony of Cork containing 0.0010 Hectares shown as Plan(s) 2024 edged RED on the Registry Map (OS MAP Ref(s) 73/12).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK5230F Instrument D1996CK02524R</p>
80	<p>A plot of ground being a substation site situate to the North of High Road in the Urban District of Cobh being part of the Townland of RINGMEEN and Barony of Barrymore shown as Plan(s) 124 edged RED on the Registry Map (OS MAP Ref(s) 6472/9).</p> <p>The Registration does not extend to the mines and minerals</p> <p>"Map update" Q2013LR009041G 28th Apr 2015</p>	<p>Instrument D1995CK142119V</p>
81	<p>A plot of ground situate to the South side of Douglas Road in the Parish of St. Nicholas and in the County Borough of Cork being part of the Townland of BALLYPHEHANE and Barony of Cork shown as Plan(s) 1434 edged RED on the Registry Map (OS MAP Ref(s) 6383/21)</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio CK52994 Instrument D1996CK05466A</p>

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Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
1	40	D2005CK020200T	17-AUG-2005	0.5220	BX8HG	CK129456F
2	27	D2005CK029930W	24-NOV-2005		20A	CK129912F
3	69	D2006CK006322H	03-MAR-2006		19	CK130286F
4	44	D2006CK006238P	03-MAR-2006		4	CK130289F
5	33	D2007CK004884V	08-FEB-2007		B2HM2	CK132881F
6	51	D2008CK012866A	16-APR-2008	0.4046	172	CK139456F
7	52	D2008CK033761H	29-OCT-2008		178	CK142228F
8	4	D2010LR006905A	22-JAN-2010		CMWK3	CK144038F
9	22	D2010LR007827J	22-JAN-2010		CMWR8	CK144040F
10	17	D2010LR050192Q	16-APR-2010		CTGJ1	CK145179F
11	40	D2010LR050193R	16-APR-2010		101	CK145183F
12	1	D2011LR017536R	24-JAN-2011		17	CK148328F
13	54	D2006CK025194C	13-APR-2007		6	CK149424F
14	77	D2011LR050703C	18-APR-2011		30	CK150009F
15	77	D2011LR050703C	18-APR-2011		29	CK150009F
16	50	D2011LR049368X	14-APR-2011		C372R	CK150228F
17	17	D2011LR132726R	23-NOV-2011	0.0100	C4VMR	CK151834F
18	4	D2017LR155540B	24-NOV-2017		DN6W0	CK177318F
19	38	D2018LR177577B	04-DEC-2018		DQ8EV	CK179629F

Land Registry

County Cork

Folio 52455

Part 2 - Ownership

Title of property no.2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35,37,38,39,43,45,46,48,49,50,53,55,56,57,58,59,60,61,62,63,64,65,66,67,68,70,71,72,73,74,75,76,78,79,81 ABSOLUTE

Title of property no.42,47,80 POSSESSORY

Title of property no.36 POSSESSORY Vesting Order 19/2/1948

Title of property no.40 POSSESSORY Vesting Order 13/11/1947

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	15-MAR-1967 1645/3/67	THE ELECTRICITY SUPPLY BOARD of 28/32 Upper Pembroke Street, Dublin 2 is full owner.

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County Cork

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Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2005CK020200T 17-AUG-2005</p>
2	<p>The property No. 2 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2005CK020200T 17-AUG-2005</p>
3	<p>The property No. 3 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2005CK020200T 17-AUG-2005</p>
4	<p>The property No. 4 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2005CK020200T 17-AUG-2005</p>
5	<p>The property No. 5 and 6 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2007CK004884V 08-FEB-2007</p>
6	<p>The property No. 8 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2007CK004884V 08-FEB-2007</p>
7	<p>The property No. 9 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2007CK004884V 08-FEB-2007</p>

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No.	Particulars
8	<p>The property No. 10 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2008CK012866A 16-APR-2008</p>
9	<p>The property No. 14 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2008CK012866A 16-APR-2008</p>
10	<p>The property No. 15 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
11	<p>The property No. 16 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
12	<p>The property No. 17 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
13	<p>The property No. 18 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
14	<p>The property No. 19 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>

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No.	Particulars
15	<p>The property No. 22 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
16	<p>The property No. 24 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
17	<p>The property No. 26 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
18	<p>The property No. 30 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
19	<p>The property No. 31 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
20	<p>The property No. 32 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
21	<p>The property No. 33 and 34 are subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2007CK004884V 08-FEB-2007</p>

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County Cork

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No.	Particulars
22	<p>The property No. 35 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
23	<p>The property No. 39 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
24	<p>The property No. 40 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
25	<p>The property No. 44 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
26	<p>The property No. 45 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
27	<p>The property No. 46 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
28	<p>The property No. 47 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>

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No.	Particulars
29	<p>The property No. 48 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
30	<p>The property No. 50 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
31	<p>The property No. 52 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
32	<p>The property No. 58 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
33	<p>The property No. 59 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
34	<p>The property No. 60 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>
35	<p>The property No. 62 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same. Cancelled D2011LR017536R 24-JAN-2011</p>

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No.	Particulars
36	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
37	<p>The property No. 66 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
38	<p>The property No. 68 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
39	<p>The property No. 69 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2006CK006322H 03-MAR-2006</p>
40	<p>The property No. 71 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
41	<p>The property No. 72 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>
42	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>

Land Registry

County Cork

Folio 52455

No.	Particulars	
43	<p>The property No. 74 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>	
44	<p>The property No. 75 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>	
45	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>	
46	<p>The property No. 77 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>	
47	<p>The property No. 78 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>	
48	<p>The property No. 79 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2011LR017536R 24-JAN-2011</p>	
49	L.R.51/46059	The property No. 11 is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission
50	L.R.24/46060	The property No. 12 is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission
51	L.R.40/46534	The property No. 27 is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission

Land Registry

County Cork

Folio 52455

No.	Particulars	
52	L.R.15/61947 L.R.16/61947	The property Nos. 33 and 34 are subject to the fishing rights and fisheries (if any) reserved to the Land Commission by its Order
53	L.R.4/46060	The property No. 36 is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission
54		The property No. 38 is subject to the fishing rights and fisheries (if any) reserved by Section 45 of the Land Act, 1923, as amended by Section 3 of the Land Act , 1929.
55	L.R.10/45555	The property No. 40 is subject to the fishing rights and fisheries (if any) reserved by Section 45 of the Land Act, 1923, as amended by Section 3 of the Land Act , 1929.
56		The property No. 48 is subject to the fishing rights and fisheries (if any) reserved by Section 45 of the Land Act, 1923, as amended by Section 3 of the Land Act , 1929.
57	L.R.31/51292	The property No. 55 is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission
58	L.R.4/53455	The property is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission
59	L.R.3646 L.R.4773	The property no 5 and 6 is subject to the sporting rights within the meaning of the Irish Land Act, 1903, to which the Right Honourable James Francis Earl of Bandon K. P. was entitled previously to the sale under the said act.
60	L.R.9723	The property no 26 is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved by Fiat of the Land Commission.
61	L.R.50/3523	The property no. 25 is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved by Order of the Land Commission.
62	L.R.15/61947 L.R.16/61947	The property nos. 33 and 34 is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved by Order of the Land Commission.
63	SCH 4523	The property no 59 is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved by Fiat of the Land Commission.
64	L.R.10258	The property no. 60 is subject to the concurrent sporting rights reserved in a Lease dated the 9th of June 1740 or in any superior lease or grant affecting the property.
65	L.R.4665	The property no. 66 is subject to the sporting rights reserved in three Fee Farm Grants (or some or one of them) dated the 16th July 1855 or in any superior grant or leases affecting the property.
66	L.R.12313	The property no. 69 is subject to the concurrent sporting rights reserved in a Fee Farm Grant dated the 4th July 1867 or in any superior grant affecting the property. Cancelled D2006CK006322H 03-MAR-2006

Land Registry

County Cork

Folio 52455

No.	Particulars	
67	08-NOV-1949 314/11/49	<p>Wayleave and the right to the County Council of the County of Cork their successors and assigns as owners of certain nearby land of laying and forever after keeping laid and maintained at a depth of 2.5 feet at least below the surface of the property herein along the strip shown by blue line on the plan thereof sewerage mains with valves, fittings and appliances for the drainage of the town of Charleville, County Cork, with full right and liberty for the said Council by their agents, contractors, plant apparatus and equipment to enter upon the said property for the purpose of laying such sewerage mains and so forth and carrying same into through and under the said property along the line of the strip aforesaid and from time to time as may be necessary for the purpose of inspecting, cleansing, repairing, maintaining, relaying and renewing the said sewerage mains and so forth with liberty also to the County Council to open the ground of the said property along the said strip for such purposes as may be required reinstating same to the reasonable satisfaction of the registered owner thereof.</p> <p>Note: The burden in Entry No. 67 affects property No. 52.</p>
68	09-OCT-1957 584:10:57	<p>Covenant by Mary O'Mahony with the council of the County of Cork that she, her personal representatives and assigns may not at any time hereafter do or suffer to be done upon the property no. 8 herein any act or thing which may in any way diminish, interfere with or damage the purity or flow of water contained in, coming to or carried by the works mains or pipes referred to in the schedule to Instrument No. 584:10:57.</p>
69	09-OCT-1957 584:10:57	<p>Covenant by Mary O'Mahony with the council of the County of Cork that she, her personal representatives and assigns may not at any time hereafter do or suffer to be done upon the property no. 9 herein any act or thing which may in any way diminish, interfere with or damage the purity or flow of water contained in, coming to or carried by the works mains or pipes referred to in the schedule to Instrument No. 584:10:57.</p>
70	09-OCT-1957 584:10:57	<p>Covenant by Mary O'Mahony with the council of the County of Cork that she, her personal representatives and assigns may not at any time hereafter do or suffer to be done upon the property no. 18 herein any act or thing which may in any way diminish, interfere with or damage the purity or flow of water contained in, coming to or carried by the works mains or pipes referred to in the schedule to Instrument No. 584:10:57.</p>

Land Registry

County Cork

Folio 52455

No.	Particulars	
71	11-JAN-1961 2318/8/90	<p>Wayleave over the property No. 52 herein by the way coloured yellow and lettered F.B on plan 178 thereof for The Charleville Livestock Mart Limited the registered owners of a lease of part of the property No. 2 Folio 51910 shown edged green and numbered 1 on the Plan thereof on the Registry Map and full right of passage and necessary water and soil through a pipe from the demised premises aforesaid under the property herein by the said way coloured yellow and lettered F.B such pipe to connect with the public sewer at the point shown marked B on plan 178 of the property herein.</p> <p>Note: The burden at Entry No. 71 affects the property No. 52.</p> <p>Transferred to CK142228F D2008CK033761H 29-OCT-2008</p>
72	14-JUN-1967 1680:6:67	<p>Covenant by the Electricity Supply Board the registered owner of the properties Nos. 14 and 15 herein with Henry Francis Donegan, the registered owner of the property in Folios 34646 and 34707 for itself, its successors and assigns that it will not use or permit to be used any building that may be erected on the said properties as a private residences and that it will not let or allow electric poles to be stored on the said properties unless such poles are stored in buildings to be properly erected for such purpose.</p>
73	12-MAY-1978 FR898/74	<p>The property no. 49 is subject to the perpetual yearly rent of £63 now adjusted to £59.60 and to the covenants and conditions on the grantees part reserved by an indenture of Fee Farm Grant dated the 7th August 1865 and made between Hargreave, William Deane, Thomas Deane Notter, Edward Pope Deane, Richard Henry Notter and Jane Kearns Munroe of the first part, Charles Ross Munroe of the second part and Robert Lambkin of the third part but indemnified against said rent by the remainder of the property in said Fee Farm Grant.</p>
74	28-SEP-1979 S5541/79	<p>The right of the Urban District Council of Macroom Urban District for the term of 90 years from the 1st November 1902 at all times to view and inspect the sewer on the property No. 51 herein shown by a blue line on the Registry Map (O.S. 71/5).</p> <p>Transferred to CK52455 D2008CK012866A 16-APR-2008</p>
75	20-MAR-1984 S2756/84	<p>The property at Entry No. 74 is subject to the right of the County Council of the County of Cork its heirs and assigns of laying and forever after keeping laid and maintained below the surface of the property herein along the way shown coloured yellow on the plan thereof sewerage mains with valves, manholes, fittings and appliances together with the ancillary rights specified in Instrument No. S2756/84.</p>

Land Registry

County Cork

Folio 52455

No.	Particulars	
76	25-AUG-1987 S6322/87	Full right and liberty for Olive Stromsoe the registered owner of the property comprised in Folio 31270F her successors, invitees, servants, agents and their and each of their respective mortgagees and their servants and agents to pass and repass for all purposes and at all times over that part of the property No. 50 herein by the way shown coloured yellow on the Plan 137 on the Registry Map thereof (O.S. 87/3).
77	07-MAR-1989 S2145/89	The property No. 60 is subject to the covenant relating to the use and enjoyment of the property as specified in Instrument No. S2145/89.
78	25-NOV-1991 S12055/91	The property No. 66 is subject to the covenant relating to the use and enjoyment of the property as specified in Instrument No. S12055/91
79	24-JAN-1995 D1995CK00987T	Lease dated the 25th of July 1994 from Electricity Supply Board to Bord Gais Eireann of the part of the property shown edged green and numbered 1on the plan thereof on the Registry Map (O.S. 88/9). Term: 87 years from 14th August 1988. Rent: £1.00 (if demanded). Note: The title to this lease is registered on Folio 13511L.
80	24-JAN-1995 D1995CK00987T	The wayleave and other easements as specified in Instrument no. D1994CK00987T in favour of Bord Gais Eireann the registered owner of Folio 13511L. Note: The burden in Entry No. 80 affects properties Nos. 26 and 31 only.
81	24-JAN-1995 D1995CK00987T	The covenants and conditions relating tot he use and enjoyment of the properties Nos. 26 and 31 specified in Instrument No. D1995CK00987T.
82	27-SEP-1995 D1995CK11899K	The right of keeping laid and maintained a water main and other easements specified in Instrument No. D1995CK11899K in favour of The County Council of the County of Cork affecting the part of the property numbered 77 shown coloured green on plan 29, 30 thereof on the Registry Map (O.S. 76/16). Transferred to CK150009F D2011LR050703C 18-APR-2011
83		The property No. 39 is subject in conjunction with the property in Folio 1397 tot he right of James Patterson to be maintained and supported.
84	L.R.10258	The property No. 60 is subject tot he right of Richard Peard O'Grady to shoot and sport thereover with or without friends during his life.
85	22-JAN-2010 D2010LR006905A	The propety is subject to the easements, rights and privileges specified in Instrument No. D2010LR006905A relating to the use and enjoyment of the property.
86	22-JAN-2010 D2010LR007827J	The property is subject to the easements, rights and privileges as specified in Instrument D2010LR007827J relating to the use and enjoyment of the property.

Land Registry

County Cork

Folio 52455

No.	Particulars	
87	16-APR-2010 D2010LR050192Q	The rights and privileges specified in Instrument No. D2010LR050192Q in favour of ESB Telecoms Limited relating to the use and enjoyment of the property.
88	16-APR-2010 D2010LR050193R	The property is subject to the easements rights and privileges specified in Instrument D2010LR050193R relating to the use and enjoyment of the property.
89	12-APR-2010 D2010LR045889R	Lease dated the 23-MAR-2009 from ELECTRICITY SUPPLY BOARD to ESB TELECOMS LIMITED of the part of the property No 38 herein shown coloured green and numbered CR548 on the plan thereof on the Registry Map together with the rights (if any) specified therein. Term: 999 years from 01-MAR-2009 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio CK20799L. Note This Lease is also registered on Folio CK179629F, 4th December 2018, Instrument No D2018LR177577B.
90	04-NOV-2009 D2009LR190640Q	Lease dated the 02-MAR-2009 from ELECTRICITY SUPPLY BOARD to ESB TELECOMS LIMITED of the part of the property herein edged green and numbered C2733 on the plan thereof on the Registry Map together with the rights specified therein. Term: 999 years from 26-FEB-2009 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio CK21333L.
91	14-APR-2011 D2011LR049368X	The property is subject to the easements, rights and privileges as specified in Instrument D2011LR049368X relating to the use and enjoyment of the property.
92	05-MAR-2021 D2021LR031756Y	The right of way and wayleave and such other easements as specified in Instrument Number D2021LR031756Y in favour of Eimear Stephenson the registered owner of the property comprised in folio CK42648F, her heirs, assigns and others as specified therein affecting the part of the property shown coloured yellow on Plan 137 (Property 50) of the Registry Map.

LAND REGISTRY

COUNTY CORK

FOLIO 160819F

THIS LEASE made the 14 day of December 2023

BETWEEN DENIS AND MARGARET DULLEA of Killountain, Bandon in the County of Cork (hereinafter called “the Lessor” which expression shall include his successors, executors, administrators and assigns) of the One Part **AND PREMIER SOLAR LIMITED (Company Number 588440)** having its registered office at Derryclough, Drinagh in the County of Cork (hereinafter called “the Lessee” which expression shall include its successors, nominees and assigns) of the Other Part.

WITNESSETH as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Lease unless the context requires otherwise:

“Accommodation Works” means the following works:

- i. The construction of access roads (temporary or permanent) together with all rides and tracks leading to those roads or tracks and shall include all bridges, passing places, cattle grids, gates, fences, culverts and drainage works, bellmouths, turning areas, visibility splays and any other ancillary works forming part of those roads or tracks necessary for the installation of and access to the Photovoltaic Panels, the transformer units, the cables, the Conducting Media or any other of the Lessee’s equipment reasonably necessary or desirable for the Solar farm Project and the Permitted Use.
- ii. The construction of transformer units, switchgear house and installation of associated equipment to connect to the grid system to permit the Lessee to transmit distribute and sell the electricity generated by the Permitted Use.
- iii. The construction of and enlarging of accesses to and from the Demised Property and for the Solar farm Project and the Permitted Use.

- iv. The laying of overhead and/or underground cables and Conducting Media necessary for the Solar farm Project and the Permitted Use.
- v. The construction of temporary or permanent storage areas for the Solar farm Project and the Permitted Use.
- vi. The construction, installation, repair, maintenance, renewal and replacement of the Photovoltaic Panels on the Demised Property including (but without prejudice to the generality of the foregoing) the construction and laying of foundations, anchor points, crane pads, mountings, inverters and transformers for the Photovoltaic Panels for the Solar farm Project and Permitted Use.
- vii. Any other works necessary or desirable for the Solar farm Project and Permitted Use.

“Conducting Media” means the cables, wires (including earthing systems), tubes pipes, conductors or other similar items (including its casing, coating or protective tile), drains, pipes, poles, towers, supports and all such other conduits necessary for the implementation and operation of the Solar farm Project during the term hereby granted.

“Demised Property” means the premises briefly described in Part Two of the First Schedule and each and every part thereof and all the appurtenances belonging thereto, including the following:

- i. The airspace above and the subsoil below the Demised Property.
- ii. All conduits and Conducting Media serving the Demised Property and the Solar farm Project up to the point of connection with the common or public system.
- iii. All improvements made to the Demised Property at any time.

“ESBN” means the Electricity Supply Board Networks or other relevant transmission service operator or distribution service operator.

“Financial Close” means limited recourse debt finance for the development of the Solar Farm Project from a third party funder being available and unconditional for drawdown by the Buyer or its nominee.

“Lessor’s Property” means the property described in Part One of the First Schedule.

“Megawatt” means the amount of generating capacity installed on the Demised Premises by the Lessee.

“Option Agreement” means the Option Agreement between the Lessor and the Lessee pursuant to which the Lessee had an option to call upon the Lessor to enter into this Lease (as described and set out in the Option Agreement).

“Permitted Use” means the construction, installation, repair, replacement, renewal and operation of Photovoltaic Panels and ancillary equipment, cables, Conducting Media and Accommodation Works for the purpose of the generation, storage, transmission, distribution and sale of electricity from the Solar farm Project.

“Photovoltaic Panels” means the ground mounted photovoltaic panels, for the generation of electricity to be installed from time to time by the Lessee on, inter alia, the Demised Property together with all or any other equipment or items related thereto including but not limited to all plant, cables, switch gear conduits and structures as may be required by the Permitted Use.

“Security Party” means any and all financial institutions or other third parties providing finance, credit or other accommodation to the Lessee or any affiliate thereof for the Solar farm Project, as notified as such by the Lessee from time to time.

“Solar Farm Project” means the development, construction, commissioning and operation of a scheme for the commercial production of electricity from solar energy on the Demised Property and neighbouring lands.

“Term” means the term of twenty five years granted by this Lease and any extension thereto or enlargement thereof in accordance with Clause 5i of this Lease.

- 1.2 a. The singular shall, where the context so requires mean the plural and vice versa.
- b. If the Lessor comprises more than one person, obligations and covenants in this Lease shall be deemed to be joint and several obligations and covenants.
- c. The masculine gender shall, where the context so requires, mean the feminine and/or neuter gender and vice versa.
- d. Any notice required to be served on the Lessee hereunder shall be validly served if left at or posted to the Lessee at the last known address or addresses of the Lessee in the Republic of Ireland or registered office of the Lessee, as the case may be, and any notice required to be served on the Lessor shall be validly served if left at or posted to the Lessor at the last known address of the Lessor in the Republic of Ireland.

2. DEMISE

In consideration of the sum of €1.00 , (the receipt of which is hereby acknowledged) and in consideration of the rents hereby reserved the Lessor as registered owner **HEREBY GRANTS AND DEMISES** unto the Lessee **ALL THAT** the Demised Property as more particularly described in the Part Two of the First Schedule together with the Right of Way described in Part Three of the First Schedule and the Wayleave described in Part Four of the First Schedule **AND EXCEPTING AND RESERVING** unto the Lessor the easements, rights and privileges as specified in the Third Schedule hereto and **GRANTING AND CONFIRMING** unto the Lessee the easements, rights and privileges specified in the Second Schedule hereto **TO HOLD** the same unto the Lessee for the Term as set out herein from the date hereof **YIELDING AND PAYING** therefor the rents calculated, , in accordance with the provisions of the Fourth Schedule hereto.

3. THE LESSEE'S COVENANTS

The Lessee **COVENANTS** with the Lessor as follows:

- a. To pay the rent at all times and in the manner set out in the Fourth Schedule.

- b. Save for Lessor's income, corporation tax and capital taxes on rent or any other payment made by the Lessee under this Lease, to pay all rates, assessments and outgoings which are now or which shall during the Term be imposed, assessed or charged upon the Demised Property or on the owner or occupier thereof by reason of the Accommodation Works and the use by the Lessee of the Demised Property (but not in respect of the Lessor exercising his rights under the Third Schedule hereto).
- c. Not to use the Demised Property otherwise than for and in connection with the construction, installation, repair, replacement, use and operation of the Photovoltaic Panels, the Accommodation Works, the transformer units, the electric cables and uses associated with the Solar farm Project or such other uses associated with, permitted by or normally enjoyed with the easements, rights and privileges granted to the Lessee and in the Second Schedule more particularly set forth.
- d. Not to carry out any works (save for those works in this demise specifically authorised) on the Demised Property save for the erection of fences on the Demised Property (if the Lessee so desires or requires and if necessary while the construction works are being carried out) and save for such works as may be necessary from time to time for the proper enjoyment of the easements, rights and privileges granted to the Lessee and in the Second Schedule hereto set forth.
- e. Not to carry out any works on the Demised Property without obtaining all necessary approvals and consents from the planning and/or local authority and to comply with the terms of any such approvals and consents.
- f. To comply with all obligations imposed under or by virtue of any Acts of Oireachtas, Bye Laws or regulations for the time being in force relating to the Permitted Use of the Demised Property and the exercise of rights set out in the Second Schedule hereto and to keep the Lessor fully indemnified from and against all claims, proceedings, costs, expenses and demands in respect thereof, provided always that such indemnity shall extend only to such claims, proceedings, costs, expenses and demands that arise directly out of the use by the Lessee of the Demised Property for the Permitted Use or to any negligent act, omission or error on the part of the Lessee in breach of the obligations on the part of the Lessee set out in this Lease provided that the Lessor shall not compromise or settle any such claim, proceedings, costs, expense or demand without the Lessee's consent and shall permit the Lessee to defend the same in the name of the Lessor at the cost of the Lessee.

- g. To indemnify the Lessor from and against all actions, proceedings, costs, claims, damages and expenses in respect of any personal injury to the Lessor or damage to the Lessor's Property by reason of or arising out of any breach of the obligations on the part of the Lessee set out in this Lease and to obtain such public liability and other insurance customarily obtained and available on market terms (including without limitation public liability insurance with a maximum limit of €6,500,000.00 and employer's liability insurance with a maximum limited of €13,000,000.00) against losses, costs and claims arising directly out of the Lessee's use and occupation of the Demised Property and whenever required to so do to produce to the Lessor evidence of the policy or policies of such insurance and the receipt for the last premium .
- h. Upon the expiration or sooner determination of the Term hereby granted to yield up the Demised Property to the Lessor and to remove the structure of each of the Photovoltaic Panels, inverters and transformer units constructed by the Lessee on the Demised Property and to install or make provision for appropriate drainage at that time **PROVIDED** however that the Lessee shall not be under any obligation to remove the foundations of the same or of the primary access road, secondary access road or on-site roads or any Conducting Media but the Lessee shall be obliged to de-energize the Conducting Media and to cover over such foundations and de-energized Conducting Media with soil to a minimum depth of 0.2 metres.
- i. To notify the Lessor of the existence of any Security Party together with the relevant address for notices.

4. THE LESSOR'S COVENANTS

The Lessor, with the intention of binding all owners for the time being of the Lessor's Property into whomsoever hands it may fall and for the benefit and protection of the owners and occupiers for the time being of the Demised Property into whomsoever hands it may fall, **HEREBY COVENANTS** with the Lessee as follows:

- a. To permit the Lessee to peacefully and quietly hold and enjoy the Demised Property and the easements, rights and privileges by this Lease granted without any interruption or disturbance from or by the Lessor or any person claiming under or in trust for the Lessor.

- b. Not to do or permit to be done anything upon the Lessor's Property or the Demised Property that would interfere or be likely to interfere with the Lessee's use and occupation of the Demised Property or the exercise by the Lessee of the easements, rights and privileges granted by this Lease including (but not by way of limitation) the right of the Lessee to uninterrupted solar radiation to operate the Photovoltaic Panels to the maximum extent possible or the Lessee's right to transfer or sell all power generated by the Photovoltaic Panels.
- c. Not to grant easements over the Demised Property or to lease, sublet, sell or part with the possession of or grant easements over the Demised Property or Lessor's Property that would or would be likely to diminish, impair or adversely affect the Permitted Use of the Demised Property or the Solar farm Project including (but not by way of limitation) the right of the Lessee to uninterrupted solar radiation to operate the Photovoltaic Panels to the maximum extent possible or the Lessee's right to transfer or sell all power generated by the Photovoltaic Panels.
- d. To give notice to the Lessee of any proposal to carry out any works of any nature upon the Lessor's Property that could possibly affect the Permitted Use or the generation of electricity on the Demised Property.
- e. Not to do or permit to be done anything upon the Lessor's Property or otherwise which could cause damage to or interfere with the development or operation of the Solar farm Project, the Photovoltaic Panels, the Conducting Media or the Accommodation Works or in any way breach or cause a breach of any statutory agreements, regulations or bye-laws for the time being in force relating to the Solar farm Project, Photovoltaic Panels, the Conductive Media or the Accommodation Works including without prejudice to the generality of the foregoing any agreements required under Section 47 of the Planning and Development Act 2000 and to abide by the terms and conditions of any such Statutory Agreement, Regulation or Bye-Law insofar as same apply to the Lessor or are within the Lessor's power or procurement.
- f. Save where otherwise provided in this lease, not to object to or make any claim against the Lessee in respect of the Solar farm Project and in particular not to object to or concur with any other person in objecting to any planning application submitted by the Lessee, its nominees or any associated company of the Lessee in respect of the Solar farm Project.

- g. At the request of the Lessee, to sign any documentation in support of, or as may be required in connection with, any application for, or any grant of, planning permission or other consents for the Solar farm Project as expeditiously as possible and in a timely manner and to take any other steps to perfect or implement any statutory agreement or regulation (including without prejudice to the generality of the foregoing any agreement required under Section 47 of the Planning and Development Act 2000) provided any such agreement does not materially adversely affect the use of the Lessor's Property (for the avoidance of doubt, the parties agree that the proposed Windfarm Project per se on the Lessor's Property does not materially adversely affect the use of the Lessor's Property or any other lands owned by the Lessor and required by the relevant planning authority, the National Parks and Wildlife Service, the Department of the Environment Heritage and Local Government, or any other competent authority under the Planning and Development Act 2000 - 2006, or any statutory modification or re-enactment thereof for the time being in force, or any regulation, order or directions made or given thereunder or otherwise required in respect of the application for or the grant of planning permission for the Solar farm Project or any other necessary statutory or regulatory consents and to allow the Lessee to erect notices on the Lessor's Property. The Lessee shall be responsible for all reasonable and necessary costs and liabilities of the Lessor associated with providing any documentation other than an initial letter of support for the Solar farm Project to the relevant planning authority that arise directly out of the Lessee's application for planning permission.
- h. Not to erect or allow any person, other than the Lessee to erect any Photovoltaic Panels or Wind Turbines for any purpose whatsoever on the Lessor's Property
- i. Not to erect any building or structure on the Lessor's Property which in the reasonable opinion of the Lessee adversely affects the Solar farm Project, the solar radiation to the Solar farm Project or the Conducting Media.
- j. Unless agreed with the Lessee in writing, not to plant or permit to grow any trees, shrubs or bushes on the Lessor's Property within seventy-five (75) metres of any Photovoltaic Panel, which will, in the reasonable opinion of the Lessee, interfere with the Photovoltaic Panels or the solar radiation thereto.

- k. Not to allow livestock on the Demised Property or to interfere with the Solar farm Project, the Photovoltaic Panels, the Conducting Media or the Accommodation Works.
- l. Not to shoot or burn heather on the Lessor's Property or to permit such activities.
- m. Not to carry out any spraying (including without limitation slurry spreading and pesticide spraying) on the Lessor's Property within fifty (50) metres from the Demised Property and to consult the Lessee prior to any spraying to ensure the spraying is not being undertaken at any time or on any part of the Lessor's Property when such activity would compromise the safety and wellbeing of the Lessee, its employees, agents or invitees.
- n. To indemnify and keep indemnified the Lessee from and against all actions, proceedings, claims, demands, losses, costs, expenses, damages and liability in respect of:
 - i. Contamination of the Demised Property with toxic, noxious or other hazardous substances not resulting from the Solar farm Project (save for any naturally occurring vegetation which is generally considered noxious or toxic to humans or animals) except where full disclosure in writing to the best of the Lessor's knowledge, information and belief the Lessor (having made due and careful enquiry) has been made to the Lessee of any such circumstances prior entering into this Agreement;
 - ii. Any person claiming that his rights, hereditaments, casements or profits a prendre, including turbary rights, over the Demised Property have been affected by this Lease or the Solar farm Project except where full disclosure in writing has been made by the Lessor to the Lessee of any such circumstances prior entering into this Agreement.
- o. To execute in a timely manner such documentation required by any Security Party (including without limitation a direct agreement providing for inter alia the right of such Security Party to step-in, to cure any default and instruct the assignment of the lease) to obtain satisfactory rights to and security over the assets of the Lessee and its interest in the Demised Property provided that the Lessor shall not be obliged to execute any documentation that would have the effect of extending the terms and

conditions of, or the Term of, this Lease and provided that no other property other than the Demised Property would be affected.

- p Provide copies to all Security Parties of any notice or other communication from the Lessor to the Lessee at the same time as such notice or communication is made.

5. PROVISOS

- a. If at any time during the Term the rent payable hereunder shall be in arrears and unpaid for 30 days after becoming payable (whether formally demanded or not in the case of the rent only) or there shall be any breach, non-performance or non-observance by the Lessee of any of the covenants and conditions contained herein the Lessor may at any time thereafter require the Lessee (by notice in writing specifying any breach, non-performance or non-observance) to remedy the same within a period of 60 days failing which the Lessor may re-enter the Demised Property or any part thereof in the name of the whole and thereupon the Term shall absolutely cease and determine without prejudice to any rights or remedies which either party may have then accrued to the other in respect of any antecedent breach of any of the covenants and conditions contained in this Lease PROVIDED ALWAYS that upon the expiry of the said 60 days notice the Lessor shall (i) serve 90 days written notice of the breach on any Security Party and this Lease shall only cease and determine if the Security Party fails to remedy the breach within the said 90 days; and (ii) subject to the remedy of the breach, permit the assignment of this agreement to a party determined by the Security Party. In the event of the Lessor exercising his right of repossession in accordance with this clause, the Lessee shall remove the structure of each of the Photovoltaic Panels, cables and wires, and transformer units constructed by the Lessee on the Demised Property provided however that the Lessee shall not be under any obligation to remove the foundations of same or of any roads or any Conducting Media but the Lessee shall be obliged to de-energize the Conducting Media and to cover over such foundations and de-energized Conducting Media with soil to a minimum depth of 0.2 metres or to restore the Demised Property to the same condition as the date hereof or to pay compensation to the Lessor in respect thereof. .
- b. For the avoidance of doubt, the Lessee shall be free at any time to mortgage, charge or assign by way of security or otherwise, for the residue then unexpired of the Term, the whole or any part of the Demised Property to any person, body or company without in any such case obtaining the previous consent or approval of the Lessor.

- c. For the avoidance of doubt, all income from the sale of electricity generated on the Demised Property shall belong exclusively to the Lessee.

- d. If at any time during the Term the Lessee wishes to determine this Lease it shall give the Lessor not less than six months' notice in writing and, after the expiration of such notice, the Lease shall cease and determine without prejudice to any rights or remedies in respect of any antecedent breach of any of the covenants contained in this Lease. In the event of the Lessee exercising its right to determine the Lease in accordance with this clause, the Lessee shall remove the superstructure of each of the Photovoltaic Panels, cables and wires, and transformer units constructed by the Lessee on the Demised Property provided however that the Lessee shall not be under any obligation to remove the foundations of same or of any roads or to restore the Demised Property to the same condition as the date hereof or to pay compensation to the Lessor in respect thereof. On the expiration or sooner determination of the Lease, all rights granted to and obligations of the Lessee shall cease and determine, save the Lessee's obligations of reinstatement and decommissioning in accordance with clauses 3h, 5a. and 5d.

- e. Any dispute arising in connection hereunder shall be submitted to arbitration by a sole arbitrator to be appointed (in the absence of agreement between the Lessor and the Lessee upon such appointment and on the application of either of them) by the President (or other officer endowed with the functions of such President) for the time being of The Incorporated Law Society of Ireland or (in the event of the President or other officer as aforesaid being unable or unwilling to make the appointment) by the next senior officer of that Society who is so able and willing to make the appointment AND such arbitration shall be governed by the Arbitration Act 2010.

- f. The Lessor shall have no interest by virtue of this Lease or otherwise in any of the Solar farm Project, the Photovoltaic Panels, the Accommodation Works, the electricity sub-station, operations building, the cables and wires or the transformer units.

- g. The Lessee shall not be liable to the Lessor or any one on the Demised Property with the Lessor's express or implied authority for any accident, injury, damage or loss, save to the extent that such accident, injury, damage or loss results from any negligence of the Lessee or any servant, employee, officer or agent of the Lessee.

- h. The Demised Property shall form part of the land to be used for the Solar farm Project. For the avoidance of doubt, all rights hereby granted to the Lessee shall attach to and enure for the benefit of all the land comprising the Solar farm Project.
- i. The Lessee shall have the option of renewing this Lease on the same terms (save in respect of rent). Such option may be exercised by the Lessee at any time prior to the expiry of the Term by serving at least two calendar months notice in writing on the Lessor seeking such renewal. On receipt of such notice the Lease shall be automatically renewed on the same terms and conditions as this Lease. In the event of the parties failing to reach agreement on the rent for the renewed lease, this matter shall be referred to arbitration pursuant to clause 5e. of this Lease.
- j. During the Term, the parties shall take whatever action is required or necessary in order to ensure that no irrecoverable VAT will arise in the event of any future changes in the VAT on property legislation.
- k. The Lessor hereby assents to registration of this Lease as a burden on the lands contained in Folio 160819F County Cork and will, when requested by the Grantee, sign any further documents required to effect such registration. The Grantee shall remove such registration on the expiry of the Term.
- l. The Lessee shall pay the sum of €7,000 to the Lessor, for disturbance, within fourteen days of the Lessee achieving Financial Close for the Solar Farm Project but in any event before the commencement of any Accommodation Works.
- m. The Lessee shall indemnify the Lessor annually against any loss of Single Farm Payments currently received by the Lessor as a result of the Lessor entering in to this Lease, subject to the Lessor vouching such loss to the Lessee.

FIRST SCHEDULE

Part One

(“The Lessor’s Property”)

ALL THAT AND THOSE part of the lands of Callatrim, Bandon, Co. Cork, being all of the property contained in Folio 160819F County Cork.

Part Two

(“The Demised Property”)

ALL THAT part of the lands of Callatrim, Bandon, Co. Cork, being portion of the Lessor’s Property and being the property outlined in red on the map attached hereto and lettered ‘A’ containing 11 hectares (27.18 acres).

Part Three

(“Right of Way”)

1. The full right and liberty for the Lessee, its servants, agents, licensees and sub-contractors (in common with the Lessor) at all times and for all purposes with or without vehicles, laden or unladen to pass and repass over the right of way coloured yellow and marked “X-Y” on the map attached hereto
2. The right to enter upon the right of way coloured yellow and marked “X-Y” on the map attached hereto with workmen, servants, agents, contractors and sub-contractors and all necessary equipment for the purpose of repairing, maintaining and replacing the roadway coloured yellow and marked “X-Y” on the map attached hereto, making

good within a reasonable timeframe damage thereby caused but not being responsible for any temporary inconvenience caused by such works.

Part Four
("Wayleave")

1. The right of laying cables and to forever keeping same laid and maintained below the surface of the property coloured yellow and marked "X-Y" on the map attached hereto.

2. Full right and liberty for the Lessee its servants and agents and their contractors with or without plant and apparatus to enter upon the property coloured yellow and marked "X-Y" on the map attached hereto for the purpose of laying cables, connections and fittings for the transporting of electricity through same and from time to time as may be necessary, without notice in the case of emergency, for the purpose of inspecting, repairing, maintaining, relaying and renewing the said cables, connections and fittings and reinstating the same to the reasonable satisfaction of the Lessor and not being responsible for any temporary inconvenience caused by any such work.

SECOND SCHEDULE

(Rights, Easements, Quasi-Easements and Privileges granted and confirmed to the Lessee)

1. The right on the Demised Property and the Lessor's Property to construct, maintain, repair, renew, relocate and replace access roads and on site roads causing, so far as is reasonably possible, the minimum inconvenience to the Lessor (including making reasonable efforts to position access roads along existing field boundaries where reasonably possible) and to increase the size of existing entrances and gateways to such of the access roads and on site roads as the Lessee shall determine and to make alternative roads or entrances and construct lay bys for construction vehicles.
2. The right to lay, erect, maintain, repair, renew, relocate and replace electric and communication cables and wires under and/or over the Demised Property or the Lessor's Property for the purpose of exporting electricity from the Solar farm Project and for normal operation of the Solar farm Project (including electronic and or fibre-optic communication between Photovoltaic Panels) causing, so far as is reasonably possible, the minimum inconvenience to the Lessor together with the right to assign and transfer such rights to the ESB or other relevant Transmission Service Operator or Distribution Service Operator.
3. The right to construct, maintain, repair, renew, relocate and replace the Photovoltaic Panels (including the laying down of mountings and panels prior to installation), associated transformer units (or other associated equipment required for the operation of the Solar farm Project on the Demised Property) and to lay foundations for same on all or any part of the Demised Property as the Lessee may in its absolute discretion decide.
4. The right to construct, maintain, repair, renew and replace an electricity sub-station, switchgear housing and transformer units on all or any part of the Demised Property as the Lessee in its absolute discretion may decide and to erect or install associated equipment to connect the Photovoltaic Panels to any grid and communication system for the Solar farm Project and without prejudice to the generality of the foregoing to place any equipment on the Demised Property and carry out any other works as may be required to be carried out by the Lessee for the operation of the Solar farm Project on the Demised Property.

5. A right of way at all times and for all purposes in connection with the Solar farm Project with or without vehicles or machinery over the Lessor's Property in connection with the rights hereby granted and the right to widen all access roads and on-site roads as the Lessee shall determine together with the benefit of any right of way, wayleave or any other easement which the Lessor has use of, enjoys or is entitled to for the benefit of the Lessor's Property, including without limitation any right of way enjoyed or held by the Lessor to pass and repass over third party lands or roadways between the Lessor's Property and the public road. For the avoidance of doubt, all access roads are to be used only for the Permitted Use.
6. The right to the free uninterrupted passage and flow of uninterrupted solar radiation and wind from and across the Lessor's Property to the Photovoltaic Panels.
7. A right to enter on the Lessor's Property to fell, lop off or cut from time to time all trees or branches within 75 metres of any Photovoltaic Panel, which now or may hereafter be lawfully growing on the Lessor's Property which would, if not felled, lopped or cut, obstruct or interfere with the Solar farm Project or the exercise of the rights hereby granted.
8. A right to fence the Demised Property and erect any other fencing necessary to allow the Permitted Use, that is, such fencing as is necessary for the Solar farm Project and the Permitted Use.
9. The right to construct on all or any part of the Demised Property or the Lessor's Property temporary or permanent storage areas and on the Lessor's Property temporary storage areas necessary for the Solar farm Project and the Permitted Use. Provided that the compensation in the sum of €1,000 is paid in advance.
10. The right to carry out on the Lessor's Property or the Demised Property any works necessary or desirable for the Solar farm Project and Permitted Use hereunder including without limitation any drainage work necessary causing as little inconvenience as is reasonably practicable to the Lessor.

11. The right to remove anything on, over, under or through the Lessor's Property which may interfere with rights granted to the Lessee in this Lease and the use of the Demised Property for the Permitted Use.
12. The right to use material from the Demised Property and the Lessor's Property for the construction of any part of the Accommodation Works.
13. The right to construct, maintain, repair, renew and replace solar and weather monitoring masts and equipment on the Demised Property.

THIRD SCHEDULE
Exceptions and Reservations

Except in relation to the Photovoltaic Panels, the Accommodation Works, the electricity sub-station and the transformer units, the following rights and easements are excepted and reserved out of the Demised Property to the Lessor and all other persons authorised by the Lessor having like rights and easements:

1. The free uninterrupted passage and running of water, soil, air, electricity, telephone and other services and supplies through the sewers, drains, pipes, ducts, wires, cables, conduits and other supply media which are now in, on, under, passing through or over the Demised Property.
2. The rights of support, protection and shelter and all other easements and rights now belonging to or enjoyed by the Lessor's Property or any adjoining land or property.
3. A pedestrian and vehicular right of access on all access roads and the on-site roads.

FOURTH SCHEDULE

Rent

For the purpose of this Fourth Schedule only:

“Commercial Operation” means the date when electricity is exported to the national grid from the last Photovoltaic Panel to be commissioned as part of the Solar farm (other than any export of electricity for testing purposes prior to the commissioning of the Solar farm) as certified by the Lessee acting reasonably.

“Rent” means the annual sum of €1,000 per acre of the Demised Property per annum.

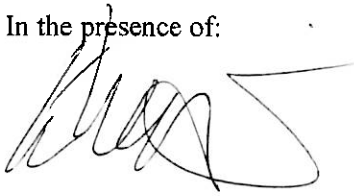
“Rent Commencement Date” means the date of Commercial Operation.

“Solar farm” for the purpose of this Fourth Schedule means the Photovoltaic Panels to be constructed on the Demised Property.

The rent payable under this Fourth Schedule shall be payable 6 monthly in arrears, the first payment to be made 6 months after the Rent Commencement Date.

SIGNED AND SEALED
As a Deed by the Lessor
In the presence of:

M. Margaret Dullea.
Dennis Dullea



James J. Regan
Director
Director/Secretary
Director/Secretary
Director/Secretary

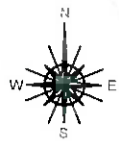
PRESENT WHEN THE COMMON SEAL
Of the Lessee was affixed hereto:

James J. Regan

DIRECTOR

Diarmuid O'Regan

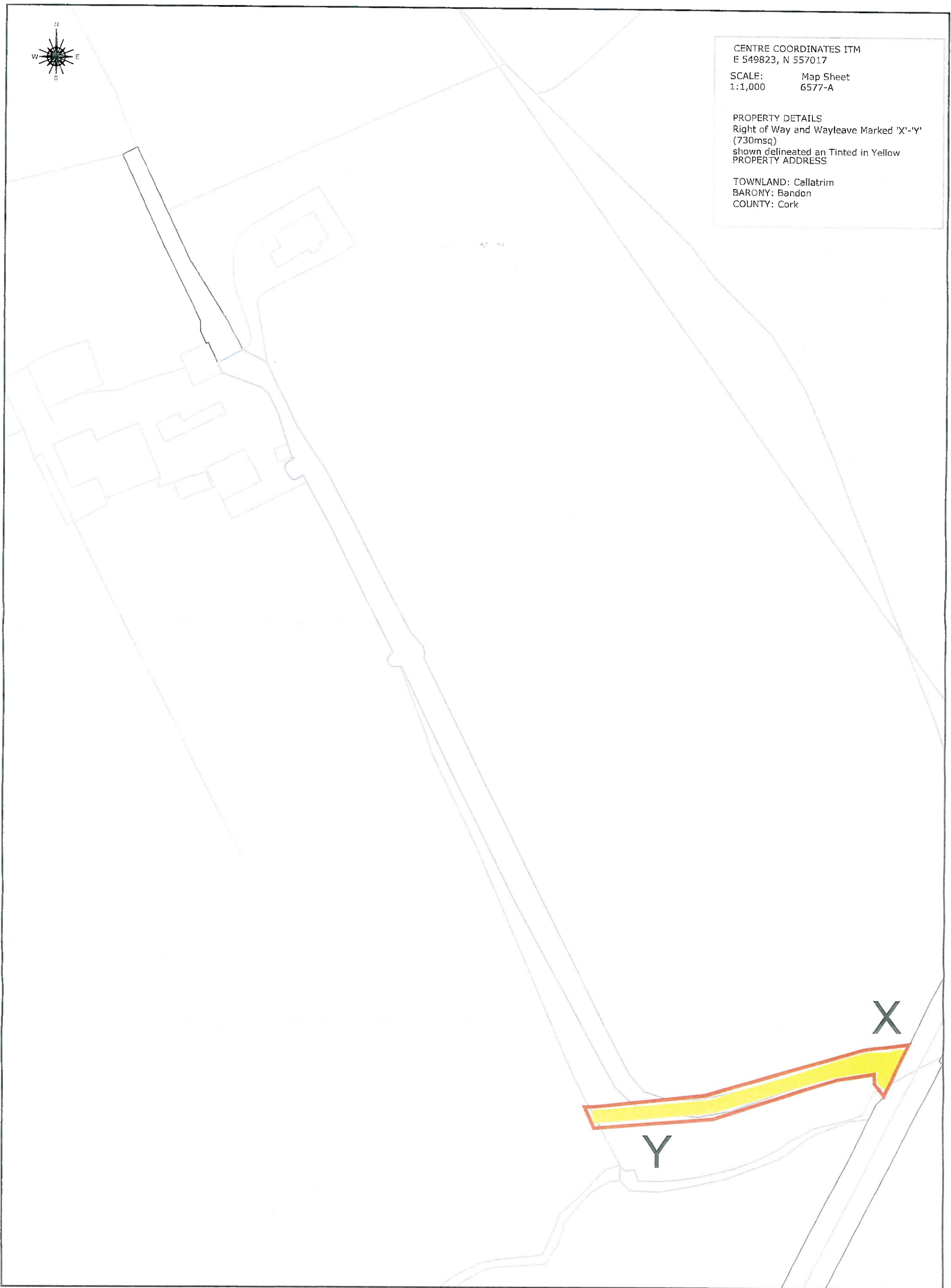
DIRECTOR/SECRETARY



CENTRE COORDINATES ITM
E 549823, N 557017
SCALE: 1:1,000 Map Sheet 6577-A

PROPERTY DETAILS
Right of Way and Wayleave Marked 'X'-'Y'
(730msq)
shown delineated and Tinted in Yellow
PROPERTY ADDRESS

TOWNLAND: Callatrim
BARONY: Bandon
COUNTY: Cork





CENTRE COORDINATES ITM
E 549628, N557496
SCALE: 1:2,000 Map Sheet
6577-A

PROPERTY DETAILS

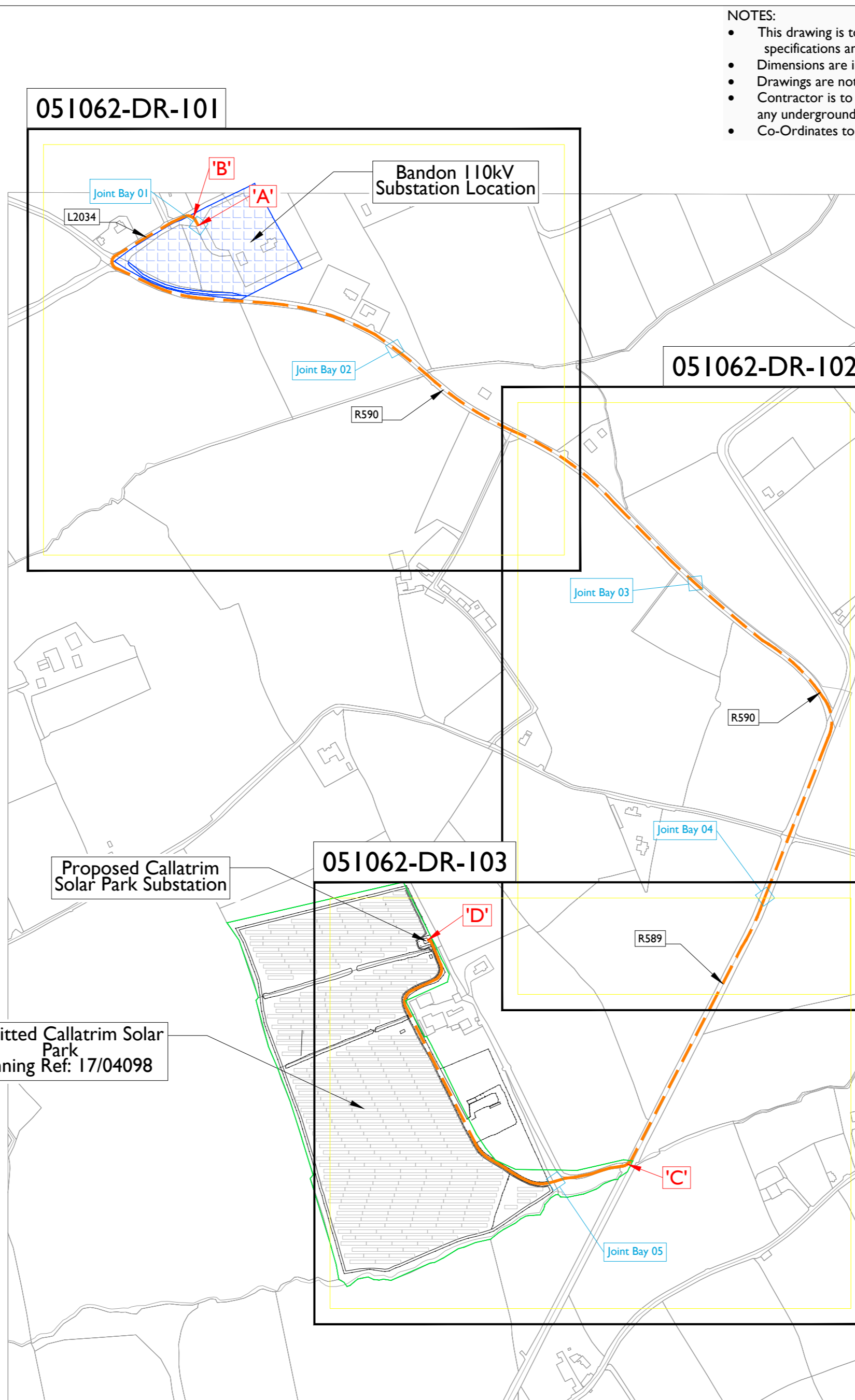
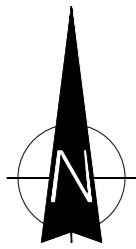
PLOT 'A' AREA 11.0 Ha (108500msq)

PROPERTY ADDRESS

TOWNLAND: Callatrim
BARONY: Bandon
COUNTY: Cork

'A'





NOTES:

- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
- Dimensions are in meters, unless noted otherwise.
- Drawings are not to be scaled. Use figured dimensions only
- Contractor is to complete a full cable scan of the area to identify the location of the any underground services prior to the commencement of works on-site.
- Co-Ordinates to ITM Grid.

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Head Office
Beenreigh, Abbeydorney,
Tralee, Co. Kerry, Ireland
Tel: 00353 66 7135710

PROJECT

Callatrim Solar Park
20kV Grid Connection

CLIENT

Premier Solar Limited

CONSULTANTS

NOTES: -

LEGEND: -

- Proposed 20kV Underground Cable Route (2.41 km)
- Permitted Solar Park Planning Boundary
- Existing Bandon 110kV Substation Location
- Permitted Solar Panels

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P2	11.04.24	Issued for Section 5 Application
P1	16.02.24	Issued for Section 5 Application

PROJECT NUMBER

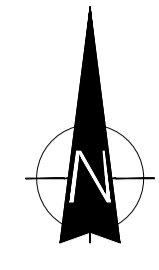
05-1062

SHEET TITLE

Overall Site Location Map

SHEET NUMBER

051062-DR-100



- NOTES:
- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
 - Dimensions are in meters, unless noted otherwise.
 - Drawings are not to be scaled. Use figured dimensions only.
 - Proposed route shown are indicative only at this stage and are subject to further assessment.
 - Additional watercourses and services may be encountered.
 - Contractor is to complete a full cable scan of the area to identify the location of the any underground services prior to the commencement of works on-site.
 - Co-Ordinates to ITM Grid.

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PROJECT

**Callatrim Solar Park
20kV Grid Connection**

CLIENT

Premier Solar Limited

CONSULTANTS

NOTES: -

LEGEND: -

Proposed 20kV Underground Cable Route (2.41 km)	
Landowner Boundary	
Existing Bandon 110kV Substation Location	

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P2	11.04.24	Issued for Section 5 Application
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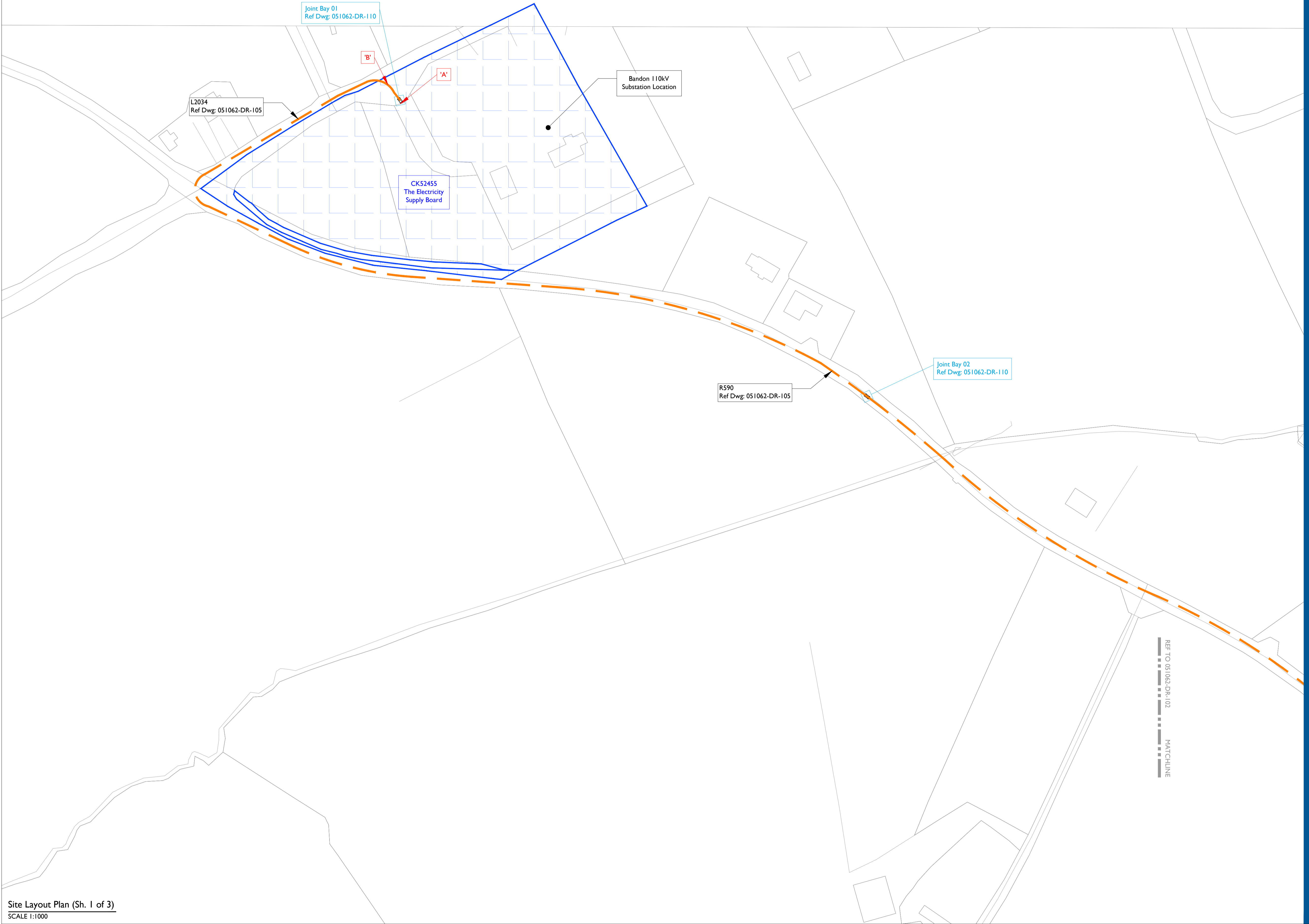
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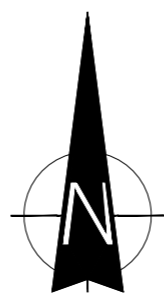
SHEET TITLE

Site Layout Plan
Sheet 1 of 3

SHEET NUMBER

051062-DR-101





- NOTES:**
- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
 - Dimensions are in meters, unless noted otherwise.
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 - Proposed route shown are indicative only at this stage and are subject to further assessment.
 - Additional watercourses and services may be encountered.
 - Contractor is to complete a full cable scan of the area to identify the location of the any underground services prior to the commencement of works on-site.
 - Co-Ordinates to ITM Grid.

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LEGEND: -

Proposed 20kV Underground Cable Route (2.41 km) - - - - -



NOTES: -

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PROJECT
Callatrim Solar Park
20kV Grid Connection

CLIENT
Premier Solar Limited

CONSULTANTS

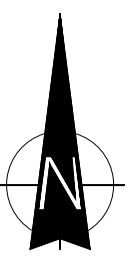
ISSUE/REVISION

NO	DATE	DESCRIPTION
P2	11.04.24	Issued for Section 5 Application
P1	16.02.24	Issued for Section 5 Application
I/R	DATE	DESCRIPTION

PROJECT NUMBER
05-1062

SHEET TITLE
Site Layout Plan
Sheet 2 of 3

SHEET NUMBER
051062-DR-102



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RG24 8UP, UK
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PROJECT
**Callatrim Solar Park
20kV Grid Connection**

CLIENT
Premier Solar Limited

CONSULTANTS

NOTES: -

LEGEND: -

Proposed 20kV Underground Cable Route (2.41 km)	- - - - -
Permitted Solar Park Boundary shown thus	—
Landowner Boundary	—
Permitted Solar Panels	□
Permitted Wayleave agreement as per document 'Wayleave Maps'	■

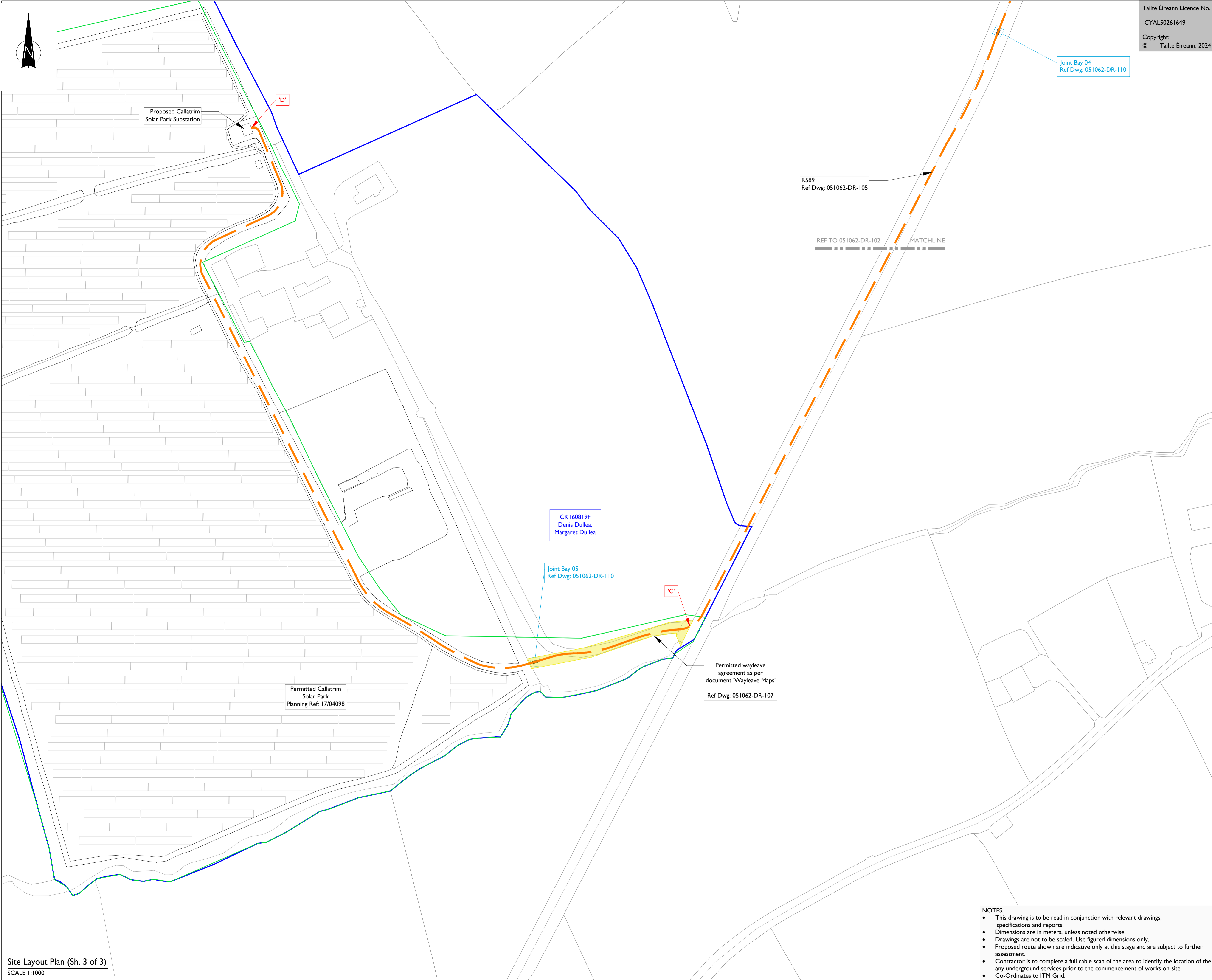
ISSUE/REVISION

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P1	16.02.24	Issued for Section 5 Application

PROJECT NUMBER
05-1062

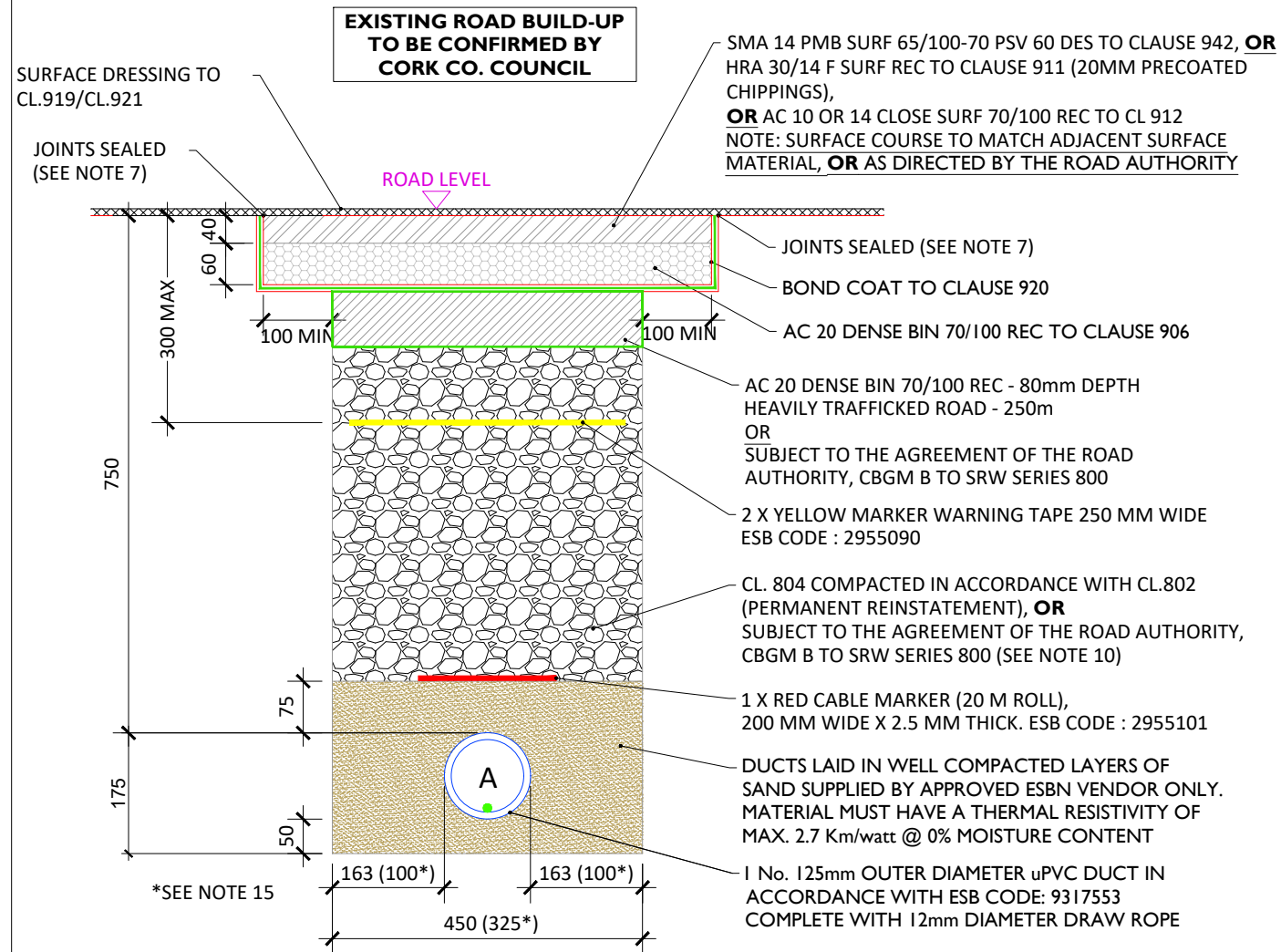
SHEET TITLE
Site Layout Plan
Sheet 3 of 3

SHEET NUMBER
051062-DR-103



- NOTES:**
- This drawing is to be read in conjunction with relevant drawings, specifications and reports.
 - Dimensions are in meters, unless noted otherwise.
 - Drawings are not to be scaled. Use figured dimensions only.
 - Proposed route shown are indicative only at this stage and are subject to further assessment.
 - Contractor is to complete a full cable scan of the area to identify the location of the any underground services prior to the commencement of works on-site.
 - Co-Ordinates to ITM Grid.

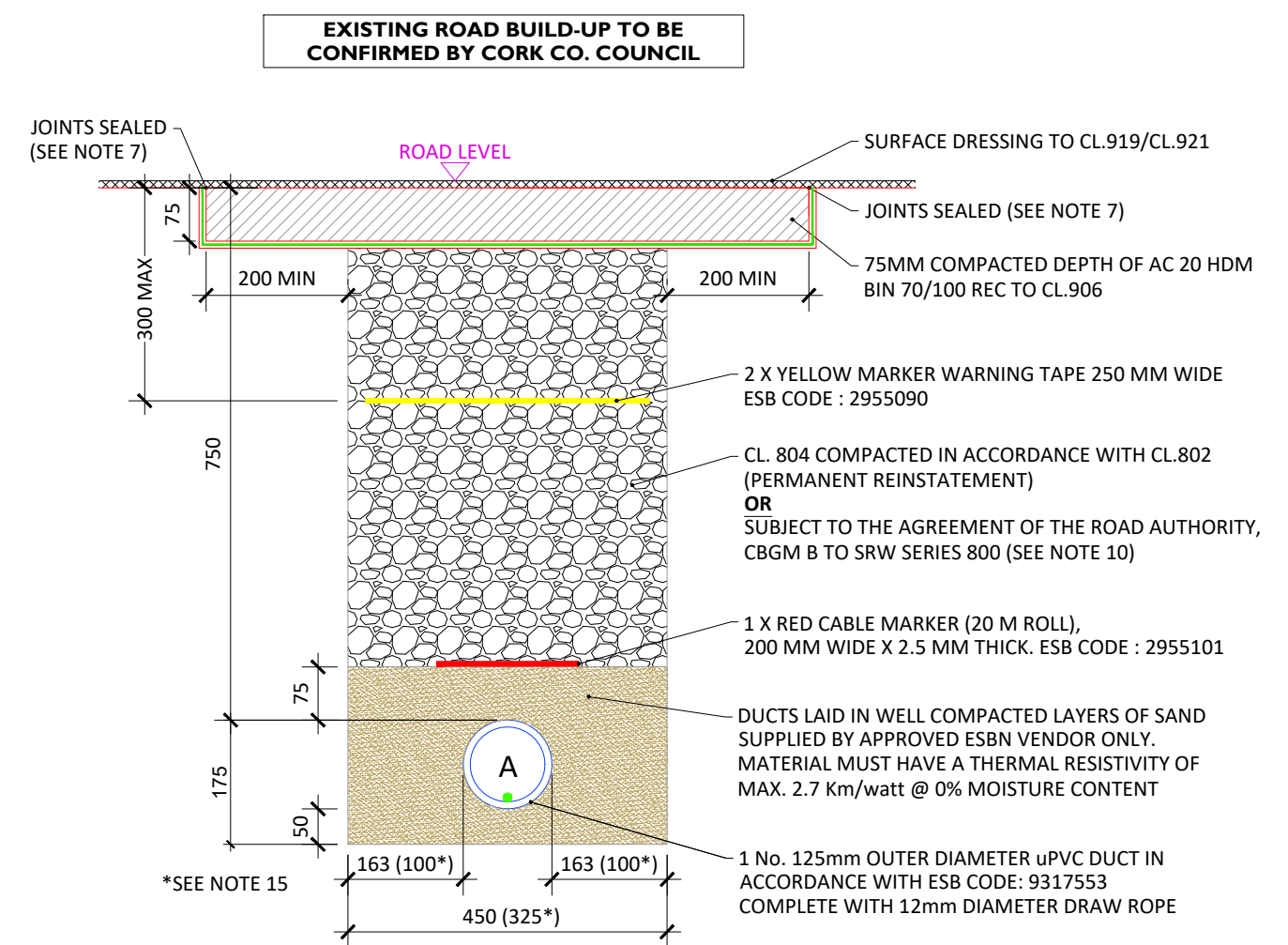
Reinstatement details based on Guidelines for Managing Openings in Public Roads - SD4



Typical Section Through Permanent Reinstatement of Longitudinal Opening in Roadway

SCALE: 1:10

Reinstatement details based on Guidelines for Managing Openings in Public Roads - SD5



Typical Section Through Permanent Reinstatement of Longitudinal Opening in Dressed Rural Unbound Roadway

SCALE: 1:10

Notes:

1. Refer to Guidelines for managing Openings in Public Roads (Purple Book - April 2017), Chapter 6 'Specifications' for guidance on Duct type / colour and Marker Tape type / colour.
2. All bound edges shall be saw cut to expose the full vertical thickness of each layer prior to excavation. All edges shall be essentially straight, smooth and vertical.
3. Where a temporary surface has been used, material shall be planed out to the depth specified in this drawing. The new permanent surface shall be machined laid and mechanically compacted with a vibrating roller.
4. Where the trimmed edge of excavation is within 400mm* of a joint / edge, ironwork or other reinstatement, this trimmed edge shall be extended to include same and the area of reinstatement shall be extended accordingly (* increase to 800mm where this is pre-existing practice).
5. Any damaged area adjacent to the opening and resulting from the excavation operation shall be included within the area to be reinstated.
6. Clause 808 or Cement Bound Granular Material surface to be sprayed per clause 920 prior to application of Asphalt Concrete Layer.
7. Joint sealer shall be a hot 50 pen bitumen binder or cold thixotropic bitumen 50 -70 pen to be applied to all vertical cuts in accordance with B.S.594987 prior to application of bituminous materials.
8. For roads without asphalt concrete surface (e.g. may be Cl.804 with double surface dressing), the road authority may as its discretion permit the temporary reinstatement surface of asphalt concrete to be regulated in lieu of excavation and reinstatement; and subsequently surface dressed.
9. On highly trafficked roads services must have a minimum cover of 750mm.
10. Where required by the Road authority the trench may be reinstated with a Cement Bound Granular Material.
11. All reinstatement works are to be in accordance with local area engineers requirements and guidelines for managing openings in public roads
12. This drawing is to be read in conjunction with relevant drawings, specifications and reports.
13. Dimensions are in millimeters, unless noted otherwise.
14. Drawings are not to be scaled use figured dimensions only.
15. 325 mm trench width is also acceptable to ESNB provided trench compaction measures are in accordance with the DDTAS Purple Book Section 6.3.5 requirements (guidelines for managing openings in public roads) or TII specification CC-PAV 04-007 (2019) guidelines for reinstatement of openings in National roads, as appropriate.



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Tralee, Co. Kerry
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CLIENT
Premier Solar Limited

PROJECT
Callatrim Solar Park
20kV Grid Connection

PROJECT NUMBER
05-1062

SHEET NUMBER
051062-DR-105

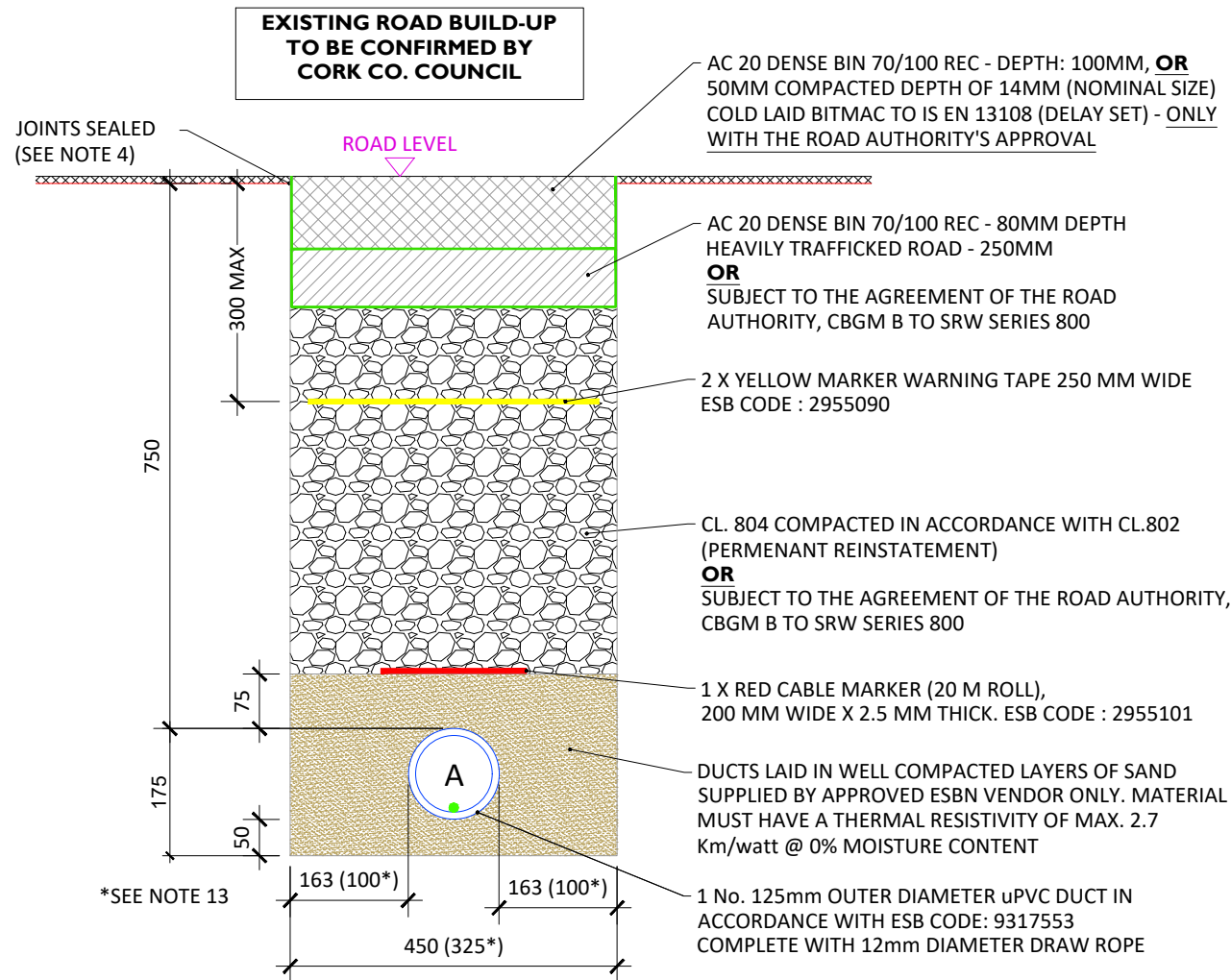
SHEET TITLE
20kV Ducting through Roadway
(Permanent Reinstatement)

DRAWING STATUS
Planning

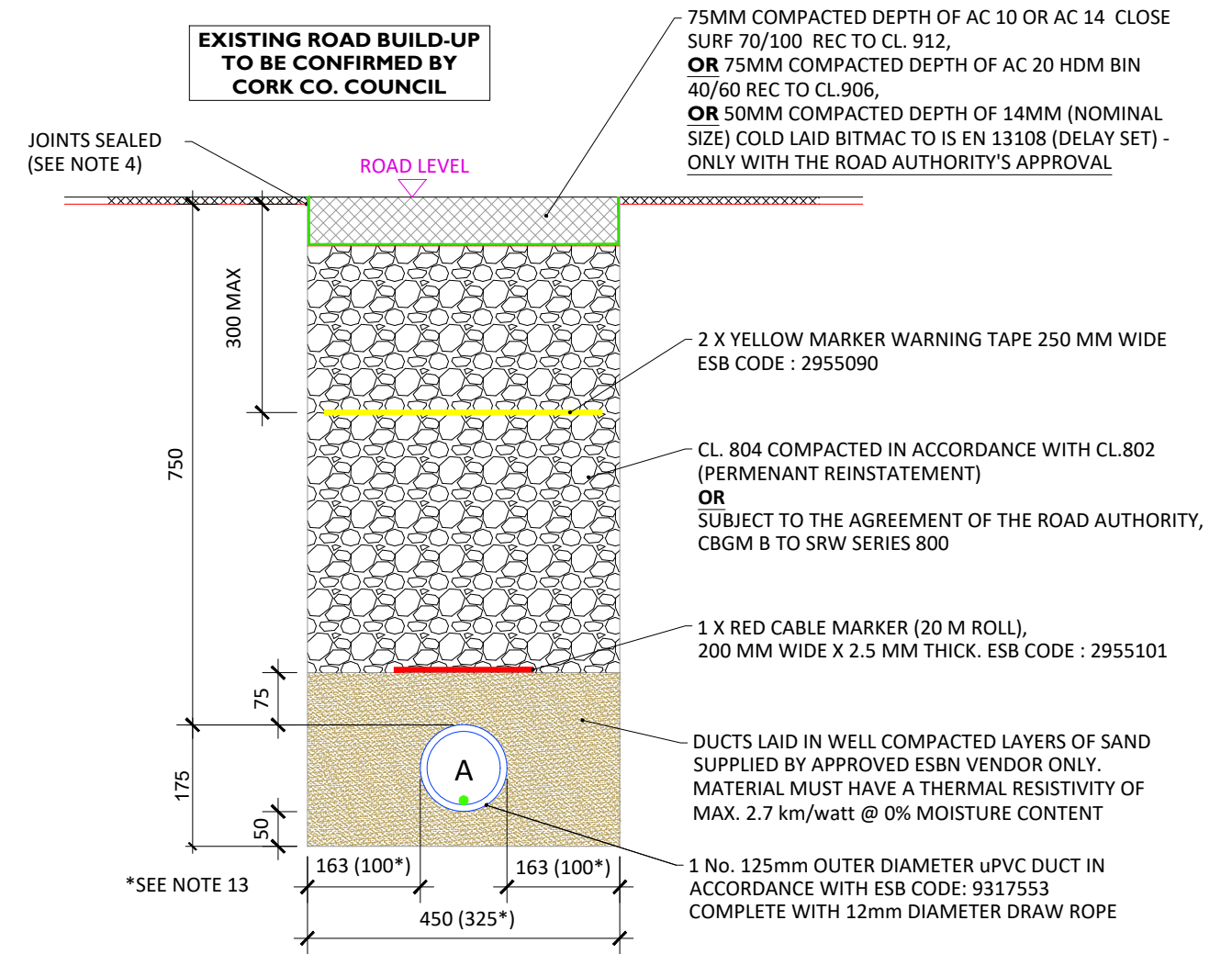
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P1	16.02.24	Issued for Section 5 Application
I/R	DATE	DESCRIPTION

Reinstatement details based on Guidelines for Managing Openings in Public Roads - SD1



Reinstatement details based on Guidelines for Managing Openings in Public Roads - SD2



Typical Section Through Temporary Reinstatement of Longitudinal Opening in Roadway
SCALE 1:10

Typical Section Through Temporary Reinstatement of Longitudinal Opening in Dressed Rural Unbound Roadway
SCALE 1:10

- Notes:**
1. Refer to 'Guidelines for managing Openings in Public Roads (Purple Book - April 2017)', Chapter 6 'Specifications' for guidance on Duct type / colour and Marker Tape type / colour.
 2. All bound edges shall be saw cut to expose the full vertical thickness of each layer prior to excavation. All edges shall be essentially straight, smooth and vertical.
 3. Clause 808 surface to be sprayed per clause 920 prior to application of Asphalt Concrete Layer.
 4. Joint sealer shall be a hot 50 pen bitumen binder or cold thixotropic bitumen 50-70 pen to be applied to all vertical cuts in accordance with B.S. 594987 prior to application of bituminous materials.
 5. Licence holder must maintain temporary reinstatement to a safe and acceptable standard.
 6. Any damaged area adjacent to the opening and resulting from the excavation operation shall be included within the area to be reinstated.
 7. Temporary Road Surface warning signs must be used in accordance with the Traffic Signs Manual (Chapter 8 - Temporary Traffic Measures and Signs for Roadworks).
 8. Refer to detail Permanent Reinstatement of Road for advice on permanent reinstatement - all permanent reinstatement shall be carried out when adequate settlement has occurred as determined by the Road Authority.
 9. This drawing is to be read in conjunction with relevant drawings, specifications and reports.
 10. Dimensions are in millimeters, unless noted otherwise.
 11. Drawings are not to be scaled use figured dimensions only.
 12. All reinstatement works are to be in accordance with local area engineers requirements and guidelines for managing openings in public roads.
 13. 325 mm trench width is also acceptable to ESN provided trench compaction measures are in accordance with the DDTAS Purple Book Section 6.3.5 requirements (guidelines for managing openings in public roads) or TII specification CC-PAV 04-007 (2019) guidelines for reinstatement of openings in National roads, as appropriate.



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CLIENT
Premier Solar Limited

PROJECT
Callatrim Solar Park
20kV Grid Connection

PROJECT NUMBER
05-1062

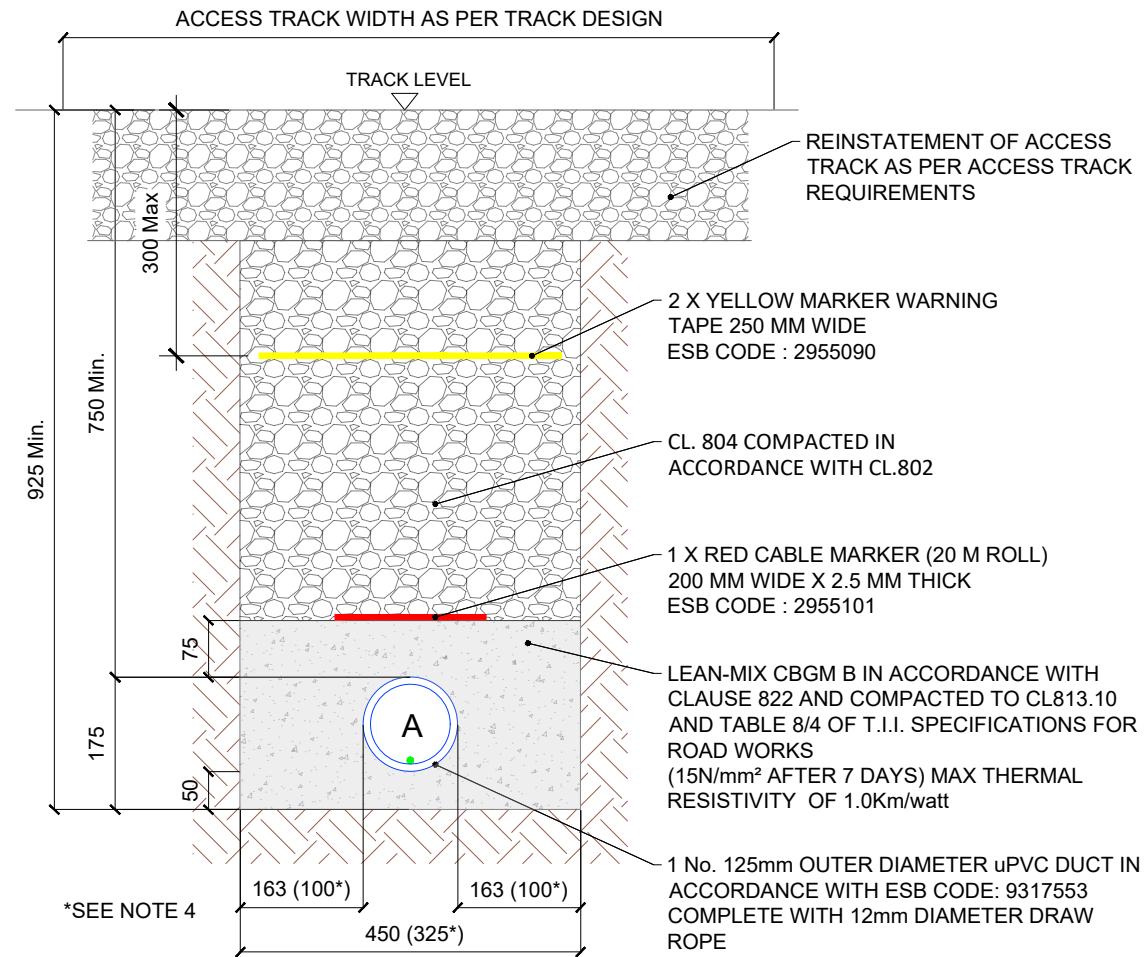
SHEET NUMBER
051062-DR-106

SHEET TITLE
20kV Ducting through Roadway
(Temporary Reinstatement)

DRAWING STATUS
Planning

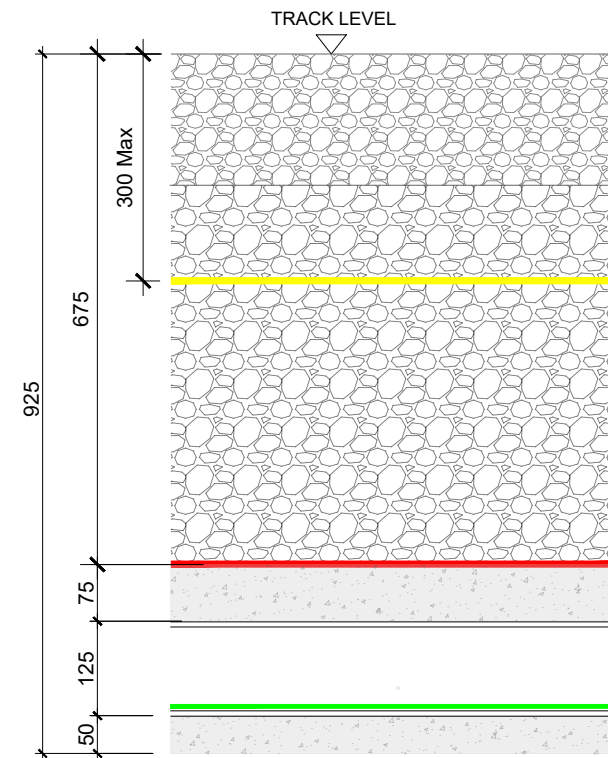
ISSUE/REVISION

I/R	DATE	DESCRIPTION
P2	11.04.24	Issued for Section 5 Application
P1	16.02.24	Issued for Section 5 Application



Typical Section Through Access Road

SCALE 1:10



Typical Elevation Through Access Road

SCALE 1:10

Notes:

- This drawing is to be read in conjunction with relevant drawings, specifications and reports
- Dimensions are in millimeters, unless noted otherwise
- Drawings are not to be scaled use figured dimensions only
- 325 mm trench width is also acceptable to ESNB
- 3m wide access track specified to ESNB requirements to be installed over cable for longer off-road sections where there is no existing access track in place.

ALL REINSTATEMENT WORKS ARE TO BE IN ACCORDANCE WITH LANDOWNERS REQUIREMENTS



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SHEET NUMBER
051062-DR-107

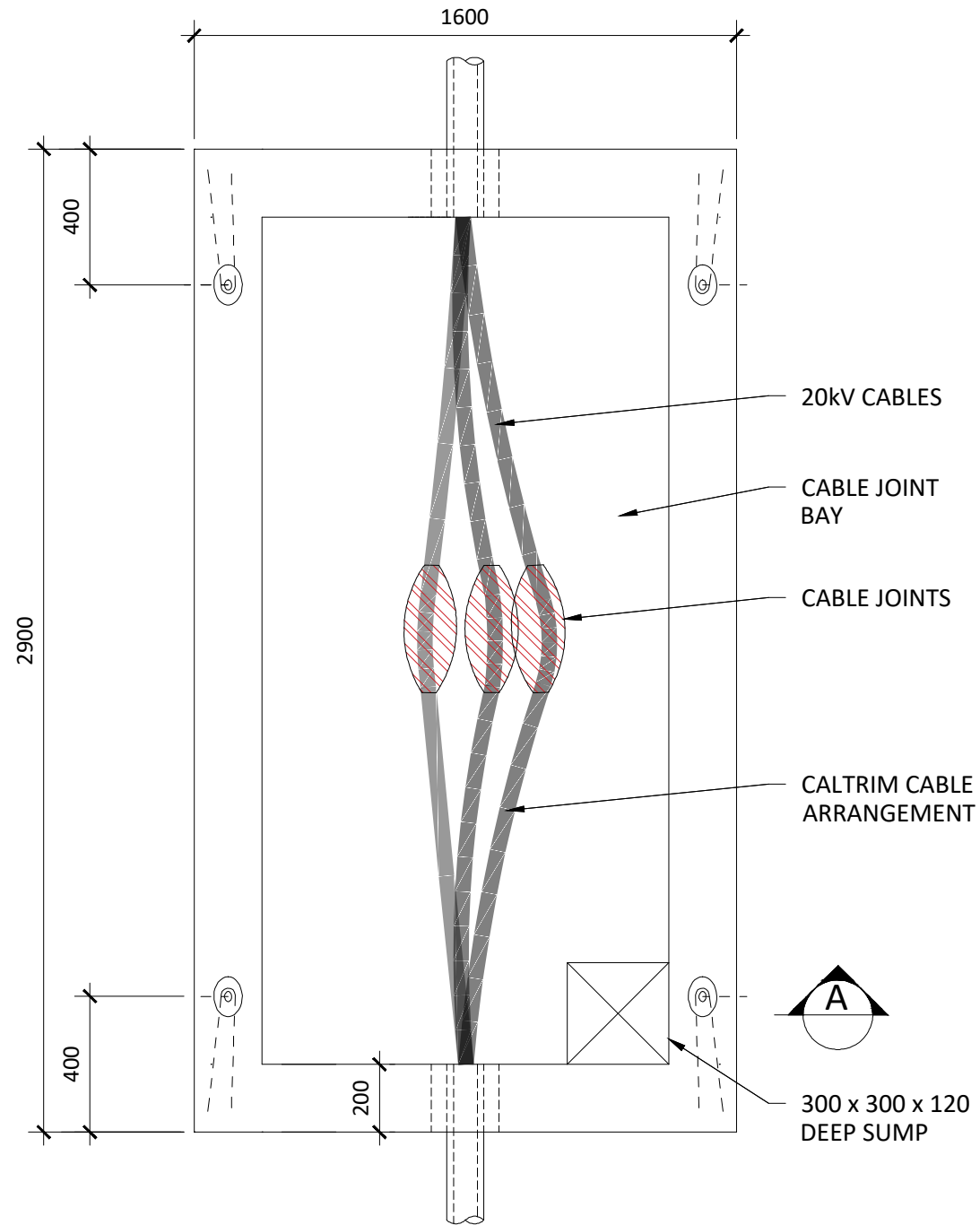
SHEET TITLE
Ducting Through Access Road

DRAWING STATUS
Planning

ISSUE/REVISION

NO.	DATE	DESCRIPTION
P2	11.04.24	Issued for Section 5 Application
P1	16.02.24	Issued for Section 5 Application
I/R	DATE	DESCRIPTION

TYPICAL PRECAST CONCRETE JOINT BAY DETAILS

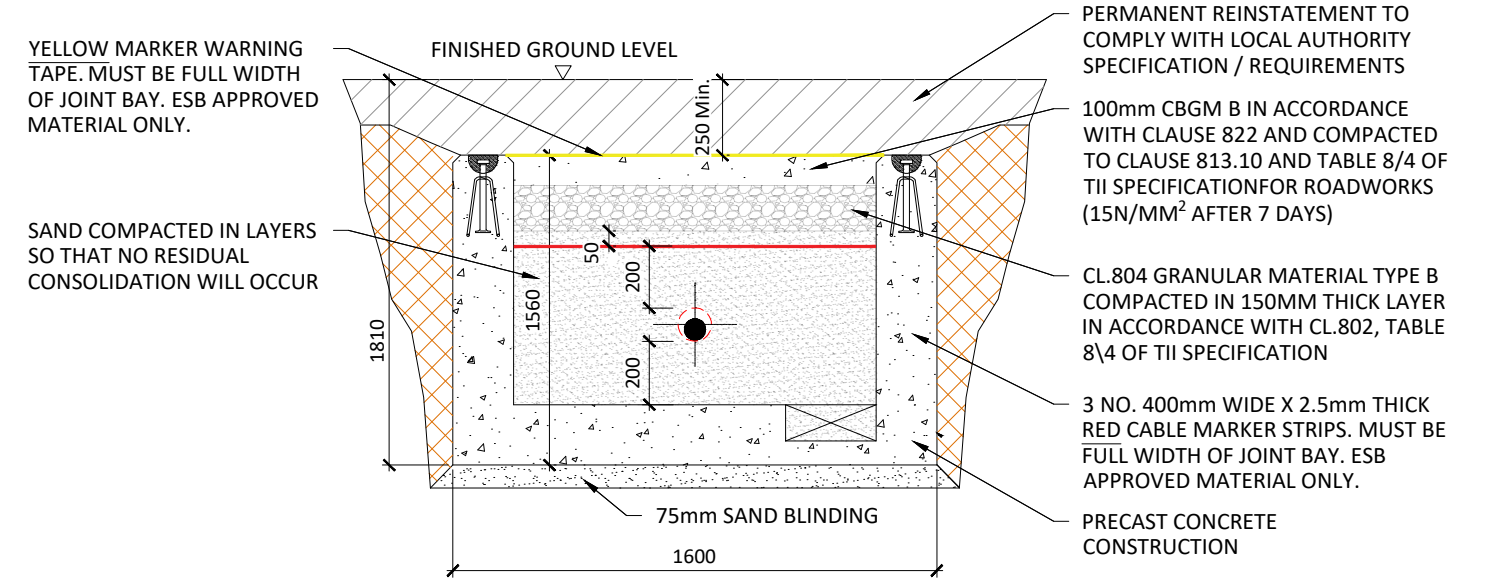


Plan View

SCALE: 1:20

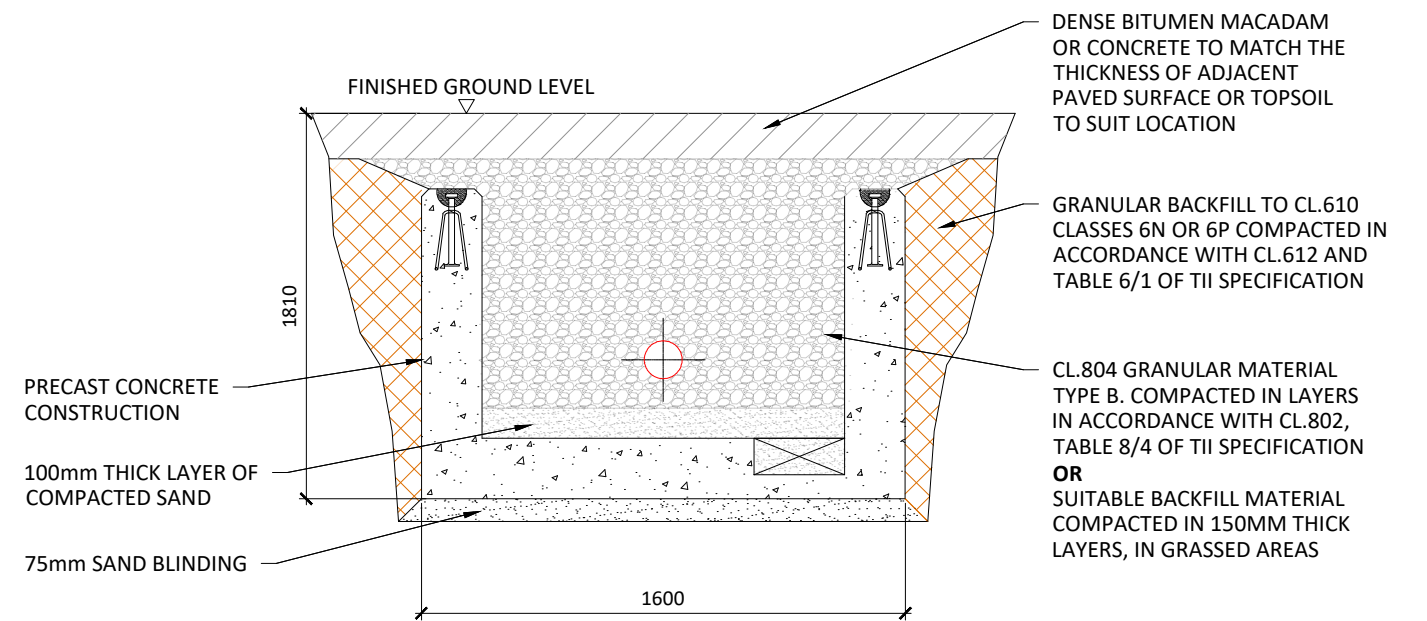
NOTES:

1. This drawing is to be read in conjunction with relevant drawings, specifications and reports.
2. Dimensions are in millimetres, unless noted otherwise.
3. Drawings are not to be scaled use figured dimensions only.
4. Precast Joint Bay to be sourced from ESB approved supplier.



Section A-A Permanent Reinstatement

SCALE: 1:50



Section A-A Temporary Reinstatement

SCALE: 1:50



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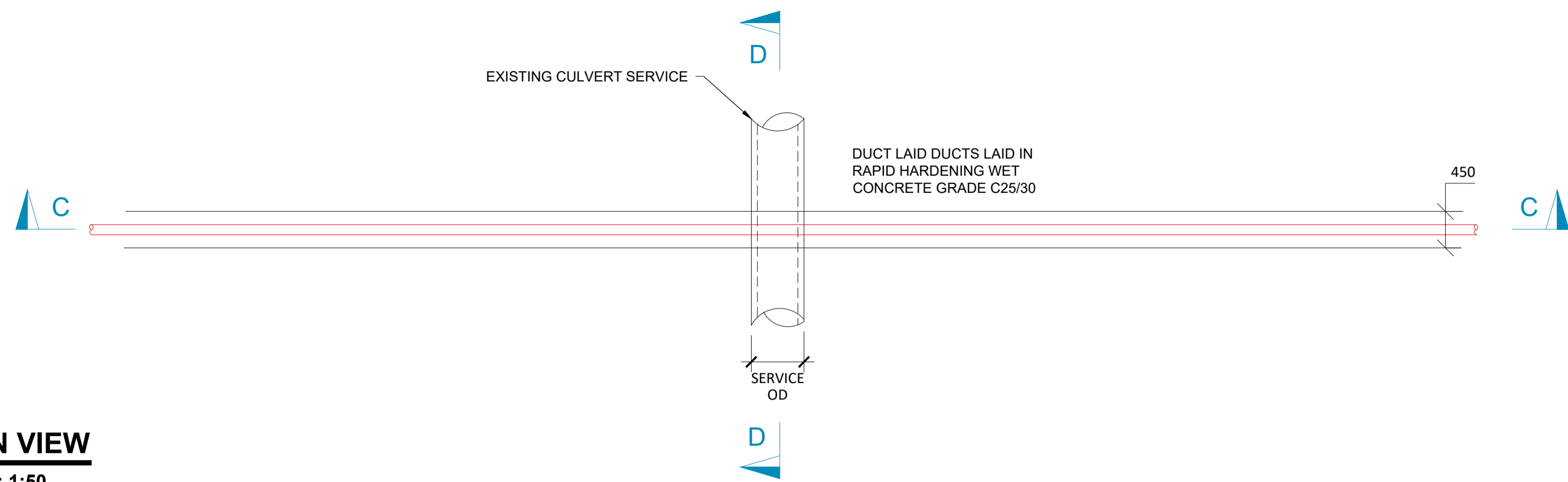
SHEET NUMBER
 051062-DR-110

SHEET TITLE
 Typical Precast 20kV Joint Bay

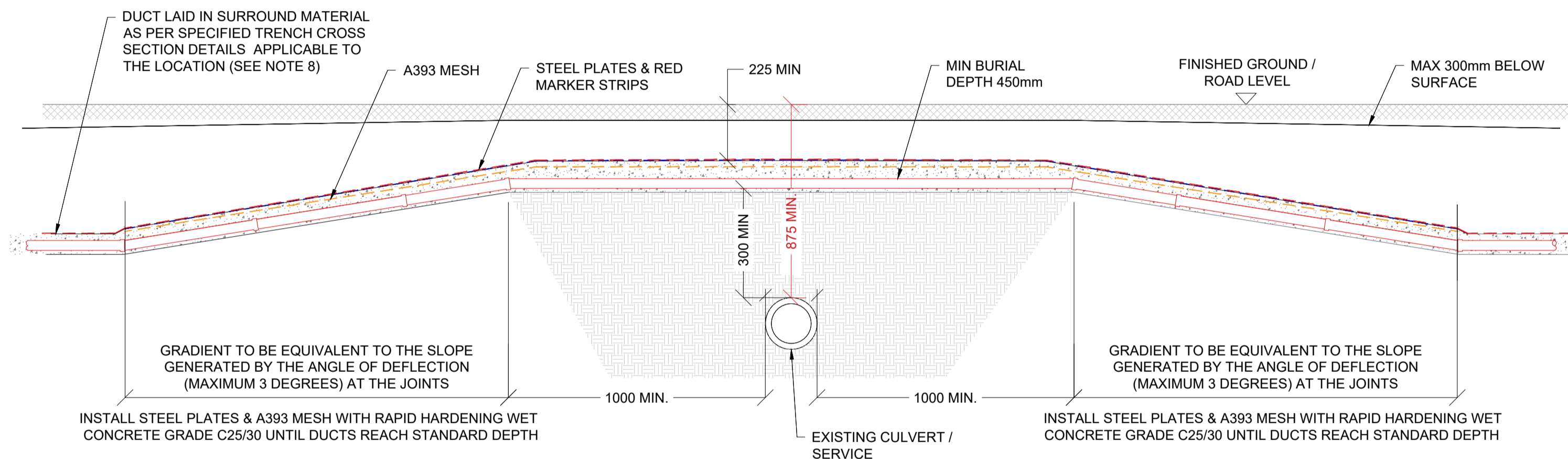
DRAWING STATUS
 Planning

ISSUE/REVISION

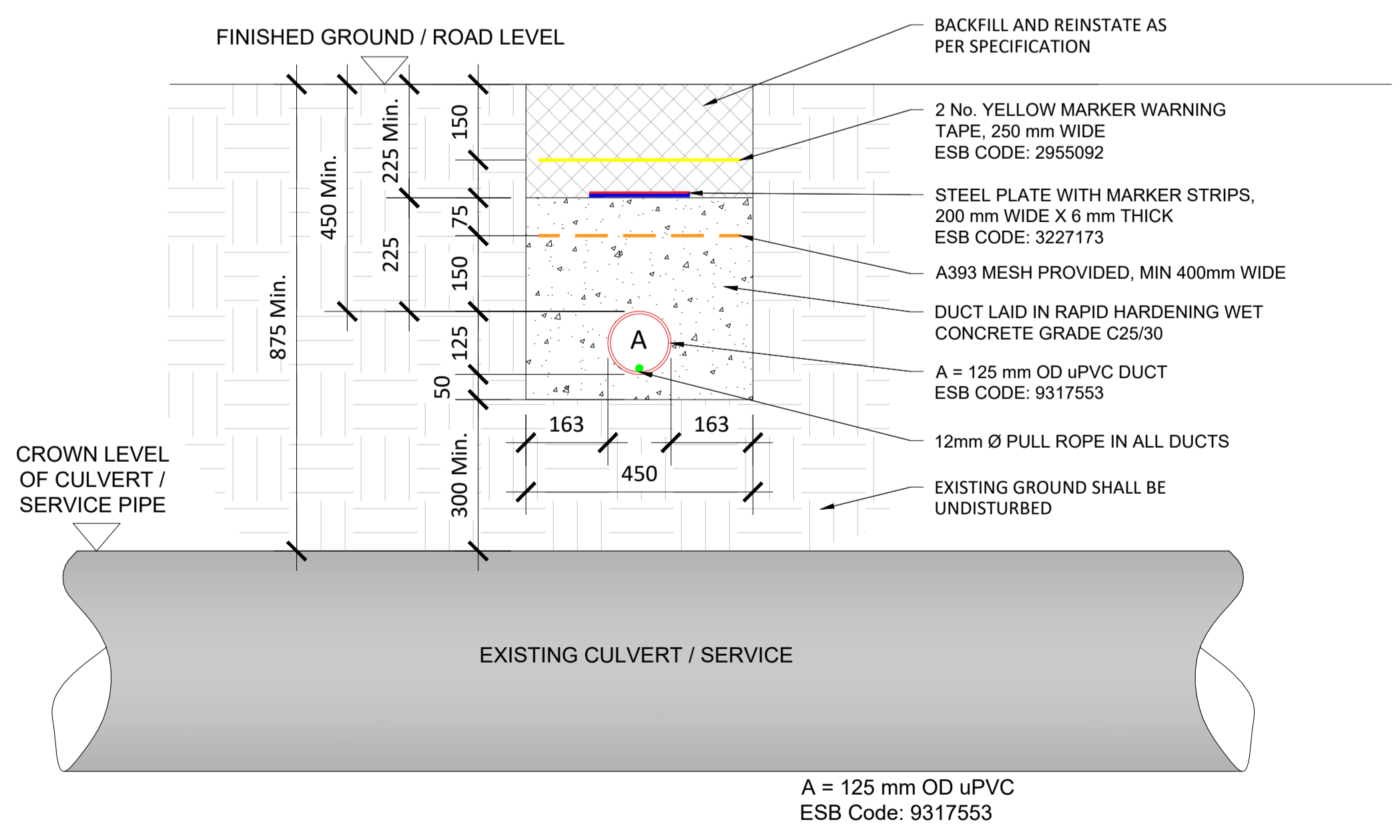
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PLAN VIEW
SCALE: 1:50



SECTION C-C
SCALE: 1:50



SECTION D-D
SCALE: 1:10

- NOTES:**
- THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE AND IS SUBJECT TO AMENDMENT.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION AND DOCUMENTATION.
 - DO NOT SCALE FROM THIS DRAWING, USE ONLY PRINTED DIMENSIONS.
 - ALL DIMENSIONS ARE IN MILLIMETRES. ALL CHAINAGES, LEVELS AND COORDINATES ARE IN METRES UNLESS DEFINED OTHERWISE.
 - NO EXCAVATION SHALL COMMENCE UNTIL THE CONTRACTOR HAS CONSULTED UP TO DATE SERVICES DRAWINGS AND CARRIED OUT AN ELECTROMAGNETIC LOCATOR (EML) SCAN.
 - HAND DIG ONLY WITHIN 500mm OF EXISTING SERVICES.
 - IF COMPACTING CBGM B COULD CAUSE DAMAGE TO THE CULVERT / SERVICE BELOW, USE RAPID HARDENING CEMENT GRADE C25 / 30 FOLLOWING ENGINEERS PRIOR APPROVAL.
 - FOR STANDARD TRENCH CROSS SECTION DRAWING, SEE 051062-105.
 - WHERE DEPTHS EXCEED 3000mm TO THE TOP OF THE DUCT, THE CONTRACTOR SHALL CONSULT THE CABLE SYSTEM DESIGN ENGINEER.
 - BACKFILL AS PER GUIDELINES FOR THE OPENING, BACKFILLING AND REINSTATEMENT OF OPENINGS IN THE PUBLIC ROADS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL TEMPORARY WORKS REQUIRED. THE CONTRACTOR WILL APPOINT AN APPROVED TEMPORARY WORKS DESIGNER AND SUBMIT PROPOSED TEMPORARY WORKS DESIGNS TO THE PSDP.



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PROJECT

Callatrim Solar Park
20kV Grid Connection

CLIENT

Premier Solar Limited

CONSULTANTS

NOTES: -

- LEGEND: -**
- 125mm Ø uPVC DUCT WITH 12mm DIAMETER PULL ROPE
 - RED MARKER STRIP WITH STEEL PLATES
 - YELLOW MARKER WARNING TAPE
 - A393 MESH REINFORCEMENT

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P1	16.02.24	Issued for Section 5 Application
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PROJECT NUMBER

05-1062

SHEET TITLE

Service / Culvert
Over Crossing Details

SHEET NUMBER

051062-DR-109