

Planning Department
Tipperary County Council
Civic Offices
Emmet Street
Clonmel
Co. Tipperary
E91 N512

Sweco Ireland Ltd
3rd Floor Glandore
City Quarter
Lapps Quay
Cork
T12 Y3ET

Cork, 27 August 2026

Submission via Local Government Ireland Online Planning Portal

Application for permission for development of a proposed solar farm and associated infrastructure in the townlands of Monadreela, Brickendown, Rathordan, George's-Land, Boscabell, Kilscobin, Mocklershill and Kilconnell, Co. Tipperary

Dear Sir/ Madam,

On behalf of our client, Patricks Rock Solar Ltd, please find enclosed an application for permission for development of a proposed solar photovoltaic (PV) farm development at the townlands of Monadreela, Brickendown, Rathordan, George's-Land, Boscabell, Kilscobin, Mocklershill and Kilconnell, Co. Tipperary.

Patricks Rock Solar Ltd. is applying to Tipperary County Council for permission for the following:

- 1) Construction and operation of a solar photovoltaic array erected on ground-mounted galvanised steel frames over an area of 151 hectares
- 2) 17 no. transformers
- 3) Underground low-voltage and mid-voltage electrical cabling and ducting
- 4) Security fencing
- 5) Pole-mounted CCTV security cameras
- 6) 1 no. temporary construction compound
- 7) 4 no. temporary satellite compounds
- 8) 1 no. permanent operations compound
- 9) Temporary laydown areas
- 10) Upgrade of 5 no. existing gated site entrances
- 11) Construction of 1 no. new gated site entrance
- 12) Internal site access tracks
- 13) Site drainage
- 14) Landscaping, and
- 15) All associated and ancillary site works and services

Planning permission is being sought for a period of 10 years with an operational life of 40 years from the date of commissioning.

A Natura Impact Statement (NIS) accompanies the planning application.

Sweco
021 206 3920
www.sweco.ie

Sweco
3rd Floor Glandore
City Quarter, Lapps Quay,
Cork, T12 Y3ET

Sweco Ireland Ltd.
Reg. No. 554682
Reg. Office Address
Riverside One, Sir John Rogerson's Quay,
Dublin, D02 X576

The proposed development will incorporate a grid connection and onsite substation compound which will be subject to a separate planning application at a later date.

The development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413).

The following documents are included within the planning pack:

- Planning application documentation
 - Completed Tipperary County Council Planning Application Form submitted online via the Local Government Ireland Online Planning Portal
 - Letters of consent from relevant landowners
 - Letter of consent from the Applicant allowing the Agent to submit the application
 - Copy of Site Notice – erected 27th August
 - Newspaper Notice – The Irish Daily Star dated 26th August
- Planning Application Drawings (Drawing Schedule included within Application Pack)
- Planning and Environmental Report (PER) including 16 no. appendices
- Natura Impact Statement (NIS)

The entirety of this planning application has been submitted to Tipperary County Council online via the Local Government Ireland Online Planning Portal.

All planning drawings are provided at scales which have previously been agreed with Tipperary County Council.

Planning Application Fee

The planning fee payable for this application (€16,460) was calculated in accordance with Section 2 – Scale of Fees for Planning Applications of the Planning and Development Regulations 2001 to 2026. The planning application fee was calculated as follows:

Fee Class	Basis of Calculation	Units/ Area	Total fee due
Class 12: Development not coming within any of the foregoing classes	€80 or €10 for each 0.1 hectare of site area, whichever is the greater	151 hectares	€15,100.00
Class 4: The provision of buildings other than buildings coming within class 1, 2 or 3	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater	17 no. transformers x €80 each. 17 x €80 =	€1,360

Fee Class	Basis of Calculation	Units/ Area	Total fee due
Total	€16, 460		

The planning application fee has been paid directly to Tipperary County Council by Electronic Fund Transfer (EFT) on 9th September 2025, reference 120000069898. This fee was previously used to cover 2 no. applications for planning permission for this development (TCC Ref 2561043 and TCC Ref 2561099), which were subsequently deemed 'invalid' and 'incomplete' respectively. Upon the direction of the Applicant and Agent, the fee was held by TCC in anticipation of receiving another application for planning permission for the same development.

I trust the enclosed information is sufficient for your requirements, If, however, you have any queries or require to discuss any matter in detail, please do not hesitate to contact me.

This application is submitted on behalf of our client, Patricks Rock Solar Ltd., a wholly owned subsidiary of Statkraft Ireland Ltd., Building 3400, Cork Airport Business Park, Cork T12 AE76.

Best regards



Tim O'Shea
on behalf of Sweco Ireland Ltd. (Agent)