



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021538-25**  
**ACP-323291-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 10/12/2025.

The Commission decided, by majority decision 2:1, to approve the proposed development generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

**Date:** 10/12/2025

Tom Rabbette

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

In performing its functions in relation to the making of its decision, the Commission had regard to:

- Section 15(1) of the Climate Action and Low Carbon Development Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, and the requirement to, in so far as practicable, perform its functions in a manner consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out

in those Plans, Planning for a Climate Resilient Ireland June 2024 and the relevant sectoral adaptation plans in particular the Electricity and Gas Sectoral Plan 2019 and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State.

- Directive 2000/60/EC, the Water Framework Directive and the requirement to exercise its functions in a manner which is consistent with the provisions of the Directive and which achieves or promotes compliance with the requirements of the Directive.

The Commission also had regard to European, national, regional and local planning, energy, climate and other policy of relevance including in particular the following in coming to its decisions:

- European legislation, including of particular relevance:
  - The relevant provisions of EU Directive 2011/92/EU as amended by Directive 2014/52/EU (EIA Directive) on the assessment of the effects of certain public and private projects on the environment.
  - The relevant provisions of EU Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directive).
- National Policy and Guidance, including:
  - Project Ireland 2040: National Planning Framework (“NPF”), First Revision of the National Planning Framework.
  - National Development Plan 2021-2030.
  - The objectives and targets of the National Biodiversity Action Plan 2023-2030.
  - Policy Statement on Security of Electricity Supply (November 2021).
  - National Energy Security Framework (April 2022).
  - National Energy and Climate Action Plan (2021-2030).
- Regional and Local Planning Policy, including in particular:
  - Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019-2031.
  - Dublin City Development Plan 2022-2028.

- The location, nature, scale and layout of the proposed development.
- The range of mitigation measures set out in the Planning and Environmental Constraints Report.
- The submissions received in relation to the application by all participants.
- The Inspector's report and recommendation.

### **Appropriate Assessment:**

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development, the absence of any pathways from the site to designated European Sites and the information for the Screening for Appropriate Assessment submitted with the application, the Inspector's Report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

### **Proper Planning and Sustainable Development**

It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with European, national, and regional energy policies and with the provisions of the Dublin City Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area or otherwise of property in the vicinity or have an of unacceptable impact on the character of the landscape or on cultural or archaeological heritage, would not have a significant adverse impact on ecology, would be acceptable in terms of traffic impacts and safety and would make a positive contribution to improving security of energy supply requirements in Dublin City Centre as part of the Powering Up Dublin Programme. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application dated 1<sup>st</sup> of August 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the undertaker shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. All mitigation, environmental commitments and monitoring measures identified in the Planning and Environmental Constraints Report shall be implemented in full and reflected in the Construction and Environmental Management Plan for the development.

**Reason:** To protect the environment.

3. Prior to commencement of development, final details of the materials, colours and textures of all the external finishes to the proposed substation buildings and all boundary treatments, shall be submitted to, and agreed in writing with, the planning authority.

A panel of the proposed finishes shall be placed on site to enable the planning authority to adjudicate on the proposals. Any proposed render finish shall be self-finish in a suitable colour and shall not require painting. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency, and high maintenance detailing shall be avoided.

**Reason:** in the interest of visual amenity and to ensure an appropriate high standard of development

4. Prior to the commencement of the development, the works within the existing/proposed sections of public road shall be submitted to and agreed in writing with the planning authority. All works to the public road shall accord with the requirements of the planning authority, including the Active Travel Route. Materials in public areas shall be in accordance with the document 'Construction Standards for Roads and Street Works in Dublin City Council'. All

works shall be completed prior to the occupation of the development and shall be carried out at the expense of the undertaker.

**Reason:** In the interests of public safety.

5. (a) The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall incorporate, but is not limited to, details of intended construction practice for the development, demolition works, noise management measures, traffic management, dust management measures and off-site disposal of demolition waste.
- (b) A Traffic Management Plan shall be prepared and shall be agreed in writing with the planning authority, following consultation with Transport Infrastructure Ireland, prior to the commencement of development. The Traffic Management Plan shall include all traffic and transport mitigation measures, timing and routing of construction traffic to and from the construction site, associated directional signage, arrangements for the delivery of abnormal loads to the site and shall accord with the requirements of Transport Infrastructure Ireland in the operation and maintenance of the national road network. The Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport.

**Reason:** In the interests of environmental protection, public safety and road safety.

6. Prior to commencement of development, a Resource Waste Management Plan (RWMP), as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), shall be prepared and submitted to the planning authority for written agreement. The Resource Waste Management Plan shall include specific proposals as to how the Resource Waste Management Plan will be measured and monitored for effectiveness.

All records (including for waste and all resources) pursuant to the Resource Waste Management Plan shall be made available for inspection at the site office at all times.

**Reason:** In the interest of reducing waste and encouraging recycling and proper planning and sustainable development of the area.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, and flood risk management shall comply with the requirements of Úisce Éireann and the planning authority for such works and services as appropriate.

**Reason:** in the interest of public health and to ensure a proper standard of development.

8. A Project Archaeologist shall be appointed to oversee and advise on all aspects of the scheme from design, through inception to completion.
  - (a) The Project Archaeologist shall liaise with the Department of Housing, Local Government and Heritage and the planning authority to agree in advance an overall strategy for archaeological works to be carried out both in advance of and in parallel with construction of the development.
  - (b) This shall include the scope of any Archaeological Monitoring as well as any additional mitigation measures that may be required to protect archaeological heritage.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

9. All mitigation measures in relation to archaeology and cultural heritage as set out in in Chapter 14 of the Privacy and Electronic Communications Regulations (PECR) (Courtney Deery Heritage Consultancy Limited; dated July 2025) shall be implemented in full, except as may otherwise be required in order to comply with conditions of this permission. The planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a final archaeological report describing the results of any archaeological investigative work/ excavation required, following the completion of all archaeological work

on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the undertaker.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

10. (a) All lighting shall be operated in such a manner as to prevent light overspill to areas outside of compounds and works areas.
- (b) Prior to the commencement of development, the undertaker shall submit a detailed lighting plan for the written agreement of the planning authority. The plan shall include the type, duration, colour of light and direction of all external lighting to be installed within the external areas of the development site. Proposals shall ensure that the area is adequately light without using more light than necessary, eliminate or minimise glare and excessive lighting, prevent light trespass and minimise skyglow.

**Reason:** In the interests of clarity, and of visual and residential amenity and protection of local biodiversity.

11. Prior to commencement of development, a detailed specification of hard and soft landscaping including boundary treatments, car parking, fence design and colour shall be submitted to, and agreed in writing with, the planning authority. The agreed specification shall be fully implemented in the first available planting season following the substantial completion of the development.

**Reason:** In the interests of visual amenity.

12. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

13. Prior to commencement of development details of the management and operation of the proposed annual community benefit fund which will be

released on a phased basis as the project progresses, shall be submitted to the planning authority for written agreement.

**Reason:** It is considered reasonable that the operators of the facility should contribute towards the cost of environmental, recreational or community facilities which will be of benefit to the community in the area.