



Board Direction

Ref: 06S.VA0019

The submissions on this file and the Inspector's report were considered at a meeting of the Strategic Infrastructure Division of the Board, held on 15th June 2016. The Inspector attended to present an outline of the case, and left the meeting prior to the Board's determination.

The Board decided to approve the proposed development generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

In coming to its decision, the Board had regard to the following:

- (a) "Building on Recovery - Infrastructure and Capital Investment 2016-2021", which recognizes the importance of investment in national energy infrastructure, and makes a specific commitment to upgrade roads into Grange Castle Business Park to provide access for a number of global industries,
- (b) the National Spatial Strategy for Ireland 2002-2020, which seek to strengthen electricity networks in the region,
- (c) the Government White Paper 'Delivering a Sustainable Energy Future for Ireland - the Energy Policy Framework, 2007-2020' issued by the Department of Communications, Marine and Natural Resources,
- (d) the 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure' issued by the Department of Communications, Energy and Natural Resources (2012),
- (e) Grid25 – "A Strategy for the Development of Ireland's Electricity Grid for a Sustainable and Competitive Future", issued by EirGrid, and the Grid25 Implementation Programme 2011 – 2016,
- (f) the Regional Planning Guidelines for the Greater Dublin Area 2010-2022,
- (g) the South Dublin County Council Development Plan 2016-2022, and the location of the site within an area zoned in the Plan for substantial enterprise and employment development,

- (h) the Adamstown and Clonburris Strategic Development Zones,
- (i) the regional importance of, and demonstrated need for, the proposed development,
- (j) the pattern of development in the area, including the proximity to an existing industrial estate development, the separation distance of the site from existing dwellings, the nature of the landscape, and the absence of any specific conservation or amenity designation for the site,
- (k) the documentation submitted with the application, including the appropriate assessment screening statement, the Planning and Environmental Considerations Report, and the letter from the Electricity Supply Board (transmission system owner), dated 19th November 2015,
- (l) the submissions on file including those from prescribed bodies and the local authority, and
- (m) the report and recommendation of the Inspector.

The Board is satisfied that the information available on file is adequate to allow screening to be undertaken in relation to appropriate assessment and environmental impact assessment.

Appropriate Assessment Screening

In undertaking screening for appropriate assessment, the Board had regard to the nature, scale and location of the proposed development, the appropriate assessment screening statement, the documentation, including submissions on file, and the Inspector's assessment.

The Board accepted and adopted the screening assessment carried out by the Inspector, and the conclusion in the Inspector's report in respect of:

- (a) the identification of the European sites that could potentially be affected by the proposed development, and
- (b) the identification and assessment of potential likely significant effects on these European Sites arising from the proposed development, having regard to the conservation objectives for the Sites.

The Board was satisfied that the proposed development, either by itself or in combination with other plans or projects, would not be likely to have a significant effect on the Rye Water Valley/Cartron Special Area of Conservation (site code 001398), the Glenasmole Valley Special Area of Conservation (site code 001209), the Wicklow Mountains Special Area of Conservation (site code 002122), the Wicklow Mountains Special Protection Area (site code 004040), the South Dublin Bay and River Tolka Estuary Special Protection Area (site code 004024), and the South Dublin Bay Special Area of Conservation (site code 000210), or any other European site, in view of the conservation objectives for those sites.

Screening for Environmental Impact Assessment

The Board considered the nature, scale and location of the proposed development, the documentation submitted with the application and the further information, the submissions on file, and the report of the Inspector. In forming its conclusion in relation to the need for environmental impact assessment, the Board had regard to the criteria for determining whether a development would or would not be likely to have significant effects on the environment, as set out in Schedule 7 of the Planning and Development Regulations, 2001, as amended, including the characteristics and location of the proposed development, and the characteristics of the potential impacts arising, as described and assessed in the Inspector's overall report. The Board completed an environmental impact assessment screening in relation to the proposed development and concluded that the proposed development, by itself and in cumulation with other development in the vicinity, would not be likely to have significant effects on the environment. In completing the screening exercise, the Board adopted the report of the Inspector, including the overall assessment carried out.

Conclusions in relation to Proper Planning and Sustainable Development

It is considered that the need for the proposed development has been demonstrated and that, subject to compliance with the conditions set out below, including compliance with the mitigation measures set out in the Planning and Environmental Considerations Report, the proposed development:

- would be in accordance with national policies and guidance, and with regional and local development policies,
- would not seriously injure the amenities of the area or of property in the vicinity,
- would not seriously injure visual or recreational amenities in the area, and would improve visual amenity in the vicinity of Adamstown,
- would not give rise to risk of, or exacerbation of, flooding,
- would not be prejudicial to public health or safety,
- would not detract from the character or setting of features of architectural or archaeological heritage, and
- would be acceptable in terms of traffic safety and convenience.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. FI 30th March 2016
2. The final route of the proposed 220 kV cable shall be notified to the planning authority prior to commencement of any construction works on site. Prior to commencement of development, revised drawings confirming the cable route shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of clarity.

3. All environmental mitigation measures set out in the Planning and Environmental Considerations Report and associated documentation submitted with the application, and by way of further information, shall be implemented in full except as may otherwise be required in order to comply with the conditions of this order.

Reason: In the interest of clarity, and protection of the environment.

4. A separation distance of 10 m from the edge of the railway line to the edge of the underground cable circuit route shall be provided. Prior to commencement of development, the methodology and timing of the removal of sections crossing the railway shall be submitted to and agreed in writing with the planning authority following consultation with Irish Rail.

Reason: In the interest of clarity and health and safety.

5.
 - (1) Appropriate replacement planting shall be provided in respect of trees, hedgerows and other vegetation removed to facilitate the proposed development.
 - (2) Dense, semi-mature screen planting of suitable species shall be provided to the Eastern Interface Compound.
 - (3) Detailed plans and particulars indicating compliance with these requirements, and measures to protect existing trees and hedgerows in the vicinity of construction works, a timescale for implementation, and details of reporting requirements to the planning authority, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
 - (4) These plans and particulars shall be prepared by a suitably qualified and experienced landscape architect, to the approval of the planning authority, and the landscaping shall be implemented under the supervision of the landscape architect.
 - (5) Any plants that die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: To remediate and assimilate the proposed development into the surrounding landscape and streetscape, in the interest of visual amenity.

6. Details, including samples, of high quality materials and external finishes to the substation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. All road surfaces, culverts, watercourses, verges and lands shall be protected during construction and, in the case of any damage occurring, shall be reinstated to the satisfaction of the planning authority. Prior to commencement of development, a road condition survey shall be taken to provide a basis for reinstatement works. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure a satisfactory standard of development.

8. Where underground cables are laid in the vicinity of the Grand Canal pNHA, the Griffeen River, or any of its tributaries, a pre-construction survey shall be carried out for evidence of the presence of otters for a distance of 100 m up and downstream of the works. The survey results, and associated measures for the protection of otters and their holts and couches during construction, shall be submitted to and agreed in writing with the planning authority prior to commencement of development, following consultation with the National Parks and Wildlife Service.

Reason: To protect otters during construction.

9. The noise level from the substation shall not exceed 55 dB(A)_{Leq,15min} (corrected for any tonal or impulsive component) at dwellings between 0800 and 2000 hours on any day, and shall not exceed 45 dB(A)_{Leq,15min} at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All sound measurements shall be carried out in accordance with current ISO Recommendations on the Description and Measurement of Environmental Noise.

Reason: To protect the amenities of residential property in the vicinity of the site.

10. Archaeology

11. Urban WaterDrain

12. Construction of the proposed development shall be completed in accordance with the Construction Environmental Management Plan, details of which shall be agreed in writing with the planning authority prior to commencement of development. The plan shall incorporate the following mitigation measures:

- (a) the location of site and materials compounds, including construction site offices and staff facilities, and areas identified for the storage of construction refuse,
- (b) details of site security fencing and hoardings,
- (c) details of on-site car parking facilities for site workers during the course of construction,
- (d) construction hours,

- (e) construction traffic management plan, including details of the timings and routing of construction traffic to and from the construction site and associated signage, and provisions for any abnormal loads,
- (f) measures to prevent queuing of construction traffic on the adjoining road network,
- (g) alternative arrangements to be put in place for pedestrians and vehicles in the case of any closure of any public road or footpath during the course of the development works,
- (h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (i) measures for the protection of road surfaces, culverts, watercourses and ditches during construction,
- (j) details of appropriate mitigation measures for noise, dust and vibration, including the monitoring of such levels,
- (k) containment and bunding of all construction-related fuel and oil; such bunds shall be roofed to exclude rainwater,
- (l) management and disposal of construction/demolition waste, including details of how it is proposed to manage excavated soil,
- (m) measures to protect existing and proposed services during construction, including water mains, foul sewers and surface water sewers, to ensure the orderly development of services, and to avoid conflict with planned future services,
- (n) a protocol for reporting and managing accidental spillages during the construction stage that could cause soil contamination or surface water pollution, and
- (o) a water and sediment management plan to ensure that surface water run-off is controlled and that deleterious matter does not enter local water courses or drains.

A record of daily and weekly checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be kept available for inspection by the planning authority.

Reason: In the interest of protection of the local environment, amenities and public health.

13. Any plans, particulars, reports or surveys that are submitted to the planning authority in compliance with these conditions, or any measures agreed with the planning authority as a consequence, shall be made available for inspection by the public at the offices of the planning authority and on its website, within one month of submission.

Reason: In the interest of orderly development.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other

security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

Note:

In coming to its decision, the Board had regard to the provisions of the South Dublin County Council Development Plan 2016-2022, which was adopted on 16th May 2016, and came into force on 12th June 2016.

SCHEDULE OF COSTS

In accordance with section 182B of the Planning and Development Act 2000, as amended, the Board requires the reimbursement of €70,660 by An Bord Pleanála to the applicant.

Board Member: _____ Date: 23rd June 2016
Fionna O' Regan