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## **Planning and Development Acts, 2000 to 2020**

### **Planning Authority: Fingal County Council**

**Application** for approval under section 182A(1) of the Planning and Development Act 2000, as amended, in accordance with plans and particulars lodged with An Bord Pleanála on the 5<sup>th</sup> day of June, 2020 by Equinix Ireland Limited care of Brock McClure, 63 York Road, Dún Laoghaire, County Dublin.

**Proposed Development:** The proposed development primarily comprises the provision of a two-storey 110kV GIS substation and underground cables connecting the new substation to two existing substations as follows: -

The proposed strategic infrastructure development at this site of c.3.675 hectares at the Former Clyde House, IDA Blanchardstown Business and Technology Park, Snugborough Road, Blanchardstown, Dublin 15 and lands located at: IDA Blanchardstown Business and Technology Park, Snugborough Road, Blanchardstown, Dublin 15; Snugborough Road and Roundabout (R843), Blanchardstown, Dublin 15; and IDA Business Park, Ballycoolin, Dublin 15. The underground transmission lines (two number) will connect the proposed 110kV GIS Barnageeragh Substation serving the data hall development permitted under (Fingal County Council Planning Register Reference Number: FW18A/0032 and revised under Fingal County Council Planning Register Reference Number: FW19A/0176) located at the Former Clyde House, IDA Blanchardstown Business and Technology Park, Snugborough Road, Blanchardstown Dublin 15 with the Cloghran Substation

(permitted under Fingal County Council Planning Register Reference Number: FW11A/0104 and amended under Fingal County Council Planning Register Reference Number: FW12A/0083) located to the east at the Hexagon Building, IDA Blanchardstown Business and Technology Park, Snugborough Road, Blanchardstown, Dublin 15 and further north-east with the 110kV Snugborough Substation (permitted under Fingal County Council Planning Register Reference Number: FW16A/0159 and amended under Fingal County Council Planning Register Reference Number: FW17A/0130) located at Unit 1, Block 4B, IDA Business Park, Ballycoolin, Dublin 15. The proposed transmission lines cover a distance of c.0.845 kilometres and c.1.415 kilometres respectively between the two existing substations and the proposed substation.

The proposed development will consist of the following:

(1) Construction of a two storey 110kV Gas Insulated Switchgear (GIS) substation known as 'Barnageeragh' comprising of two number 110kV transformer bays within a GIS room, cable entry room, generator room, relay room, battery room, workshop, toilet, store room, mess room, hoist space and stair cores (c.1,055 square metres total gross floor area) with an overall height of c.15 metres located within a compound (c.1,655 square metres in area). The compound is surrounded by a c.2.6 metre high palisade fence. The substation will serve the data centre permitted under Fingal County Council Planning Register Reference Number: FW18A/0032 and further revised under Fingal County Council Planning Register Reference Number: FW19A/0176; (2) The underground cable (cable number 1) will follow a route originating at the proposed Barnageeragh Substation extending south and eastwards along the internal road of the IDA Blanchardstown Business and Technology Park. The route then turns north eastwards on the Snugborough Road (R843) before terminating at the Cloghran Substation to the west of Snugborough Road. The underground cable (cable number 2) will follow a route originating at the proposed Barnageeragh Substation extending south and eastwards along the internal road of the IDA Blanchardstown Business and Technology Park. The route then turns north eastwards on the Snugborough Road (R843) and continues around the Snugborough Road roundabout and into the IDA Business Park, Ballycoolin before terminating at the Snugborough Substation to the west of Ballycoolin Business Park

Road; (3) The development includes all associated and ancillary site development and construction works, services provision, connections to the substations, road/footpath access, minor revisions to the landscaping and boundary treatment works permitted under Fingal County Council Planning Register Reference Number: FW18A/0032 and revised under Fingal County Council Planning Register Reference Number: FW19A/0176, vehicular access and provision of three number car parking spaces in the substation compound.

## **Decision**

**APPROVE** the proposed development under section 182A of the Planning and Development Act, 2000, as amended, for the following reasons and considerations and subject to the conditions set out below, and

**DETERMINE** under section 182B of the Planning and Development Act, 2000, as amended, the sum to be paid by the undertaker in respect of costs associated with the application, as set out in the Schedule of Costs below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to:

- (a) the National Planning Framework – Ireland 2040 (2018),
- (b) the Regional Spatial & Economic Strategy for the Eastern & Midlands Region (2019),
- (c) the policies of the planning authority as set out in the Fingal County Development Plan 2017-2023,
- (d) the location of the site in an established business park,
- (e) the need for the development to serve a permitted data centre,
- (f) the nature, scale and extent of the proposed development,
- (g) the submissions on file including those from prescribed bodies and the planning authority,
- (h) the documentation submitted with the application, including the Appropriate Assessment Screening Statement and the Planning Report of the planning authority, and
- (i) the report of the Planning Inspector,

the Board considered that, subject to compliance with the conditions set out below, the proposed development would accord with national, regional and local planning policy, would not have an unacceptable impact on the landscape or ecology, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, 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.

## **Appropriate Assessment Screening**

In conducting a screening exercise for appropriate assessment, the Board considered the nature, scale and context of the proposed development, the documentation on file, in particular the Appropriate Assessment Screening Report submitted in support of the proposed development, the submissions on file and the assessment of the Inspector in relation to the potential for effects on European Sites.

In undertaking the screening exercise, the Board accepted the analysis and conclusions of the Inspector. The Board concluded that, by itself and in combination with other development in the vicinity, the proposed development would not be likely to have significant effects on any European Site in view of the Sites' Conservation Objectives. In reaching this conclusion, the Board took no account of mitigation measures intended to avoid or reduce the potentially harmful effects of the project on any European Sites.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The detailed design of the cable route shall be submitted for the written agreement of, and comply with the requirements of, the planning authority.

**Reason:** In the interest of ensuring adequate separation between the cable trenches and existing infrastructure and to maintain the integrity of the existing infrastructure.

3. The undertaker shall comply with the following requirements:

(a) Landscaping of the substation site shall be in accordance with a landscape plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

(b) Site fencing shall be painted and maintained in good condition.

**Reason:** In the interest of clarity and visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority.

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

5. The construction of the development shall be managed in accordance with a Construction Management Plan, a Traffic Management Plan and a Waste Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of orderly development and the protection of the environment.

6. Prior to commencement of development, the undertaker shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the satisfactory reinstatement of all public roads damaged as a result of activities related to construction of the proposed development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the reinstatement of such roads. The form and amount of the security shall be as agreed between the planning authority and

the undertaker or, in default of agreement the details shall be referred to An Bord Pleanála for determination

**Reason:** To ensure the satisfactory reinstatement of the road network.

### **Schedule of Costs**

In accordance with the provisions of section 182B of the Planning and Development Act 2000, as amended, the amount due to be reimbursed to the applicant is **€84,371**.

**A breakdown of the Board's costs is set out in the attached Appendix 1.**

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**Dave Walsh**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this          day of                                  2020**