

An
Bord
Pleanála

Board Order
ABP-309951-21

Planning and Development Acts, 2000 to 2020

Planning Authority: South Dublin County Council

Application for approval under section 182A(1) of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including an Environmental Impact Assessment Report, lodged with An Bord Pleanála on the 14th day of April, 2021 by Edgeconnex Ireland Limited care of Marston Planning Consultancy of 23 Grange Park, Foxrock, County Dublin.

Proposed Development: The proposed development primarily comprises the provision of two number 110kV transmission lines along with associated and ancillary works. The proposed transmission lines will connect the permitted and under construction Coolderrig 110kV Gas Insulated Switchgear (GIS) substation compound that was granted permission under South Dublin County Council Register Reference SD18A/0298 with the existing Grange Castle – Kilmahud Circuits. The site of the proposed development has an area of circa 1.49 hectares.

The two proposed underground single circuit 110kV transmission lines will connect the permitted Coolderrig 110kV GIS Substation, within the existing Edgeconnex landholding, to the existing Grange Castle - Kilmahud Circuits to the east. The proposed transmission lines cover a distance of approximately 559 metres and 574 metres within the townland of Grange, Dublin 22. The route of the transmission lines will pass along and under the internal road infrastructure within the Edgeconnex site and Grange Castle Business Park; above the culverted Griffeen River and along a

wayleave to the north of the Griffeen River to the joint bays where it will connect into the Grange Castle – Kilmahud Circuits.

The development includes the connections to the permitted Coolderrig substation as well as to the Grange Castle – Kilmahud Circuits, as well as changes to the landscaping within the Grange Castle Business Park and all associated construction and ancillary works.

The permitted and under construction Coolderrig 110kV Gas Insulated Switchgear (GIS) substation includes a two storey GIS Substation building (with a gross floor area of 556 square metres) (known as the Coolderrig Substation), associated underground services; 2 number transformers and single storey MV switch room (180 square metres) within a 2.6 metre high fenced compound, and all associated construction and ancillary works.

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

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

- a) EU legislation including in particular:
 - The relevant provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU (EIA Directive) on the assessment of the effects of certain public and private projects on the environment,
 - Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directives) which set the requirements for Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union,
- b) National Legislation including in particular:
 - Section 182A of the Planning and Development Act 2000 (as amended),
- c) Regional Policy including in particular:
 - The Regional Spatial and Economic Strategy for the Eastern and Midlands Region,
- d) Local Planning Policy including in particular:
 - The provisions of the South Dublin County Development Plan, 2016-2022,
- e) The following matters:
 - the nature, scale and design of the proposed works as set out in the application for approval and the pattern of development in the vicinity,
 - the documentation and submissions of the local authority, the Environmental Impact Assessment Report and associated documentation submitted with the application, and the range of mitigation and monitoring measures proposed,
 - the submissions and observations made to An Bord Pleanála in connection with the application,
 - other relevant guidance documents,
 - the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out

- the proposed development and the likely significant effects of the proposed development on European sites, and
- the report and recommendation of the inspector including the examination, analysis and evaluation undertaken in relation to appropriate assessment screening and environmental impact assessment.

Environmental Impact Assessment

The Board completed an Environmental Impact Assessment of the proposed development, taking into account:

- (a) the nature, scale and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and other associated documentation submitted in support of the application,
- (c) the submissions from the applicant, and prescribed bodies in the course of the application, and
- (d) the Inspector's report.

The Board agreed with the summary of the results of consultations and information gathered in the course of the Environmental Impact Assessment, and the examination of the information contained in the Environmental Impact Assessment Report and the associated documentation submitted by the applicant, and the submissions made in the course of the application as set out in the Inspector's report. The Board was satisfied that the Inspector's report sets out how these various environmental issues were addressed in the examination and recommendation which are incorporated into the Board's decision.

Reasoned Conclusion of the Significant Effects:

The Board considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, provided information which is reasonable and sufficient to allow the Board to reach a reasoned conclusion on the significant effects of the proposed development on the environment, taking into account current knowledge and methods of assessment. The Board is satisfied that the information contained in the Environmental Impact Assessment Report is up to

date and complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Board considered that the main significant direct and indirect effects of the proposed development on the environment are those arising from the impacts listed below.

The main significant effects are positive impacts on **population and human health** in terms of the local economy from increased spending and jobs during the construction period.

Having regard to the above, the Board is satisfied that the proposed development would not have any unacceptable direct or indirect effects on the environment. The Board is satisfied that the reasoned conclusion is up to date at the time of making the decision.

Proper Planning and Sustainable Development

It is considered that, subject to compliance with the conditions set out below, the proposed development would accord with national, regional and local planning and related policy, would not have an unacceptable impact on 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.

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 undertaker 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 mitigation measures identified in the Environmental Impact Assessment Report and other plans and particulars submitted with the planning application, shall be implemented in full in conjunction with the timelines set out therein, except as may otherwise be required in order to comply with the conditions of this permission.

Reason: In the interest of clarity and protection of the environment during the construction and operational phases of the proposed development.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health.

4. The landscaping proposals shall be carried out within the first planting season following completion of construction of the proposed development. Any trees or shrubs planted in accordance with this condition which are removed, die,

become seriously damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. The landscaping shall be maintained at regular intervals.

Reason: In the interest of visual amenity.

5. Prior to commencement of development, a detailed Construction Environmental Management Plan (CEMP) for the construction phase shall be submitted to and agreed in writing with the local authority, generally in accordance with the Outline CEMP included in the Environmental Impact Assessment Report. The CEMP shall incorporate the following:
- (a) a detailed plan for the construction phase incorporating, inter alia, the construction programme, supervisory measures, noise, dust and surface water management measures, including appointment of a site noise liaison officer, construction hours and the management, transport and disposal of construction waste,
 - (b) a comprehensive programme for the implementation of all monitoring commitments made in the planning application and supporting documentation during the construction period,
 - (c) an emergency response plan, and
 - (d) proposals in relation to public information and communication.

A record of daily checks that the works are being undertaken in accordance with the CEMP shall be kept for inspection by the local authority.

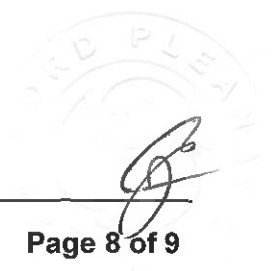
Reason: In the interest of environmental protection and orderly development.

6. The undertaker shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the undertaker shall –
- (a) notify the local authority in writing at least four weeks prior to the commencement of any site operations (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the local authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

7. 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.

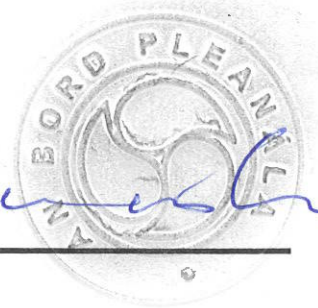
Reason: In the interest of orderly development and the protection of the environment



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 **€82,228**.

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



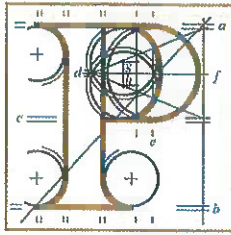
John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this ^{22nd} day of **OCTOBER** 2021



Strategic Infrastructure Development

Costs of determining the Application

Case Number: ABP-309951-21

Proposed Development: Provision of two 110kV transmission lines. Connecting Coolderrig 110kV GIS Substation to Grange Castle - Kilmahud circuits. Grange Castle Business Park, Grange, Dublin 22.

Board Costs	
Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) €3,952 Inspector 2 (application) €14,820	€18,772
Costs invoiced to Board	N/A
Total chargeable costs	€ 18,772
Board Fees	
Application Fee - €100,000 Pre-application Consultation Fee- €1,000	€101,000
Observer fees paid	N/A
Total	€101,000
Net amount due to be refunded to applicant	€82,228

John Connolly

Member of An Bord Pleanála

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the seal of the Board.

Dated this 22nd day of OCTOBER 2021