

An
Bord
Pleanála

Board Order ABP-311528-21

Planning and Development Acts, 2000 to 2021

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 29th day of September, 2021 by Huntstown Power Company Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin, as amended by the further information received by An Bord Pleanála on 28th day of February 2022.

Proposed Development: The proposed development is for a ten-year permission that comprises the following:

- Construction of a two storey 220 kilovolt Gas Insulated Switchgear (GIS) substation known as 'Mooretown' comprising switchgear floor, cable pit/entry room, generator room, relay room, battery room, workshop, toilet, store room, mess room, hoist space, stair cores and circulation areas (circa 2,068 square metres total gross floor area) with an overall height of circa 17 metres located within an overall EirGrid and customer compound (circa 11,231 square metres in area). Lightning electrodes are attached to the roof of the substation building resulting in an overall height of circa 20 metres. The compound includes four number 220/20 kilovolt transformers, four number 20 kilovolt switchgear buildings and one number 20 kilovolt control room buildings (circa five metres high and circa 35.5 square metres in area each), 220 kilovolt series coil (equipment), fire walls (ranging from circa ten metres - 12.5 metres high), lightning finials and

monopoles (circa 20 metres high). The overall compound is surrounded by a circa 2.6 metres high palisade fence. The proposed substation will serve the data centre proposed under concurrent application register reference: FW21A0151;

- The underground cable (Cable Number One) will follow a route originating at the proposed Mooretown Substation extending south and then west along the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Corduff cable route. The underground cable (Cable Number Two) will follow a route originating at the proposed Mooretown Substation Compound/series coil extending south across the internal road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Finglas cable route. Removal of the redundant sections of the 220 kilovolt Corduff cables and 220 kilovolt Finglas cables serving the existing air insulated switchgear bay to Huntstown Power Station. The underground cable (Cable Number 3) will follow a route originating at the Mooretown air insulated switchgear substation extending south and then west to the adjacent existing Electricity Supply Board Huntstown A air insulated switchgear station. The route terminates in the Electricity Supply Board Huntstown A air insulated switchgear station. The underground cable (Cable Number Four) will follow a route originating at the Mooretown air insulated switchgear substation extending south and then west to the adjacent existing Huntstown B air insulated switchgear station. The route terminates in the Electricity Supply Board Huntstown B air insulated switchgear station;
- The development includes all associated and ancillary site development and construction works, services provision, drainage works, connections to the substations, all internal road/footpath access routes, landscaping and boundary treatment works, vehicular access onto the private road to the south of the site and provision of nine number car parking spaces in the overall compound.

All located on lands adjacent to Huntstown Power station, North Road, Finglas, Dublin.

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.

Reasons and Considerations

The Board made its decision consistent with -

- The Climate Action and Low Carbon Development Act 2015, as amended, and
- The Climate Action Plan 2024,

And in coming to its decision the Board had regard to:

- (a) the nature, scale and extent of the proposed development;
- (b) the characteristics of the site and of the general vicinity;
- (c) national, regional and local policy support for developing the electricity transmission system and strengthening the national grid and in particular:
 - Project Ireland 2040 National Planning Framework;
 - The Regional Spatial & Economic Strategy for Eastern and Midland Regional Assembly 2019-2031;
 - The policies of the planning authority as set out in the Fingal Development Plan, 2023-2029;
 - Eirgrid's All Island Generation Capacity Statement 2021-2030;
 - Ireland's 4th National Biodiversity Action Plan 2023-2030;

- (d) 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;
- (e) the submissions and reports made in connection with the application and appeal; and
- (f) the report and recommendation of the Inspector.

Appropriate Assessment Screening:

The Board noted that the proposed development is not directly connected with, or necessary to, the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion in the Inspector's report in respect of the identification of the European Sites which could potentially be affected, and the identification and assessment of potential significant effects of the proposed development, either individually or in combination with other plans or projects on these European Sites in view of the site's conservation objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European Site, including the European Sites, Baldoyle Bay Special Area of Conservation (Site Code: 000199), Malahide Estuary Special Area of Conservation (Site Code: 000205), North Dublin Bay Special Area of Conservation (Site Code: 000206), Rogerstown Estuary Special Area of Conservation (Site Code: 000208), South Dublin Bay Special Area of Conservation (Site Code: 000210), Rye Water Valley/Cartron Special Area of Conservation (Site Code: 001398), North Bull Island Special Protection Area (Site Code: 004006), Rogerstown Estuary Special Protection Area (Site Code: 004015), Baldoyle Bay Special Protection Area (Site Code: 004016), South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), Malahide Estuary Special Protection Area (Site Code: 004025) or any other European Site, in view of the sites' conservation objectives and appropriate assessment is therefore not required. The Board also considered that potential for significant effects on the North-west Irish Sea Special Protection Area (Site Code: 004236) can be excluded

as the proposed development, which is further distant to sites assessed by the Inspector, would not result in impacts that could undermine the attainment of conservation objectives. No measures designed or intended to avoid or reduce any harmful effects of the project on a European Site were relied upon in the screening exercise. In overall conclusion, the Board was satisfied that the proposed development would not have a significant effect on the above-mentioned European Sites or on any European Site in view of the site's conservation objectives and appropriate assessment and submission of a Natura Impact Statement is, therefore, not required.

Environmental Impact Assessment

The Board completed an environmental impact assessment of the proposed development and concurrent application for a power station and grid connection taking account of:

- (a) the nature, scale, location and extent of the proposed development;
- (b) the Environmental Impact Assessment Report (EIAR) and the Addendum Environmental Impact Assessment Report submitted as part of the concurrent application which is the subject of an appeal under An Bord Pleanála Reference Number ABP-313583-22 and associated documentation submitted in support of the application;
- (c) the submissions received from the prescribed bodies and the planning authority; and
- (d) the Inspector's reports.

The Board considered that the Environmental Impact Assessment Report (EIAR) and the Addendum Environmental Impact Assessment Report supported by the documentation submitted by the applicant, adequately considers alternatives to the proposed development and identifies and describes adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment. The Board agreed with the examination and conclusions, set out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report

and the Addendum Environmental Impact Assessment Report and associated documentation submitted by the applicant and submissions made in the course of the application.

Reasoned Conclusion of the Significant Effects

Having regard to the examination of environmental information contained above, and to the submissions by the planning authority and prescribed bodies in relation to this proposed development and the concurrent application for permission the subject of an appeal under An Bord Pleanála Reference Number ABP-313583-22 for a data centre before the Board, and to the Environmental Impact Assessment Report particularly the Addendum Environmental Impact Assessment Report, it is considered that the main significant direct, indirect and cumulative effects of the proposed development on the environment are as listed below:

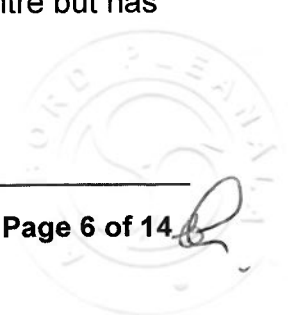
Positive moderate long-term economic impacts from increased direct employment as a result of the data centre which is facilitated by the substation.

Neutral moderate long-term effects on local amenities due to the change in the visual environment of the area, which is the place of residence for a small population, as a result of the construction of the data centre.

Negative slight long-term air quality effects on human health as a result of the operation of the data centre and in particular the use of on-site emergency generators, which is facilitated by the substation. The adverse effects would be mitigated by the measures in the Environmental Impact Assessment Report.

Positive moderate and long-term impacts on biodiversity due to enhancement of the ecological value of the overall site as a result of landscape proposals.

Potential long-term effects on hydrology, soil and hydrogeology during the operation of the data centre in the event of accidental spillages, which will be mitigated by the incorporated design features which will contain potential pollutants and by the implementation of an Environmental Management Plan and which will be imperceptible. This is particularly relevant to the operation of the data centre but has relevance also to the substation and the overall development.



Potential for indirect adverse residual effects on power supply which has been mitigated by the design of power management measures and relevant connection agreements.

Potential for a significant effect on water supply as a result of operation of the data centre which has been mitigated by design and will be further mitigated by the upgrade works which have been prescribed by Uisce Éireann and which the applicant has agreed to implement.

The Board completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

Proper Planning and Sustainable Development

Having regard to the information submitted with the application and appeal, it is determined that a grant of permission for the proposed development, would be consistent with the national climate ambitions and the relevant provisions of the Climate Action Plan 2024. The proposed development is located in an area zoned HI in the Fingal Development Plan 2023-2029, the land use zoning objective of which is to 'facilitate opportunities for industrial uses, activities and processes which may give rise to land use conflicts if located within other zonings'. The Board is satisfied that the nature of the proposed development, having regard to its character is classed as permitted in principle under the zoning objective, and would comply with Objective DMSO18 – High Quality Design of New Utility Structures of the Fingal Development Plan 2023-2029. The proposed development would be acceptable in terms of national, regional and local planning policy provisions and would be compatible with the land uses in the immediate and wider area and would, therefore, be consistent with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse planning permission, the Board noted the concurrent decision to grant permission for the associated data centre under An Bord Pleanála Reference Number ABP-313583-22 and concurred with the planning authority that the proposed Mooretown Substation and associated works would strengthen and increase the resilience of the electricity network, will function as a new strategic node as part of the transmission network and will support one of the country's largest power plants and constitutes critical infrastructure associated with the adjacent planned data centre development and nearby Finglas and Corduff Substations. 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 to An Bord Pleanála on 29th day of September 2021, as amended by the further information received on the 28th day of February 2022, 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. This approval shall be for a period of 10 years from the date of the Order.

Reason: In the interests of clarity and orderly development.

3. The mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR) and Addendum Environmental Impact Assessment Report, shall be implemented.

Reason: To protect the environment.

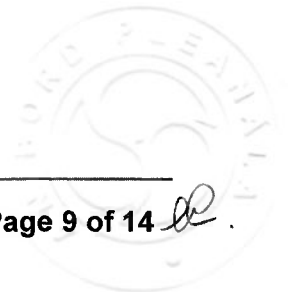
4. Details of all the external finishes to the proposed structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. The undertaker shall comply with the following nature conservation requirements:

- (a) A suitably qualified and experienced Project Ecologist shall be appointed to oversee the protection of biodiversity during the construction phase, and for a monitoring period of five years following completion of development.
- (b) The Project Ecologist shall certify that the completed development is compliant with the Environmental Impact Assessment Report mitigation measures.
- (c) No felling or vegetation removal shall take place during the period 1st day of March to 31st day of August.
- (d) A pre-construction bat survey shall be carried out by a suitably qualified ecologist during the active bat season.
- (e) Mammal friendly fencing shall be installed during the construction and post construction phases.

Reason: In the interests of biodiversity and nature conservation.



6. The landscaping proposals shall be carried out within the first planting season following commencement of construction of the proposed development during the first phase of the works. Only native species of trees and hedgerow shall be planted. All planting shall be adequately protected from damage until established. Any plants which 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 assist in screening the proposed development from view and to blend it into its surroundings in the interest of visual amenity, in the interest of biodiversity and to protect wildlife.

7. 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 interests of reducing waste and encouraging recycling.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, and flood risk management shall comply with the requirements of Uisce 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.

9. 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 provide details of intended construction practice for the development, noise management measures, traffic management and protection of wayleaves.

Reason: In the interests of environmental protection, public safety and residential amenity.

10. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and 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 residential amenities of property in the vicinity.

11. The site development and construction works shall be carried out such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the undertaker and at the undertaker's expense on a daily basis.

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

12. The undertaker shall comply with the following archaeological requirements:

- (a) Pre-development archaeological testing shall be undertaken by a suitably qualified archaeologist, licensed under the National Monuments Acts 1930-2004. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her written consent.
- (b) A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the undertaker shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. A copy of the report shall be submitted to the Department of Housing Local Government and Heritage.
- (c) The planning authority and the Department of Housing Local Government and Heritage shall be notified in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.

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 area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

13. No additional development shall take place above roof parapet level, including air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

14. A strategy in relation to the use of cranes during construction shall be agreed in writing with the Irish Aviation Authority (IAA) and the Dublin Airport Authority (DAA) prior to the commencement of any development on site.

Reason: In the interest of aviation safety.

15. During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 and 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times as measured at any point along the boundary of the site. 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.

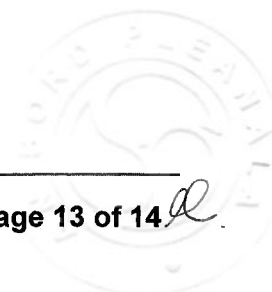
Reason: To protect the amenities of property in the vicinity of the site.

16. Prior to the commencement of development, the undertaker shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

17. Prior to commencement of development, the undertaker shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development.

Reason: To ensure the satisfactory completion of the development.



18. A community gain fund shall be established to support an education and awareness programme in respect of renewable energy and energy conservation which would be of benefit to the community in the general catchment area. Details of the management and operation of the community gain fund which shall be lodged in a special community fund account, shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. In default of agreement, the details shall be determined by An Bord Pleanála.

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.

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 **€76,937**.

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

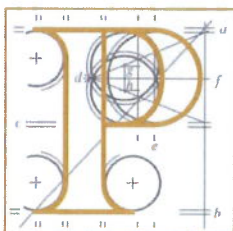
The block contains a handwritten signature in dark ink, which appears to read 'Mick Long'. To the right of the signature is the official circular seal of An Bord Pleanála. The seal features a stylized 'S' in the center, surrounded by the text 'AN BORD PLEANÁLA' in a circular border.

Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 21st **day of** April **2025.**



An
Bord
Pleanála

**Board Order –
Appendix 1**

ABP-311528-22

Strategic Infrastructure Development

Costs of determining the Application

Case Number: ABP-311528-22

Proposed Development: Construction of a 2 storey 220kV GIS substation known as 'Mooretown', 4 underground transmission cables and all associated and ancillary site development and construction works in lands adjacent to Huntstown Power Station, North Road, Finglas, Dublin 11

Board Costs		
(1)	Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) €3,063 Inspector 2 (application) €24,500	€27,563
(2)	Costs invoiced to Board	N/A
	Total chargeable costs	€27,563
Board Fees		
(3)	Application Fee - €100,000 Pre-application Consultation Fee- €4,500	€104,500
(4)	Observer fees paid	N/A
	Total	€104,500
	Net amount due to be refunded to applicant	€76,937



Mick Long
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 21st day of March 2025