



An
Bord
Pleanála

Record of Meeting ABP-301430-18 1st meeting

Case Reference / Description	ABP-301430-18		
	A 110kV AIS substation and a 220kV GIS substation to be located on lands off Cruiserath Road, Dublin 15, and an underground double circuit 110/220kV transmission line from the proposed substations to the existing Corduff 110kV and 220kV substation.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	24/08/18	Start Time	11.45 a.m.
Location	Parnell Room	End Time	12.25 p.m.
Chairperson	Anne Marie O'Connor	Executive Officer	Kieran Somers

Attendees		
Representing An Bord Pleanála		
Staff Member	Email Address	Phone
Anne Marie O'Connor, Assistant Director of Planning		
Pauline Fitzpatrick, Senior Planning Inspector		

Diarmuid Collins, Senior Administrative Officer		
Kieran Somers, Executive Officer	k.somers@pleanala.ie	01-8737107
Representing the Prospective Applicant		
Paul Turley, John Spain Associates		
Niamh Hennessy, ADSIL		
Teri Hayes, AWN		
Hubert Finneran, CSEA		

The meeting commenced at 11.45 a.m.

Noting that this was the first meeting in this particular pre-application consultation request, the Board's representatives requested that the prospective applicant provide it with an update of the proposed development since the time it made the initial written request; it also advised that it had received a written opinion from Eirgrid that the proposed development would constitute strategic infrastructure.

The prospective applicant for its part recapped on the nature and extent of the proposed development. In relation to the proposed underground double circuit 110/220kV transmission line, the prospective applicant confirmed to the Board that the 110kV status would be temporary and that this would eventually be upgraded to 220kV. With respect to the proposed route, the prospective applicant said that three route options are currently being considered; it added that the emerging preferred route is the red route and that this will likely be submitted as part of any subsequent planning application.

In relation to the prospective applicant's proposal that the second preferred route be maintained as a possible back-up for consideration during the pre-application consultation process, the Board's representatives said that this might be problematic as the Board would eventually have to make a decision on which route it deems to be SID. The Board suggested that the best approach might be to keep the instant case open as long as possible until the prospective applicant has definitely decided upon its preferred route for the transmission line. Noting this, the prospective applicant said that it had its own timeline constraints to consider and that it would give the matter further thought after this meeting. The Board proposed to progress the instant meeting on the basis that the emerging preferred route would be the final determined route; any change to this in the meantime would likely entail a further meeting.

The Board enquired as to whether any further studies have taken place in respect of the subject site since the time of the planning application for the data centre. The prospective applicant replied saying that a high-level study has been conducted in respect of the three routes for the transmission line. Responding to the Board's query on the matter, the prospective applicant said that it had received legal advice concerning an EIAR and any subsequent planning application for the proposed development. The Board noted that the sub station and grid connection had been included in the EIS submitted with the data centre planning application. The prospective applicant was of the view that no changes of any environmental significance had taken place in relation to the subject site since the time the EIS was prepared for the previous planning application. Noting this, the Board suggested that the prospective applicant might examine the options open to it in this regard and seek further legal opinion on the matter.

The prospective applicant also noted the Board's general advice to prospective applicants that any EIAR which might accompany a planning application should

contain separate schedules relating to mitigation measures and monitoring measures.

Responding to the Board's query on the matter, the prospective applicant said that no decision has yet been taken as to whether works on the permitted data centre will commence in advance of the proposed substation and grid connection, if approved.

Application procedures:

Procedures in relation to the making of a formal planning application to it were given by the Board as follows:

An application can only be lodged after formal notice has been received by the prospective applicant from the Board.

The application must be made by way of full completion of an application form to the Board.

The Board requires as a minimum that the public notice of the application would be in two newspapers circulating in the area to which the proposed development relates, one of which should be a national newspaper. A site notice in accordance with the protocols set out in the Planning and Development Regulations, 2001-2018 must also be erected. The date of the erection of the site notice is to be inserted; otherwise it should contain the same information as the newspaper notices and should remain in place for the duration of the period during which the public can make submissions to the Board.

The documentation relating to the application is to be available for public inspection at the offices of the relevant planning authority and the offices of An Bord Pleanála. In this regard, the requirements in terms of the number of copies of the

documentation to be lodged with the relevant planning authority and the Board is as follows:

Planning Authority – 5 hard copies and 2 electronic copies.

An Bord Pleanála – 3 hard copies and 7 electronic copies.

The Board also requires the prospective applicant to provide a stand-alone website containing all of the application documentation. The address of this website is to be included in the public notice.

The public notice of the application is to indicate that the application documentation will be available for public inspection after the elapsment of at least 5 working days from the date of the publication of the notice so as to ensure that the documentation is in place for such inspection.

The time period for the making of submissions by the public is to be at least seven weeks from the date the documents become available for inspection (not from the date of publication of the public notices). The Board requires that the public notice must indicate the deadline time and date for the making of submissions to the Board. It was agreed that the prospective applicant could advise the Board's administrative personnel in advance of the details of its proposed public notice and that any further definitive advice on same including confirmation of dates/times could be communicated at that stage.

The service of notice of the application on any prescribed bodies must include a clear statement that the person served can make submissions to the Board by the same deadline as specified in the public notice.

The service letter on the planning authority with the necessary copies of the documents should be addressed to the Chief Executive and should also alert the authority to the Board's requirement that the application documentation be made available for public inspection/purchase by the planning authority in accordance with the terms of the public notice (copies of any newspaper/site notices should be provided to the planning authority). It is the Board's intention that all of the application documentation will remain available for public inspection during the currency of the application.

The depositing of the application documentation and the making of the application to the Board should take place immediately after the publication of the notice and the completion of the service requirements. It should not await the elapsment of the period for the public to make submissions. The application documentation should include a copy of all letters serving notice of the application on prescribed bodies and the local authority, copies of the actual newspaper notices as published and the site notice.

The fee for lodging an application is €100,000. The fee for making a submission in respect of an application is €50 (except for certain prescribed bodies which are exempt from this fee). There is an existing provision enabling the Board to recover its costs for processing any application from the applicant. In addition, it was pointed out that the legislation also enables the Board direct payment of costs or a contribution towards same to the planning authority and third parties.

The sequencing of the making of the application was summarised as follows:

Publish newspaper notices.

Serve copy of relevant documents on bodies/persons required to be notified of the application. Deposit required number of copies with relevant planning authority.

Deposit required number of copies of application documentation with An Bord Pleanála and make an application to it.

Conclusion:

The prospective applicant said that it would revert to the Board in due course as to whether it is requesting closure to the pre-application consultation process, or if a further meeting is required.

The record of the instant meeting will issue in the meantime.

The meeting concluded at 12.25 p.m.

Anne Marie O'Connor
Assistant Director of Planning