



An
Bord
Pleanála

Record of Meeting ABP-301511-18 1st meeting

Case Reference / Description	ABP-301511-18 Proposed substation to facilitate a potential future connection to the electricity network at Clyde House, Blanchardstown Business and Technology Park, Blanchardstown, Dublin.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	06/03/19	Start Time	11 a.m.
Location	Parnell Room	End Time	11.40 a.m.
Chairperson	Anne Marie O'Connor	Executive Officer	Kieran Somers

Attendees
Representing An Bord Pleanála
Anne Marie O'Connor, Assistant Director of Planning
John Desmond, Senior Planning Inspector
Josephine Hayes, Senior Executive Officer
Kieran Somers, Executive Officer
Representing the Prospective Applicant
Suzanne McClure, Brock McClure
Jim Sullivan, RKD Architects

Noel Coleman, Equinix
Gary Wall, Equinix

Introduction:

The representatives of the Board referred to the request under 182E of the Planning and Development Act, 2001, as amended received from the prospective applicant to enter into pre-application consultations.

The Board advised the prospective applicant that the pre-application meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters it wished to receive advice on from the Board.

The Board mentioned general procedures in relation to the pre-application consultation process as follows:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

The Prospective Applicant's presentation:

The prospective applicant outlined the nature of the proposed development which is for a new substation to serve a permitted data centre comprising three single level data hall buildings. Permission for the data centre was granted by Fingal County Council in May 2018 (Reg Ref 18/32). The substation element was excluded from this application as the local authority had advised that a pre-application consultation request to the Board would be required.

The proposed 110kV substation will connect to the existing Snugborough and Cloghran substations via new dedicated underground cables. The proposal to connect to the grid at two locations is to ensure security of supply. The new substation will contain two 110kV transformer bays.

Discussion:

The following matters were discussed:

- The prospective applicant confirmed that there are no proposals for any new overhead lines as part of the proposed development.
- In response to the Board's query on the matter, it also confirmed that any planning application would include the proposed cables from the new substation to the Snugborough and Cloghran substations. It added that this was in response to a request by Eirgrid.
- The Board queried as to whether the underground cables might constitute exempted development. The prospective applicant replied that it has considered this and intends to raise the matter in a forthcoming meeting with Eirgrid. With respect to this issue and to others requiring further assessment, the Board advised the prospective applicant to leave the pre-application process open until all such matters have been finalised.
- With respect to the proposed new substation, the Board enquired as to whether this would be solely for the use of the prospective applicant. The prospective applicant indicated that it is a requirement of Eirgrid that the proposed substation accommodate addition potential future customers.
- With regard to the application for the data centre (Reg ref FW18/32), the Board enquired as to whether any environmental issues had been raised by

the local authority or third parties. The prospective applicant replied that no such issues arose and noted that there was no EIAR required in respect of this application.

- The Board noted that if any part of the development constitutes a class of development for the purposes of Part X, it would require sub-threshold screening for EIA. It also noted that Appropriate Assessment screening will be a requirement.

The Board said that its preliminary view is that the proposed development would constitute strategic infrastructure, requiring an application to An Bord Pleanála.

Procedures:

The Board provided the prospective applicant with the procedures for making a planning application 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. As regards the positioning of site notices, the Board said that the prospective applicant's proposal to do so at every road junction along the cabling corridor would seem to be a reasonable approach.

The documentation relating to the application is to be available for public inspection at the offices of the relevant local 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 local authority and the Board is as follows:

Local 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 5 working days from the date of the publication of the notice have elapsed 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 staff 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 local 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 local authority in accordance with the terms of the public notice (copies of any newspaper/site notices should be provided to the local 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 period for the public to make submissions to elapse. 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 local 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 local authority.
- Deposit required number of copies of application documentation with An Bord Pleanála and make an application to it.

Conclusion:

The record of the meeting will issue. The prospective applicant can then revert to the Board as to whether it wishes to close the process or have a further meeting.

If closure to the pre-application process is requested, the reporting inspector will complete the report and recommendation which will be forwarded to the Board for determination. A decision will then issue to the prospective applicant.

A copy of the procedures for the making of an application to the Board are attached.

The meeting concluded at 11.40 a.m.

Anne Marie O'Connor
Assistant Director of Planning