



An
Bord
Pleanála

Record of 2nd Meeting ABP-301511-18

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	2 nd		
Date	04/02/20	Time	11.00 – 11.35a.m.

Attendees
Representing An Bord Pleanála
Anne Marie O'Connor, Assistant Director of Planning (Chair)
Pauline Fitzpatrick, Senior Planning Inspector
Josephine Hayes, Senior Executive Officer
Kieran Somers, Executive Officer
Representing the Prospective Applicant
Suzanne McClure, Brock McClure
Jim Sullivan, RKD
Noel Coleman, Equinix
Willie Kelly, Suir Engineering
Brian Sayers, Malachy Walsh and Partners

Introduction:

The Board referred to its previous meeting with the prospective applicant held on the 6th March 2019 and the record of this meeting. The Board enquired as to whether the prospective applicant had any comments it wished to make on the record. The prospective applicant replied that it had no comments to make.

Presentation by the prospective applicant:

Project update:

- The prospective applicant provided a recap on the nature and extent of the proposed development which is for a new substation to serve a permitted data centre comprising three single-level data hall buildings and ancillary development. Permission for the data centre was granted by Fingal County Council in May 2018 (Reg Ref 18/32). A subsequent permission was granted by Fingal County Council under register reference number FW19A/0176 in December 2019 allowing for modifications to the proposed data halls. The permitted development extends to 13,700 square metres and includes ancillary plant areas and 70 car parking spaces. The prospective applicant confirmed that this most recent planning decision was not the subject of any planning appeal to the Board.
- The prospective applicant outlined the nature of the proposed 110kV substation compound and the proposed underground transmission cables. The site for the proposed substation remains the same as previously indicated and it will contain two 110kV transformer bays. In response to the Board's query on the matter, the prospective applicant also confirmed that the proposed development will form part of the transmission network.
- The proposed underground transmission cables will provide for connections from the new substation to the existing Snugborough and Cloghran substations. In response to the Board's question, the prospective applicant

said that the proposal to connect to the grid at two locations is predicated on capacity requirements and in order to ensure security of supply.

- The prospective applicant set out the various options for the proposed underground transmission cables as follows:

Option 1A – Blue Route: The prospective applicant confirmed that this particular route has been finalised and will form part of the subsequent planning application; it provides for the connection from Barnageeragh to the existing Cloghran substation. The distance for the proposed route is approximately 0.85 kilometres and the prospective applicant noted the fact that it is largely located within the existing business park which should minimise the level of public disruption during construction works.

Option 2A – Green Route: This particular option provides for the connection from Barnageeragh to the existing Snugborough substation. The distance for the proposed route is approximately 1.75 kilometres and the prospective applicant remarked that it is suitable for the required electrical design and operational requirements. The majority of the proposed route is located within the IDA business parks.

Option 2B – Red Route: This particular option also provides for the connection from Barnageeragh to the existing Snugborough substation. The distance for the proposed route is approximately 1.5 kilometres and the prospective applicant remarked that it optimises the electrical design and operational requirements. The prospective applicant also noted that the

majority of the proposed route occurs within the business park and that public disruption would be minimised during the course of construction works.

The prospective applicant stated that Option 2A is the optimal route due to the security of supply which it would afford. Survey work is on-going and consultations taking place with relevant third-party landowners.

- In response to the Board's query on the matter, the prospective applicant said that it expects to have letters of agreement with relevant landowners available as part of the planning application.
- A layout for existing utilities in the general area of the proposed development was provided by the prospective applicant. It noted that appropriate separation distances from existing utilities is required with respect to proposed underground connections.

SID Application:

- The prospective applicant set out the main plans and particulars which accompany the planning application. It said that it intends to provide a screening report in relation to Appropriate Assessment and also suggested the lodgement of an EIAR screening statement. In relation to the latter document, the Board's representatives said that this would not be required if the proposed development is not of a relevant class requiring EIA. In response to the Board's question, the prospective applicant confirmed that no overhead lines are proposed as part of the project. It also confirmed that no new private roads are proposed; works will only be required to existing roads for the proposed underground connections. An EIAR was not required for the consented data centre but Appropriate Assessment screening was carried out. Noting the comments of the Board in relation to this matter, the prospective applicant suggested that it would set out the reasons why the proposed development would not be of a class requiring EIA in its planning report. The Board agreed with such an approach and also confirmed that AA screening would be required for the instant proposal.

- In response to the prospective applicant's query, the Board said that a planning application could be made which would incorporate both Options 2A and 2B. The Board added that it would be important that both options be thoroughly assessed and a strategy for implementation set out when one of these was finalised. Notwithstanding this advice, the Board said that a preferable approach would be to have a decision made on this matter prior to lodgement of the planning application as this would bring more certainty to the planning process.

Conclusion:

The prospective applicant indicated its intention to lodge a planning application as soon as possible; it said that this would be likely circa March 2020.

The Board's representatives noted this and advised the prospective applicant to await the issuing of the record of the instant meeting prior to requesting formal closure to the pre-application consultation process. In response to the prospective applicant's query, the Board advised that a SID determination would issue within approximately four weeks from the date of receipt of closure.

Anne Marie O'Connor
Assistant Director of Planning