



An
Bord
Pleanála

Record of Meeting ABP-307074-20 1st meeting

Case Reference / Description	ABP-307074-20 Proposed Proposed 110kV GIS substation with two transformer bays, client control building and associated compound.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	25/06/20	Time	11 am – 12 pm

Representing An Bord Pleanála
Ciara Kellett, Assistant Director of Planning (Chair)
Una Crosse, Senior Planning Inspector
Rob Mac Giollarnáth, Executive Officer r.macgiollarnath@pleanala.ie
Representing the prospective Applicant
Anthony Marston, Marston Planning
Martin Donnelly, Structuritone
John Dunton, John Dunton and Associates

Introduction:

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant 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 that it wished to receive advice on from the Board. The Board mentioned the following general procedures in relation to the pre-application consultation process:

- 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.

Presentation by the prospective applicant:

- **Proposed development** – Proposed GIS substation and underground cables to replace previously permitted AIS (Air Insulated Switchgear) substation permitted as part of the overall data centre development on a site of c.9.5 ha located within Grange Castle South Business Park. Proposal subject of pre-application consultation comprises the following:
 - GIS Substation – New two storey 110kV GIS Substation, two transformer bays, and client control building within its associated compound located on land to the north-east of the permitted data centres; and

- Castlebaggot circuit – Two underground single circuit 110kV transmission lines from the proposed substation to the existing 220kV/110kV Castlebaggot Substation.
- **Project Background:**
 - Proposal designed to support the power demand of the data centre permitted under ref. SD18A/0134/ABP Ref. ABP-302813-18 which has a gross floor area of 35,426 m².
 - 110kV AIS substation permitted under parent permission to the north-east of the data centre.
 - A temporary ESB MV substation was recently permitted under reg. ref. SD19A/0300 to the west of the proposed substation to provide a temporary power solution to the CyrusOne data centre development connected via existing ducting to the Adamstown 110KV Substation.
- **Project scope:**
 - 110kV GIS substation with two transformer bays, client control building and associated compound to replace the permitted substation within the approximate same compound and in same location.
 - 110kV substation and underground cables will be handed over to Eirgrid who will be responsible for operation with the transmission line to form part of the ESN Infrastructure.
- **Preferred cable route option**
 - Proposed Substation within 200m of the Castlebaggot Substation with route options limited to where the transmission line crosses the Grange Castle Business Park South access road as close as possible to the proposed Substation;
 - It is proposed the line will run along and parallel to this road for c. 60m within wayleaves and then parallel to the boundary of the Castlebaggot Substation for c.80m within wayleaves prior to connecting into the existing infrastructure at the boundary of the Castlebaggot Substation.

- **Legal interest of proposed applicant**
 - On completion CyrusOne will be granted a 999 year lease of the SDCC lands that formed the application under the permission granted under Reg. Ref. SD18A/0134 /ABP Ref. ABP-302813-18 with all land outside of the application site owned by South Dublin County Council.
- **Section 182A of the Planning and Development Act 2000**
 - Proposed development will be delivered in a contestable basis and developer will be responsible for the design, construction and pre-commissioning.
 - Substation and 2 underground transmission lines will form part of the ESBN infrastructure, which EirGrid will be responsible for operating. The asset owner of the proposed development will be ESBN.
 - Section 182(A) of the Planning and Development Act 2000, and section 2(1) of the Electricity Regulation Act 1999 relevant.
 - The transmission lines, whether considered independently or collectively, will form part of the transmission network.
 - Proposed development meets the relevant criteria and constitutes Strategic Infrastructure Development (SID) under Section 182A & 182B of the Planning and Development Act 2000 (as amended).

Discussion:

The following matters were discussed:

- The Board's representatives queried the conflicting arguments outlined in the initial case documentation and that now proposed, as per the presentation to the meeting, in respect of whether the proposal constituted SID or not. In response the prospective applicant stated that the original design was for a sub-station with 8 feeder bays to be tail-fed from the Castlebaggot substation providing that it would not comprise transmission as defined in the Act and would not be a SID.

- Following a re-design of the facility it was proposed to EirGrid during consultations, that the extent of the facility be reduced to 4 feeder bays rather than the 8 originally proposed. EirGrid indicated their preference for an 8 feeder bay facility, whereby the 50% of the proposed development not required by the prospective applicant would facilitate extra generational capacity for the area for future planned development. This provides that the proposed development would become a loop-in/loop-out connection facilitating other planned development or comprise a nodal point on the network for overall generation requirements thereby reinforcing the local network providing supplementary generational capacity. The proposal for a loop-in/loop-out facility/nodal point provides that the proposal would constitute transmission as defined in the Act and in the prospective applicants opinion would comprise a SID development.
- The Board's representatives queried whether EirGrid had identified any specific development for the additional capacity which would be available. The prospective applicant stated that they were not aware of any specific users identified. The Board's representatives also queried whether EirGrid's position could be provided in writing to the Board.
- The Board's representatives advised of the requirement for a robust consideration of relevant issues in relation to EIA and AA. Particular attention was advised in the EIA report, proposed to be prepared, of a robust consideration of cumulative impacts.

Conclusion:

The record of the instant meeting will issue and the prospective applicant can then respond with comments on issues raised in the record. It may be that a further meeting may not be necessary.

The applicant was advised that in the event of no requirement for a second meeting, it was up to the applicant to seek to close pre-application consultations in writing.

Ciara Kellett**Assistant Director of Planning**