

An  
Bord  
Pleanála

## Record of Meeting ABP-308439-20 1<sup>st</sup> meeting

|   |   |             |              |
|---|---|-------------|--------------|
| <b>Description</b>                        | Proposed construction of a 110kV GIS Substation compound and installation of 2 no. underground single circuit 110kV transmission lines at Peamount Road, Newcastle, Co. Dublin. |             |              |
| <b>Case Type</b>                          | Pre-application consultation  |             |              |
| <b>1st / 2nd / 3<sup>rd</sup> Meeting</b> | 1 <sup>st</sup>   |             |              |
| <b>Date</b>                               | 13/11/20  | <b>Time</b> | 12 pm – 1 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](mailto:r.macgiollarnath@pleanala.ie)

### Representing the prospective Applicant

Anthony Marston, Marston Planning

Russell Stewart (Project Manager from FT Squared representing applicant – Data Power and Hub Services Ltd.)

Pádraig Brady, landowner

David Mills (PSC Consulting UK)

## **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 in any legal proceedings.

## **Presentation by the prospective applicant**

### **Development description**

- Proposed development will be made under a single planning application and consists of 110kV GIS Substation compound, 2 no. 110kV single circuit

underground transformer connections to different substations as well as 49kVa rural supply.

- The substation consists of a two storey 110kV GIS substation, three transformer bays and MV switch room located within 2 compounds either side of a proposed internal access road on lands centrally within the overall site.

## **Site of proposed development**

Proposed substation is located on lands within the townland of Milltown to the west and north of R120, Peamount Road, Newcastle, Co. Dublin within the South Dublin County Council administrative area.

## **Project background**

- The proposed substation compound is located to the immediate south-east of the Power Generation Facility (PGF) planning reg. ref. SD20A/0058 that has recently been granted permission (12/11/20) by South Dublin County Council (SDCC) and would be centrally located within the wider 8.2 hectares site.
- It is located to the immediate north-west of a proposed data centre facility for which an application is due to be lodged with South Dublin County Council by month end.
- The SID application will be accompanied by an EIAR that will cumulatively assess all elements of this application with that applied for under planning reg. ref. SD20A/0058 and the future data centre application.
- The proposed substation will support the power demand for the data centre development as well as the export of power from the PGF to the National Grid and will comprise a nodal point on the network and National Grid.
- Eirgrid have confirmed Kilmahud substation as their preferred connection option for the export of power and the connection point of at least one of the 110kV transmission lines.
- The second 110kV transmission line will also potentially be to the Kilmahud substation or another new substation to come online in 2021.

## **Development method and stakeholders**

- Proposed development of the 110kV GIS Substation compound and installation of 2 no. underground single circuit 110kV transmission lines will be a contestable development.
- The developer (Data Power and Hub Services Limited) will be responsible for the design, construction, fit out and pre-commissioning of the proposed 110kV GIS Substation compound and the 2 no. underground transmission lines.
- Upon completion of the works the proposed development will be handed over to Eirgrid, whom in conjunction with ESB Networks will carry out the final commissioning and energisation.
- Once energised the proposed development will form part of the ESNB infrastructure, which Eirgrid will be responsible for operating. The ESB will be responsible for carrying out maintenance, repairs and construction of the grid.

## **Grid Connections**

- An application has been sought for a Maximum Export Capacity (MEC) license from Eirgrid to allow export of power from the proposed PGF through the proposed substation to the National Grid at a suitable and agreed substation – currently proposed as the Kilmahud 110kV substation.
- An application has also been sought for a Maximum Import Connection (MIC) license from Eirgrid to allow the data centre that will be subject of a future planning application to connect to the National Grid. The combined export or import of power will be determined by the PGF and the DC load at any one time.
- The substation has the potential to form a node on the network that will enable both the export of power from the adjacent PGF and has spare capacity to facilitate future connections outside the site.
- As the same circuits will be used for both the import and export of power there is only a requirement for 2 x 110kV circuits.
- Estimated length of the route is 1.25kms.

## **Legal interest of the prospective applicant**

- The applicant is in full ownership of the proposed application site.
- The underground single circuit 110kV transmission lines from the proposed substation to the Kilmahud substation are routed through the site along the alignment of the internal road permitted under planning ref. SD20A/0058.
- While subject to final route selection and agreement with Eirgrid, the emerging preferred routes for the underground single circuit 110kV transmission lines will connect the proposed substation to the existing Kilmahud Substation. The routes are subject to ongoing discussions with Eirgrid and SDCC.
- In bringing forward a planning application for the proposed development, the applicant will provide letters of consent from all affected landowners.

## **Section 182A of the Planning and Development Act 2000**

The proposed substation will facilitate the power demand of the future planned data centre and will enable the export of power onto the National Grid. It will therefore provide a nodal point on the network.

- The asset owner of the proposed development will be ESBN. The proposed development will form a part of the transmission network upon completion and constitutes Strategic Infrastructure Development under section 182(A) of the Planning and Development Act 2000.

## **Justification for Strategic Infrastructure Development Application**

- The transmission lines have not been specified as being part of the distribution system by the ESB Networks nor have they been approved as such by the Commission for Regulation of Utilities (CRU).
- Proposal is consistent with the definition of 'transmission' as set out under s. 2(1) of the Electricity Regulation Act. The transmission lines will each have a voltage of 110kV, therefore, the proposed development is consistent with the definition of 'transmission' as set out under Section 182A(9) of the Planning and Development Act 2000 (as amended).
- Proposed development will have the purpose of electricity 'transmission' as defined under Section 182A(9) and considered that the proposal constitutes a

strategic infrastructure development pursuant to Section 182A(1) of the Planning and Development Act 2000 (as amended).


## **Discussion:**

The following matters were discussed:

- The Board's representatives queried the nature of the relationship between the data centre and the PGF and why they had not been applied for as one development. The prospective applicant stated that the power generated in the PGF was not for the use of the data centre but was being directly fed into the national grid. The common link between the two developments was that they would both be routed through the same substation. Further information had been submitted in relation to this aspect to South Dublin County Council under planning reg. ref. SD20A/0058 to clarify this matter and this information would be forwarded to the Board.
- The Board's representatives stated that the cumulative effects generated by the proposed development and other developments within the wider site and in the wider area should be fully addressed in any EIAR. In addition, it would be advisable for the prospective applicant to address fully the need for the development in any application.
- It was stated that no EIAR was submitted as part of the planning application for the PGF but it would be intended to lodge one with the present application. The Board's representatives stated that it should be fully clarified in any application to the Board as to why an EIAR was being lodged and one was not lodged in respect of the PGF.
- While it would appear that the application would constitute strategic infrastructure development, the Board would make a final decision on this. A further meeting may be requested or the prospective applicant may request closure of the process if it was considered that no further meeting was necessary.

## **Conclusion:**

The record of the instant meeting will issue. The prospective applicant can then respond with their own comments on issues raised in the record. It may be that a further meeting will be held to clarify and to develop issues or if the prospective applicant was satisfied that a further meeting was not required, they could request that the pre-application consultation process be concluded.

 24/11/2020

**Ciara Kellett**

**Assistant Director of Planning**

