



An  
Bord  
Pleanála

## Record of Meeting ABP-311009-21 1<sup>st</sup> meeting

<b>Case Reference / Description</b>	110kV GIS Substation, 3 no. transformer bays, 2 underground 110kV transmission lines and all associated works. Profile Park Business Park, Clondalkin, Dublin 22.		
<b>Case Type</b>	Pre-application consultation		
<b>1st / 2nd / 3<sup>rd</sup> Meeting</b>	1 <sup>st</sup>		
<b>Date</b>	14/10/21	<b>Start Time</b>	11.04 a.m.
<b>Location</b>	N/A	<b>End Time</b>	11.50 a.m.

<b>Representing An Bord Pleanála</b>
Brendan Wyse, Assistant Director of Planning (Chair)
Mairead Kenny, Senior Planning Inspector
Niamh Thornton, Executive Officer
<b>Representing the Prospective Applicant</b>
Anthony Marston
Rob Noble
Adam Cunningham
Patrick Denton

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 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.

### **Presentation by the prospective applicant:**

The prospective applicant gave a brief overview of the proposed development.

The development will consist of a 110kV Gas Insulated Switchgear (GIS) Substation (to be known as Kilcarbery), three transformer bays, an MV switch room, associated compounds, site infrastructure and two underground single circuit 110kV transmission lines.

The proposed development will support the power demand for a data centre development which is currently under application to South Dublin County Council, planning reference number SD21A/0241. A decision is expected on this planning application within the next 2 weeks. This data centre development comprises 2 no. two-storey data centres, 40,455 square metres in size, 33 emergency generators, and a gas-powered generation plant containing 10 gas generators.

The prospective applicant intends to submit an Environmental Impact Assessment Report with the application.

The prospective applicant stated that the proposed substation will have the capacity to be extended and will comprise a nodal point on the network and national grid. The transmission lines will loop into the existing Castlebaggot to Banakyle 110kV circuits 300 metres to the west.

The developer (Vantage Data Centres DUB11 Ltd.) will be responsible for the design, construction, fit-out and pre-commissioning of the proposed substation and transmission lines. Eirgrid and ESB Networks will then carry out the final commissioning and energisation. Eirgrid will be responsible for operation and ESB Networks responsible for maintenance. The prospective applicant stated that a licence has been gained to allow the data centre to connect to the national grid under a Flexible Demand offer from Eirgrid.

A number of route solutions are currently being examined for the proposed transmission lines. These routes are subject to ongoing discussions with Google and Eirgrid, who own the land on which the routes are proposed. Referring to a map, which formed part of the prospective applicant's presentation, the orange route was pointed out as being the most likely option. It was stated that letters of consent would be provided from all parties as part of any future application.

The prospective applicant stated that the proposed development will have the purpose of 'transmission' as defined under Section 182A(9) of the Planning and Development Act, 2000 (as amended) and will provide a nodal point on the network. The prospective applicant stated that it considers the proposed development constitutes Strategic Infrastructure Development and that an application should be made to An Bord Pleanála pursuant to section 182B of the Planning and Development Act, 2000 (as amended)

### **Discussion:**

The Board's representatives noted that the red line boundary for the application site was different in the presentation than in the documentation submitted to the Board previously. The prospective applicant stated that the current red line boundary is generous in size and that the actual application site may be smaller when any future application is made.

The prospective applicant indicated that climate issues have been raised in relation to a number of data centre developments under application with South Dublin County Council.

It was clarified that the proposed gas plant, which forms part of the data centre application, will be used as an alternative energy supply when required and that it will be connected to the gas mains.

The prospective applicant indicated that, in its view, an EIAR would be necessary to cumulatively assess the impacts of the data centre and substation and other developments and applications currently ongoing in the area.

The Board's representatives stated that their preliminary opinion is that the proposed development does constitute SID, but that the final decision will be with the Board.

Regarding timelines, the prospective applicant intends to lodge the application with the Board in January.

### **Conclusion:**

The record of the instant meeting will issue in due course and the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting. The onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process.



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**Brendan Wyse**

**Assistant Director of Planning**

22 October 2021

