

An
Bord
Pleanála

Record of Meeting ABP-312984-22 1st meeting

Description	ABP-312984-22 – Proposed development of a 110kV electrical substation and grid connection at Profile Park, Dublin		
Case Type	Pre-application Consultation.		
1st / 2nd / 3rd Meeting	1 st Meeting		
Venue	Virtually by Microsoft Teams		
Date	05/05/2022	Time	11:00am –12:07pm

Representing An Bord Pleanála		
Ciara Kellett, Assistant Director of Planning (Chair)		
Jimmy Green, Senior Planning Inspector		
Sarah Caulfield, Executive Officer	s.caulfield@pleanala.ie	01-8737287
Representing the Prospective Applicant		
Tom Lawlor – Bord Gáis (Applicant)		
Siobhán Tinnelly – Tobin Consulting Engineers (Agent)		
Louise Byrne – Tobin Consulting Engineers (Agent)		

Introduction:

The Board referred to the letter received from the prospective applicant on the 11th March, 2022, 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:

The prospective applicant began their presentation by giving a company background and overview. The prospective applicant, Greener Ideas Limited is a joint venture company between Bord Gáis Energy Limited and Mountside Properties Limited, that are developing a portfolio of energy projects throughout Ireland.

The proposed development consists of a 110kV electrical substation and associated grid connection located in Profile Park, Dublin 22. The proposed substation is located on a greenfield site, immediately adjacent to a proposed gas fired peaking power plant, also being developed by the prospective applicant which is currently under the consideration of South Dublin County Council. The proposed substation would connect this generator to the existing Barnakyle 110kV substation nearby.

The prospective applicant said the proposed Ballybane 110kV substation consists of a 110kV underground cable to Barnakyle 110kV substation comprising 3 power ducts and 2 telecom ducts, an EirGrid/ESBN control room building, installation of a 110/20kV transformer, a diesel generator and security fencing and cameras.

It was submitted that the proposed substation would include separate customer and EirGrid compounds. The 110kV underground cable required would be approximately 309 metres in length and would be installed entirely within the existing road network. The prospective applicant said the connection into the 110kV Barnakyle substation would be a tail-fed connection.

The prospective applicant presented two maps which displayed the site location and provided an indicative underground cable route to the nearby Barnakyle substation. It also highlighted the location of the peaking power plant.

It is the prospective applicant's opinion that the proposed development is 'transmission' within the meaning of the Act and therefore qualifies under strategic infrastructure development.

Discussion


The following matters were discussed:

- In response to a query on the matter, the prospective applicant said the requirement for the proposed development is solely to connect the adjacent power plant into the national grid.
- The prospective applicant said an Environmental Impact Assessment Report (EIAR) was submitted as part of the application for the associated power plant, with each relevant section of the EIAR considering the future grid connection where appropriate. The prospective applicant said a decision has not yet been made on whether the future application for the proposed development would be accompanied by an EIAR. The Board's representatives noted that the project is not a 'type' for EIA purposes, however, as the proposed development is associated with a power plant that is subject to EIA the prospective applicant should address any concerns regarding potential project splitting. The Board's representatives advised that comprehensive details be provided in this regard in any future application.
- The Board's representatives stated their preliminary opinion is that the proposed development would constitute strategic infrastructure development but noted that the ultimate determination is a matter for the Board.
- In relation to the power plant application currently under consideration by South Dublin County Council, the prospective applicant said no 3rd party submissions have been received at this time. The prospective applicant said the application is currently at clarification of further information stage.
- In relation to the Board's requirement to submit hardcopy documentation, the Board's representatives clarified that two hard copies were sufficient plus soft copies.
- The prospective applicant said it doesn't anticipate submitting a Natura Impact Statement as part of the proposed development. It noted that the peaking power plant was screened out for appropriate assessment.

- In relation to the substation type, the prospective applicant said it would be an Air Insulated Substation (AIS).
- In response to a query on the matter, the prospective applicant said that their overall project timelines are focused on the requirement to commence generating power in October 2024.
- The prospective applicant made reference to an application currently before the Board for the Kilcarbery substation. It said this site is located directly beside the proposed Ballybane substation and would, if available, present a viable and potentially preferable 'over the fence' connection point. The prospective applicant said discussions are ongoing in this regard.
- The Board's representatives requested that the prospective applicant submit drawings which detail the proposed substation layout, access to the site and to include any potential alternative grid connection routes/options to facilitate the Board's consideration of the proposed development.

Conclusion

The record of the meeting will issue to the prospective applicant, and it will then be a matter for the prospective applicant to submit any comments on this if it wishes to do so. It will be a matter for the prospective applicant to revert to the Board if it requires a further meeting or if it wishes to close the pre-application consultation process. If closure to the pre-application is requested, the reporting inspector will complete a report and recommendation which will be forwarded to the Board for determination. A decision will then issue to the prospective applicant.

 12-5-22

Ciara Kellett

Assistant Director of Planning

