



**An  
Bord  
Pleanála**

## Record of 1<sup>st</sup> Meeting

ABP-313090-22

CONTENTS OF THIS RECORD ARE SUBJECT TO THE PROVISIONS OF THE ACCESS TO INFORMATION ACT 1997 AND THE FREEDOM OF INFORMATION ACT 2004

Development	Provision of a 220kV GIS substation on lands at Kilshane Road, Kilshane, Finglas and underground 220kV transmission line connecting to the existing Cruiserath 220kV substation		
Location	Virtually by Microsoft Teams		
Case Type	Pre-application consultation		
1 <sup>st</sup> / 2 <sup>nd</sup> / 3 <sup>rd</sup> Meeting	1 <sup>st</sup>		
Date	04/05/2022	Time	11:00a.m. – 12:10p.m.
Representing An Bord Pleanála			
Ciara Kellett, Assistant Director of Planning (Chair)			
Jimmy Green, Senior Planning Inspector			
Jennifer Sherry, Executive Officer		j.sherry@pleanala.ie	01-8737266
Representing the Prospective Applicant			
Luke Wymer, John Spain Associates			
Rory Bateman, H&MV Engineers			
Paul Fingleton, EIS Environmental Consultants			
Brian McMullan, Applicant Company			
Dominic Leeburn, Mott MacDonald			

## **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 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**

The prospective applicant gave an overview of site location and context of the proposed development. The proposed development will be located on greenfield lands at Kilshane Road, Kilshane, Finglas, Dublin 11. A planning application by the prospective applicant

for a Gas Turbine Power Generation Station on an adjoining site was refused permission from Fingal County Council. A revised planning application for the Power Generation Station is being prepared by the prospective applicant for Fingal County Council and it is intended that the proposed development the subject of this pre-application consultation meeting will serve the Power Generation Station.

The prospective applicant set out two potential grid routes being considered in the presentation provided. The map included illustrates the current Fingal County Council zoning in the area with the site for the proposed substation located within an area zoned HI (High Technology), both grid connection options will pass through an area zoned GE (General Employment) and HT (High Technology).

The prospective applicant stated that the proposed development will form a new node on the national grid which will be transferred to EirGrid on completion.

The prospective applicant briefly discussed the environmental considerations of the site and indicated the proposed development does not fall into an Environmental Impact Assessment project type and therefore sub-threshold considerations do not arise. As such, the prospective applicant does not intend to prepare an Environmental Impact Assessment Report (EIAR). It is proposed to assess the proposed development in an Environmental Report a copy of which will be included as an addendum to the EIAR for the Power Generation Station project.

## **Discussion**

The following matters were discussed as part of the meeting:

- The Board's representatives stated that it is their preliminary opinion that the proposed development would constitute a strategic infrastructure development but that it is ultimately up to the Board to make a determination.
- The Board's representatives referred to the site location of the proposed development and noted the other projects in the vicinity such as Cruiserath 220kV

substation and the intention of the prospective applicant to re-apply for planning permission from Fingal County Council for a Power Station. Both of these developments have been or will be accompanied by an EIAR.

A discussion was held regarding the submission of an EIAR with the proposed development. The prospective applicant stated it has given careful consideration to the issue and it has found that the proposed development is not a class of development that would trigger an EIAR. The prospective applicant advised it will submit an Environmental Report addressing all relevant environmental topics.

The Board's representatives agreed that the proposed electrical infrastructure development is not a project type that requires an EIAR in isolation. The Board's representatives referred to cumulative effects and advised the prospective applicant to have regard to any concerns regarding project splitting. The Board's representatives advised that comprehensive details be provided to demonstrate that the subject development did not form an intrinsic part of the EIA project.

- The prospective applicant sought advice from the Board's representatives on an alternative approach which would entail the preparation of a single EIAR for the whole project i.e. considering both the Power Generation Station and electricity infrastructure, a copy of which would be submitted with each of the future planning applications. The Board's representatives confirmed this approach has been taken before in other strategic infrastructure developments. The Board's representatives queried if a possible issue could arise whereby if the planning permission for the power station was refused permission would the proposed electrical infrastructure still go ahead. The prospective applicant clarified there could still be justification for the proposed electrical infrastructure in the absence of the power station.
- The Board's representatives enquired about timelines for the two developments. If the Board determine the substation and grid connection to be SID, is it intended to submit the proposed development under section 182A of the Act to the Board first or the power station to Fingal County Council. The prospective applicant advised there is a range of different considerations to be determined first including land ownership issues that have to be worked out.

- Following the Board's representatives query on the matter, the prospective applicant confirmed that the Power Generation Station output would be below 300MW (the Seventh Schedule Energy Infrastructure threshold). The Board's representatives stated irrespective of whether the Power Generation Station is lodged directly with the Board as a strategic infrastructure development or if it is appealed to the Board, if both applications fall to be determined by the Board, in general the Board would assess both applications in tandem.
- The Board's representatives referred to the two options being considered for the cable route and advised the prospective applicant to ensure all possible options are included as part of the pre-application process and not to close out the pre-application consultation process if any significant variations to either route are being considered.
- In response to the Board's representatives query the prospective applicant advised they are cognisant that there may be road improvement works planned by Fingal County Council in the vicinity of the proposed development and cable route. The prospective applicant said it intends to commence consultations with Fingal County Council once the final cable route has been established.
- In general, the Board's representatives advised the prospective applicant as part of a future application to be mindful of any set back requirements from services in the area, to prepare a traffic management plan including access and provide the relevant authority with a clear description and definition of the project, including appropriate details of all proposed infrastructure grid route, joint bays, access requirements, set backs, junction boxes, and construction methodologies.

## **Conclusion**

The record of the meeting will issue to the prospective applicant, and it will be a matter for the prospective applicant to submit any comments on this if it wishes to do so.

Following this, the prospective applicant should either seek a second meeting with the Board or request closure to the pre-application process in writing. If closure to the pre-application is requested, the reporting inspector will complete the report and

recommendation which will be forwarded to the Board for determination. A decision will then issue to the prospective applicant.

Ciara Kellett 11/5/22

Ciara Kellett

Assistant Director of Planning