



An  
Bord  
Pleanála

## Record of 1<sup>st</sup> Meeting ABP-315153-22 & ABP-315480-23

<b>Case Reference / Description</b>	<p><b>ABP-315153-22</b> - Proposed development of a 220 kV Substation and grid connection at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, Co. Kildare.</p> <p><b>ABP-315480-23</b> - Proposed development of a 110kV substation and associated works at Barnhall Road, Leixlip, Co. Kildare</p>		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b>	1 <sup>st</sup>		
<b>Date</b>	26/01/23	<b>Start Time</b>	11:00 a.m.
<b>Location</b>	Virtually	<b>End Time</b>	11:40 a.m.

<b>Representing An Bord Pleanála</b>		
<b>Staff Members</b>		
Ciara Kellett, Assistant Director of Planning (Chair)		
Máire Daly, Planning Inspector		
Eimear Reilly, Executive Officer	e.reilly@pleanala.ie	01-8737184
<b>Representing the Prospective Applicant</b>		
Paul O'Halloran, H&MV Engineering		
Brian Minogue, Tom Phillips & Associates		
Padraic McGurl, H&MV Engineering		
Gavin Lawlor, Tom Philips & Associates		
Pauraic Matthews, H&MV Engineering		

## **Introduction**

The Board's representatives referred to the letters received from the prospective applicant on the 16<sup>th</sup> November 2022, and the 3<sup>rd</sup> January 2023, requesting pre-application consultations under section 182E of the Planning and Development Act, 2000, as amended in respect of the above-mentioned proposed developments. It was acknowledged for efficiency purposes that both requests are combined in the instant meeting as they related to the same location. The Board's representatives 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 made by the prospective applicant:**

Tom Phillips & Associates, acting on behalf of the prospective applicant, Davy Platform ICAV, informed the Board's representatives that it would seek to withdraw the pre-application consultation request for the proposed development of a 220kV substation and grid connection at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) at Barnhall Road, Leixlip, Co. Kildare (ABP-315153-22). It clarified that the instant meeting would take place only in relation to the proposed development of a 110kV substation and associated works at Barnhall Road, Leixlip, Co. Kildare (ABP-315480-23).

The prospective applicant gave an overview of the proposed development, along with the rationale behind the development, stating that the 110kV substation would replace the existing Rinawade 110kV substation, which has reached end-of-life. Eirgrid have advised that the current connection agreement will not be extended unless substantial upgrade works are carried out. It was clarified that it is proposed to replace the existing Rinawade substation adjacent to said substation and that the Rinawade substation would be decommissioned and removed upon completion of the proposed development. It also provided high-level site context and noted there is a protected view corridor which traverses the site between Castletown Estate and the Wonderful Barn.

The prospective applicant also stated that an increase in power supply will be required to facilitate the future Kildare Innovation Campus (KIC) masterplan and noted that this is being prepared for submission to Kildare County Council in March 2023.

Along with providing an overview of all ancillary works, the prospective applicant stated that the KIC Masterplan will include the following:

- Expansion of existing campus footprint;
- Demolition of the existing Buildings No: 7, 8 & 9;
- Development of two new Life Science Buildings (c. 70,000 sqm);
- Conversion of the remaining existing buildings to Life Sciences (68,000sqm);
- Development of 5 Data Centres (75,000sqm); and
- Provision of an associated Energy Compound.

The Masterplan is intended to be delivered over 3 phases. In relation to this plan, the prospective applicant clarified following detailed design analysis that the future power demands for the KIC development will be provided for solely by the proposed development of the 110kV substation replacement and therefore, a 220kV substation will not be required.

The prospective applicant stated that the Rinawade substation is currently fed by two 110kV overhead lines and that the proposed replacement substation will connect to these lines via short runs of underground cable. The proposal will include four transformers, with client control buildings and a two-storey GIS substation building (with a gross floor area of c. 1051 sq m) within a 2.4 m high fenced compound. It has been identified that the existing overhead lines from Kinnegad/Dunfirth 110kV substation and Maynooth 220kV substation serving the site will need to be replaced but that these works do not form part of this proposed application.

In relation to EIAR and AA screening, the prospective applicant stated that the development is not of a type listed in Schedule 5, Parts 1 or 2, of the Planning and Development Regulations 2001 (as amended), and that the proposal is not an Infrastructure development for the purposes of sections 37A & 37B of the P&D Act 2000 (as amended). It considers that no mandatory or sub-threshold EIAR is required for the proposed development. It also stated that the proposed 110kV substation forms part of the project for which an EIAR is required and will be included in the KIC Masterplan EIAR and that the EIAR will be submitted with the SID application (if deemed SID) for information along with an AA Screening.

#### **Discussion:**

The following matters were discussed:

- The Board's representatives noted the prospective applicant's intention to withdraw the pre-application request in relation to the 220kV substation (ABP-315153-22) and advised the prospective applicant to submit its withdrawal in writing along with a copy of the amended presentation document which was presented at the instant meeting.

- In response to a query from the Board's representatives in relation to the EIAR, the prospective applicant clarified that the EIAR would be submitted with any SID application but noted that the submission of the EIAR would be advertised in the public notices in accordance with the regulations. The Board's representatives stated that there have been similar applications in the past submitted to the Board.
- In response to a query from the Board's representatives in relation to replacing the overhead lines, the prospective applicant clarified that the line upgrades are to be completed by Eirgrid and not by the prospective applicant. The existing lines will be diverted into the new substation. The Board's representatives advised the prospective applicant to review the Board's SID determinations in relation to similar proposed developments as these upgrade/replacement cases were largely determined not to fall under the scope of SID. Following this, the Board's representatives gave the preliminary view that the proposed development would not likely constitute SID, but emphasised that this determination is ultimately for the Board.
- The Board's representatives advised that the new Kildare County Development Plan 2023 – 2029 should be considered at application stage as it has recently been adopted.
- It was noted that the existing substation does not currently impede on the protected view at the site. The prospective applicant noted that GIS was chosen, as opposed to AIS, partly because it will not impede on the view. Further to this, it also noted that the view corridor was created during development of the campus and that this corridor will be developed further in order to open up amenity trails in the area.

**Conclusion:**

The Board's representatives advised that onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Board's representatives advised that the record of the instant meeting will issue in the meantime 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.

Ciara Kellett 1/2/23

**Ciara Kellett**

**Assistant Director of Planning**