



An
Coimisiún
Pleanála

Record of Meeting ABP-322289-25

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| Case Reference / Description | Proposed development of a 110kV customer substation, a 110kV underground cable and a new 110kV strategic station including 6 number LCIMs (Line to Cable Interface Masts) in the townland of Griffinrath, Celbridge, County Kildare | | |
| Case Type | Pre-application consultation | | |
| 1st / 2nd / 3rd / 4th Meeting | 1 st Meeting | | |
| Date | 23 June 2025 | Start Time | 3:30pm |
| Location | MS Teams | End Time | 3:55pm |

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| Representing An Coimisiún Pleanála |
| Sarah Lynch (Assistant Planning Director) Chair |
| Hugh O'Neill (Senior Planning Inspector) |
| Ellen Moss (Executive Officer) |

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| Representing the Prospective Applicant |
| John Quigley – Power Capital |
| Ian McGrandles – IMG Planning |
| Kevin O'Regan – Moers |
| Ronan Armstrong – Power Capital |
| Alannah Mehigan – Power Capital |
| Alan Spillane – Power Capital |
| Vincent Doyle – Power Capital |

Introduction

The Commission referred to the letter received from the prospective applicant on the 11th April 2025, requesting pre-application consultations under section 182E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Commission; 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 Commission. The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission 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 Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission 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 Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant began their presentation by providing information in relation to the applicant, which is Power Capital Renewable Energy Limited.

The prospective applicant provided a description of the proposed development. The proposed development would facilitate the connection of permitted solar and renewable energy projects to the grid, alleviating pressure on Eirgrid while reinforcing the security of supply to the Greater Dublin Area.

A drawing outlining the proposed development was presented. This outlined the proposed 110/33kV Tail-fed Single-Bay IPP Substation, 110kV Underground Cabling, 12-bay 110kV Collector Station, and 6 Line Cable Interface Masts (LCIMs).

The prospective applicant justified why this proposed development should fall under the scope of Section 182A of the Act.

Furthermore, the prospective applicant provided information regarding environmental considerations that were considered. It was noted that there are no SACs or SPAs in the immediate vicinity of the proposed development; however, Rye Valley SAC is approximately 3.5 to 4km from the proposed site. One archaeological monument located at Old Town Road has been identified and is approximately 200m from the proposed development. A crossing is proposed for the underground cable across the Toolestown Stream, which will be assessed both aquatically and hydrologically. Visuals will be given careful consideration as the area is residential.

Discussion:

The Commission's representatives began the discussion by mentioning that they noticed that the dimensions provided are standard Eirgrid dimensions for a 220kV substation and queried if this proposed development is for a 110kV substation. The prospective applicant advised that the proposal is for 110kV only.

Given the water crossing, the Commission's representatives noted Article 4 of the Water Framework Directive and advised that due consideration be given in any application arising.

The area of flood risk identified in CFRAMS was noted at the water crossing; the vulnerability of an underground cable to flooding was noted as being low.

Buffer zones as required by objective BI 041 of the Kildare County Development Plan 2023 – 2029 should be considered when preparing any future application.

The Commission's representatives mentioned that on page 8 of the documentation submitted on 11th April 2025, reference is made to a Spring, and they queried whether this relates to the SAC or the proposed development site. The prospective applicant clarified that the reference is to the Rye Valley SAC and no such feature exists on the subject site.

The landscape impact of the proposal and the Killeenlea substation in particular should be given due consideration due to its size. Sensitive visual receptors in the vicinity to be taken into account.

The extent of hedgerows associated with townland boundaries on the subject site was noted and the biodiversity value of these was highlighted.

The Commission's representatives queried whether the prospective applicant requires a further meeting. The prospective applicant advised that it will be seeking closure once the record of this instant meeting is received.

The Commission's representatives gave their preliminary opinion that the proposed development falls within the scope of strategic infrastructure but reminded the prospective applicant that the final decision lies with the Commissioners.

Conclusion:

The Commission's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that 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 Meeting concluded at 15:55.



Sarah Lynch

Assistant Director of Planning