



An
Bord
Pleanála

Record of 1st Meeting ABP-322430-25

Case Reference / Description	ABP-322430-25		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st		
Date	15/05/2025	Start Time	11:00 a.m.
Location	Virtually	End Time	11:45 a.m.

Representing An Bord Pleanála
Staff Members
Una Crosse, Assistant Director of Planning (Chair)
Tomas Bradley, Senior Planning Inspector
Raymond Muwaniri, Executive Officer

Representing the Prospective Applicant
Colm Staunton, Planning Consultant, Halston
Jake Bracken, Project Manager, Lumcloon Energy
Nigel Reams, Managing Director, Lumcloon Energy
Paul Collins, Operations Director, Lumcloon Energy

Introduction

The Board referred to the letter received from the prospective applicant on the 1st of May 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 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's representatives 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:

The prospective applicant, Red Admiral DC Limited, is proposing the development of high voltage (HV) electricity infrastructure and electric plant associated with a proposed Data Centre and Decentralized Energy Resource (DER), on lands at Kiltotan, Collinstown, Oldtown and Farthingstown, County Westmeath. The proposed Independent Power Producer (IPP) 220kV GIS building will facilitate connection of a proposed DER, to a collated Data Centre Facility via underground HV cables, stepdown transformers and a 33kV IPP building.

Each DER asset will include dedicated electrical compound containing an IPP building and step-up transformer, which will increase the voltage from each energy asset to an output level of 220kV, before connecting to the proposed IPP 220kV GIS building. It is considered that HV lines and electric plant which form part of the Data Centre and DER development fall within the terms of section 182A of the planning and development Act, as amended.

Discussion:

- It was the Board's representative's preliminary view that all substations, IPP 220kV GIS building, transformers, and electrical components would constitute Strategic Infrastructure Development (SID).
- The Board's representative stated the elements in figure 1 denoted in orange typically constitute SID, as this is electricity infrastructure greater than 110kV.
- The IPP compounds denoted in black are directly related to the transmission infrastructure and would simply constitute associated electricity plant and therefore would comprise SID.
- The Board's representative advised the prospective applicant the other connections between the IPPs and the various generation, demand centres would not be SID.

- The Board's representative stated that the electrical plant could fall under section 182A. The IPP buildings are usually centralised, adjacent, and adjoining the transmission station, and typically went together.
- In this instance it is decentralised and requires more extensive grid connections.
- The Board's representative queried the ancillary infrastructure that would be required to service this decentralised electricity infrastructure, and whether an access network would be needed, with the prospective applicant outlining that it likely would.
- The prospective applicant was advised to include relevant access, drainage, and landscaping etc. in their application, to provide a logical and connected development.
- The prospective applicant suggested they intend on preparing one EIAR for both applications. The Board's representatives recommended that clarity on the boundaries of the applications should be provided.
- Engagement with the roads division in the local authority was recommended.
- The prospective applicant was advised to consider surface and ground water impacts, to address the requirements Water Framework Directive as it relates to the proposed development.
- The prospective applicant was advised to robustly address archaeology given the number of sites and monuments recorded in the area, and engage the National Monument Service.
- The prospective applicant was advised to engage with prescribed bodies where practicable.
- A list of prescribed bodies to be engaged will be issued by the Board if the proposed development is considered SID.

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 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.



Una Crosse

Assistant Director of Planning