



An
Coimisiún
Pleanála

Record of Meeting ABP-322700-25 (VC)

Case Reference / Description	Proposed installation of a new 110/38kV/MV station at a site currently located within the Diageo Complex which fronts onto Steeven's Lane, Dublin 8		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	05/09/2025	Start Time	11:30am
Location	MS Teams	End Time	12:00pm

Representing An Coimisiún Pleanála

Una Crosse, Assistant Director of Planning, Chair

Rachel Gleeve O'Connor, Senior Planning Inspector

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Liam McManus, ESB

Robert O'Toole, ESB

Brendan Allen, ESB

Ashling Goulding, ESB

Mark Halpin, ESB

Introduction

The Commission referred to the letter received from the prospective applicant on the 4th June 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 the presentation by outlining the pre application documentation which was submitted to the Commission on the 4th June 2025. They discussed the proposed development and the site.

The prospective applicant advised that this proposed substation is to facilitate supply for Diageo, James' Hospital and development within the area.

The prospective applicant advised that they are of the opinion that this proposed development does not fall within the scope of section 182A of the Planning and Development Act 2000, as amended as it forms part of the distribution system in Dublin city and not the overall transmission system.

Discussion:

- The Commission's representatives began the discussion by advising the prospective applicant to review the concluded pre application ABP-319699-24 submitted by Diageo Ireland, which was deemed to be a strategic infrastructure development.
- The Commission's representatives gave their preliminary view that the proposed development would be Strategic Infrastructure Development given the voltage of the proposed substation, but the prospective applicant is reminded that the final determination is a matter for the Planning Commission. It was outlined that the prospective applicants position in respect of the status of the proposal would be presented to the Commission within the Inspectors report on the case.
- The prospective applicant advised of the particular considerations in respect of the subject site and the distribution system facilitating and required to facilitate the area.
- The prospective applicant presented mapping outlining the transmission and distribution networks in the Dublin area with distribution centres such as the Finglas 220kV substation, Ringsend 220kV substation, Inchicore 220kV substation and the Carrickmines 220kV substation annotated.
- The prospective applicant also presented details of this proposed development at Steven's Lane and presented drawings to support discussion.

- The Commission's representatives advised of the current position in respect of the consideration of 110kV substation proposals for the purposes of the pre-application process.

The Meeting concluded at 12:00pm

A handwritten signature in black ink, appearing to read 'Una Crosse', is written over a horizontal line.

Una Crosse

Assistant Director of Planning