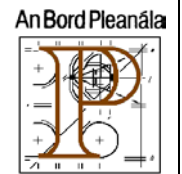


Record Of Meeting



Case Reference/Description	VC0096 – Proposed 110kV Substation at the Former Mitsui Denman Site at Wallingstown, Little Island, Co. Cork		
Case Type:	Section 182E of the Planning and Development Act 2000, as amended		
Meeting:	1 st Meeting		
Date:	10 th May 2016	Start Time:	2.30 p.m.
Location:	Offices of An Bord Pleanála	End Time:	3.05 p.m.
Chairperson:	Brendan Wyse, Assistant Director of Planning		

Attendees:

Representing An Bord Pleanála

Brendan Wyse, Assistant Director of Planning

Pauline Fitzpatrick, Senior Planning Inspector

Marcella Doyle, Senior Executive Officer

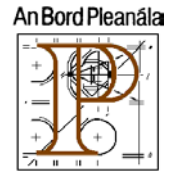
Sinéad McInerney, Executive Officer

Representing Prospective Applicant

John Cleary, Managing Director, Progressive Commercial Construction

John Crean, Director, Cunnane Stratton Reynolds, Town Planners and Landscape Architects

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Introduction

The prospective applicant was welcomed and the teams were introduced.

The Board's representatives noted the letter dated 17th March 2016 received from the prospective applicant requesting pre-application consultations in accordance with section 182E of the Planning and Development Act 2000, as amended.

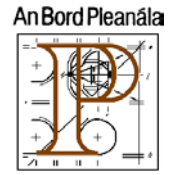
The prospective applicant was advised that this meeting is considered by the Board to be a preliminary meeting, the purpose of which is to obtain information in relation to the project and for the prospective applicant to seek advice from the Board. If the Board is of the preliminary view that the proposed development may be strategic infrastructure development (SID) a further meeting or meetings may be held to give advice on procedures involved in making an application and to advise on matters relating to proper planning and sustainable development or the environment, which may have a bearing on the Board's decision. The Board may also consult with other persons or bodies during the pre-application consultation process to seek their views in respect of the project, and it may seek further information in relation to the proposed development from the prospective applicant. The Board may also require the prospective applicant to give notice to the public or to carry out consultations with other persons prior to lodgement of any application. The prospective applicant was advised that the Board will not conclude upon the particular planning merits of the case at this pre-application stage.

The Board's representatives stated that it will keep a written record of the meeting which will be forwarded to the prospective applicant. The record will not be amended, however if the prospective applicant has any comments it wishes to make on same, such comments will be kept on file. The records, and any part of them, and the pre-application consultation file, will only become available to members of the public following formal closure of the pre-application consultation process.

When the pre-application consultation has concluded, the Board will notify the prospective applicant whether or not the proposed development is considered to be SID. The prospective applicant was advised that the holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in legal proceedings.

The prospective applicant gave a presentation in relation to the proposed development.

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Proposed Development

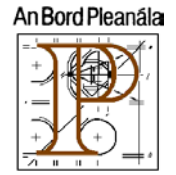
The proposed development is a 110kV substation on the former Mitsui Denman site at Wallingstown, Little Island, Co. Cork. It is a brownfield site of approx. 0.306 Ha and previous uses have been decommissioned since 2003. There was an existing 110kV substation on the site which served Mitsui Denman. It is intended to develop the proposed 110kV substation on the site to serve three number data centres which are currently the subject of a planning application to Cork County Council (Planning Register Reference Number 16/5011). The overall landholding is 13 Ha, of which 8 ha are the subject site of the data centre application.

The location and site layouts were presented. Most structures on site have previously been demolished and it is proposed to demolish the remainder of the structures as part of the current application to Cork County Council. The proposed data centre buildings will have a total floorspace of 23,912 m². There is an existing permission on 5.88 Ha of the overall landholding for office development and associated works with total floorspace of 15,185 m². (Planning Register Reference Number 07/12475; which was subject to an extension of duration of permission under Planning Register Reference Number 15/5450). It is proposed that two of the three blocks will be developed. Block C will be omitted to facilitate the proposed data centre development.

The prospective applicant is of the view that the proposed development is not strategic infrastructure development. The prospective applicant addressed each of the criteria set out under section 37A(2) of the Act in turn:

1. It is considered that the proposed development would not be of strategic economic or social importance to the State or Region as the proposed substation is to facilitate development of lands immediately surrounding the substation only; it will not involve any alteration, addition or interference with the National Grid infrastructure, it is located 300m from the existing 110kV Castleview Substation which will connect to the proposed substation via underground cable and no new overhead lines will be required. The data centre which the proposed development will facilitate will create some employment, however it would not be considered a large employment facility and while it will have a positive local economic impact, it is considered that the social impact is neutral.
2. The proposed development will not substantially contribute to fulfilling the objectives of the National Spatial Strategy or the Regional Planning Guidelines.

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3. The proposed development is located within the jurisdiction of Cork County Council and will not have an impact on the area of any other local authority.

The prospective applicant referred to a number of precedent cases involving proposed 110kV substations which the Board considered were not strategic infrastructure developments.

The prospective applicant addressed the separation of the proposed substation from the development of the remainder of the lands. It stated that during pre-planning consultations for the data centre with Cork County Council the need for environmental impact assessment was ruled out. Screening for appropriate assessment was carried out and an NIS is not required. It also referred to previous pre-application consultations for proposed substations where the Board determined that the proposed developments were strategic infrastructure development – VC0091 and VC0049 – but noted that these were of larger capacity and involved grid connections. It stressed that the proposed substation, the subject of this pre-application consultation, will take energy from the National Grid and it is not intended to supply any energy to the grid.

Matters Discussed

The prospective applicant clarified that, to its knowledge, the previous substation on the site was in the ownership of Mutsui Denman; it confirmed that it formed part of the landholding included in the sale of the site.

With regard to the proposed substation, the prospective applicant stated that it is intended that it will remain in private ownership, however some assets may be required to be in the ownership of EirGrid. It is expected that the proposed data centre and any development on the remainder of the land holding, the area identified as 'Residual Land' on the Data Centre Application Proposed Site Plan in the presentation, will be served by the proposed substation. The prospective applicant confirmed that it has consulted with EirGrid and that capacity exists within the Castlevue 110kV Substation to provide the load required to serve the proposed data centre. This is primarily due to the fact that the previous industrial uses in Little Island that the Castlevue 110kV Substation would have served no longer exist.

The prospective applicant clarified that of the 13 Ha landholding, the proposed substation requires an area of 0.306 Ha, the proposed data centre is on an 8 Ha site and the remainder comprises access, the permitted office development and the

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'Residual Land'. It confirmed that there are no plans for the said undeveloped lands at this time.

The Board's representatives noted that prospective applicant's view that the proposed development is not SID having regard to the criteria set out in section 37A(2) of the Act. Having regard to the nature of the proposed development the Board's representatives asked if the prospective applicant had any further comments in relation to section 182A(1) of the Act. The prospective applicant stated that it had nothing further to add to its submission set out in its letter requesting consultations dated 17th March 2016, however it wished to stress that no power will be transmitted from the site; that it will take energy from the existing Castleview 110 kV Substation only.

Conclusion

The Inspector will prepare a report for the Board's consideration on whether the proposed development is or is not SID. The Board's representatives will revert to the prospective applicant in this regard as soon as possible.

Brendan Wyse
Assistant Director of Planning
May, 2016