



An
Bord
Pleanála

Inspector's Report ABP-311009-21.

Development	Proposed 110 KV substation , underground cables and associated infrastructure.
Location	Profile Park Business Park, Clondalkin, Dublin 22.
Prospective Applicant	Vantage Data Centres Dublin 11 Limited.
Planning Authority.	South Dublin County Council.
Type of Application	Pre-Application consultation under section 182E of the Planning and Development Act 2000, as amended.
Date of Site Inspection	13 October 2021.
Inspector	Mairead Kenny.

1.0 Overview

The Board on the 3 August 2021 received a request to enter into pre-application consultation under section 182E of the Planning and Development Act 2000 as amended in relation to Kilcarbery substation – a proposed 110 kV substation and cabling to facilitate connection of 2 no. proposed data centres of gross floor area of 40,455 m² and containing room for future expansion. The data centre development is subject of an application to South Dublin County Council.

A virtual meeting was held with the prospective applicant on 14 October 2021. Closure of the pre-application consultation was requested by letter dated 1 November 2021.

2.0 Site Location and Description

The site is in an emerging industrial / enterprise district in Clondalkin. Profile Park is a relatively high-quality business park in terms of the finishes of the hard landscaping and the overall layout. The business park lies generally to the south of another major business park, Grange Castle and to the north of Casement Aerodrome Baldonnell. Other land uses in the general area include additional business park facilities and golf courses.

The subject site outlined for the purposes of the pre-application consultation comprises land south Falcon Avenue, which is an internal road within the business park. The associated data centre site is north of Falcon Avenue. The subject site outlined for Kilcarbery substation was described as generous in size - the actual application site would be within this land and smaller in extent. Within the outlined site is the northern part of the existing Barnakyle substation site. To the west of the site is a data centre operated by Google.

3.0 Proposed Development

The details of the proposed development are described in the documentation presented by Marston Planning Consultancy on behalf of the prospective applicant Vantage Data Centres DUB 11 Ltd.

The proposed development is described as follows:

- 110kV GIS substation known as Kilcarbery
- 3 no. transformer bays
- Associated compound
- Site infrastructure
- 2 no. underground single circuit transmission lines will tie into an existing circuit c.300m to the west.

The drawings submitted include a layout showing the proposed substation in the context of the site of the proposed data centre. An area is reserved within the substation compound for possible expansion.

A number of routes were indicated to the Board as options for the grid connection with a preference being indicated for the orange-coloured route.

The substation would be connected to the grid by way of a looped connection.

On completion, ESBN and EirGrid will be the owner and operator of the 110kV infrastructure.

The intention is to submit an EIAR to accompany any further application.

4.0 **Planning History**

SD21A/0241 relates to the current application for the data centre development comprising 2 no. two-storey data centres of gross area of 40,455 m², 33 emergency generators and a gas-powered generation plant containing 10 gas generators. The planning authority issued a request for further information on 26 October 2021.

5.0 **Prospective Applicant's Submission**

The subject development would constitute Strategic Infrastructure for the purposes of electricity transmission, pursuant to section 182A of the Act.

6.0 **Relevant Legislation**

Section 182A (1) of the 2000 Act (inserted by section 4 of the 2006 Act) provides that where a person, (thereafter referred to as the 'undertaker') intends to carry out

development comprising or for the purposes of electricity transmission, (hereafter referred to in this section and section 182B as 'proposed development'), the undertaker shall prepare, or cause to be prepared, an application for approval of development under section 182B and shall apply to the Board for such approval accordingly.

Subsection 9 states that 'transmission' in relation to electricity, shall be construed in accordance with section 2(1) of the Electricity Regulation Act 1999 but, for the purposes of this section, the foregoing expression, in relation to electricity, shall also be construed as meaning the transport of electricity by means of

- (a) a high voltage line where the voltage would be 110 kilovolts or more, or
- (b) an interconnector, whether ownership of the interconnector will be vested in the undertaker or not.

Section 2(1) of the Electricity Regulation Act, 1999:

"Transmission" is defined as

The transport of electricity by means of a transmission system, that is to say a system which consists, wholly or mainly, of high voltage lines and electric plant and which is used for conveying electricity from a generating station to a substation, from one generating station to another, from one substation to another or to or from any interconnector or to final customers but shall not include any such lines which the Board may, from time to time, with the approval of the Commission, specify as being part of the distribution system but shall include any interconnector owned by the Board.

"Distribution" is defined as

The transport of electricity by means of a distribution system, that is to say, a system which consists of electric lines, electric plant, transformers and switch gear and which is used for conveying electricity to final customers.

"Electric plant" is defined as:

any plant, apparatus or appliance used for, or for the purposes connected with, the generation, transmission, distribution or supply of electricity other than –

(a) An electric line.

7.0 **Assessment**

- 7.1. The proposed development comprises a 110 kV substation and 2 no. underground single circuit 110kV cables.
- 7.2. I consider that the proposed 110kV substation would be described as electric plant as defined in relevant legislation. The proposed development includes high voltage lines of 110 kV. The ownership will be transferred to ESNB on completion.
- 7.3. I consider that the proposal meets the definition of electricity transmission under section 2 (1) of the Electricity Regulation Act 1999. As such it would fall under section 182A of the PDA and would be deemed to be strategic infrastructure development.
- 7.4. I conclude that the proposed development as described in the submitted documentation constitutes strategic infrastructure within the scope of section 182A of the Planning and Development Act 2000, as amended, necessitating an application direct to the Board.
- 7.5. I attach an Appendix of relevant prescribed bodies.

8.0 **Recommendation**

- 8.1. I recommend that the prospective applicant Vantage Data Centres DUB11 Ltd be notified that the proposed development consisting of a 110 kV substation and associated infrastructure in Profile Business Park, Clondalkin, Dublin 22 as described in the documents received by the Board on 3 August 2021 falls within the scope of section 182A of the Planning and Development Act 2000, as amended, and that a planning application should be made directly to the Board.

Mairead Kenny
Senior Planning Inspector

11 November 2021

Appendix – list of prescribed bodies

The following list identifies the prescribed bodies which are considered relevant in this instance for the purposes of Section 182A(4)(b) of the Act.

- Minister for the Environment, Heritage and Local Government
- Minister for Communications, Marine and Natural Resources
- South Dublin County Council
- Transport Infrastructure Ireland
- Commission for Regulation of Utilities, Water and Energy
- Irish Water
- Irish Aviation Authority