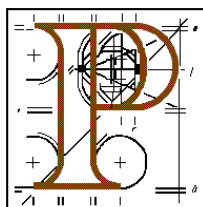


An Bord Pleanála



Inspector's Report

Development: Amendments to an electricity substation authorised as part of the Dublin North Fringe 220kV reinforcement project under 06F. VA0014.

Site Address: Belcamp, Dublin 17

Applicant: Eirgrid plc

Type of Application: Request for the board to amend the terms of an approved development under section 146B of the Planning and Development Acts 2000-2011

Date of Site Inspection: 14th January 2016

Inspector: Stephen J. O'Sullivan

1.0 INTRODUCTION

1.1 This report deals with a request from Eirgrid plc that the board exercise its power under section 146B of the Planning and Development Acts 2000-2011 to alter the terms of an approval made under section 182B of the acts works to install a substation as part of the Dublin North Fringe Reinforcement Project.

2.0 LEGISLATIVE BASIS

2.1 Section 146B (1) of the acts allows a person who intends to carry out a strategic infrastructure development to request the board to alter the terms of that approved development. Under sub-section 2 the board must then decide, as soon as is practicable, whether to do so would constitute a material alteration in the terms of the development. If it decides that it would not be material, then under section 146B (3)(a) it must alter the approval accordingly.

3.0 HISTORY

3.1 Under Ref. No. 08VA. 0014 the board made an order on the 12th February 2013 to give approval under section 182B of the acts for a development for the purposes of electricity transmission, described as the Dublin North Fringe Reinforcement Project, to provide a substation with a stated floor area 2,598m² comprised of a 220kV substation building and a 110kV substation building; outdoor electrical equipment including a transformer compound; and associated works including an access road c375m long from the R139 regional road.

4.0 THE SITE

4.1 The site lies on the northern fringe of Dublin city on undeveloped land to the north of the R139 regional road. That road is straight and level with footpaths on both sides. It was formerly the N32 national primary road. A stream runs parallel to the road, between it and the main body of the site. At the time of inspection the access road that is part of the approved works was under construction, including the crossing of the stream. The grounds of a GAA club lie to the east of the site. There is residential and institutional development on the opposite side of the road.

5.0 THE REQUEST

5.1 The current application seeks to amend the terms of the approval to allow the following modifications to the development –

- A relocation of the 220kv building c3.1m to the south and 0.55m to the east with the entrance to the building on the western elevation
- A relocation of the transformer compound c8.75m to the south and 1.3m to the east

- A relocation of the proposed palisade fence to marginally reduce the area which is enclosed allowing a greater retention of existing trees and hedges
- Consequent minor amendments to the site layout and drainage

5.2 The applicant submits that the amended development would have no environmental impacts over and above those of the authorised development which were assessed before the approval was granted. This is the case whether the likely effects of the amendments are considered under the headings set out in the previous inspector's report or the topics relevant to EIA.

6.0 ASSESSMENT

6.1 The layout of the amended development and the access thereto would be substantially the same as that of the approved development. It would not have an impact on the future development of the zoned lands around the site that differed in any material way from the impact of the approved development in this regard which was previously considered by the board. The crossing of the Mayne Stream and the surface water attenuation and settlement ponds that are part of the approved development would not be affected by the proposed amendments. Therefore they raise no issues with respect to water quality and no significant effects could arise for any SAC or SPA downstream. The amended development would have a slightly lesser impact on the landscape due to the retention of more of the trees and hedges on the site, but the difference in this respect would not be significant. It is therefore concluded that the amended works proposed in this request would not be likely to have any effect on the environment, or on any Natura 2000 site, on or any aspect of the proper planning and sustainable of the area that differed in a significant way from the likely effects of the development as previously approved. Therefore the alteration of the terms of the approved development that has been requested would not constitute a material alteration.

7.0 RECOMMENDATION

7.1 I recommend that the board make an order altering the terms of the approval Ref. No. 06F. VA0014 made under section 146B(3)(a) of the Planning and Development Acts 2000-2011 in the manner and for the reasons set out below.

REQUEST received by An Bord Pleanála on the 4th day of December 2014 from Eirgrid plc under section 146B of the Planning and Development Act, 2000, as amended, in respect of a strategic infrastructure development described as the Dublin North Fringe Reinforcement Project that includes the construction of a substation with a 220kV building, a 110kv building, transformer compound, access road and ancillary works

PROPOSED ALTERATIONS: The relocation of the approved 220kV building, the relocation of the transformer compound, the relocation of the entrances to the 220kV building, associated minor modifications to the site layout and drainage, and the relocation of part of the palisade fence to the north and west of the substation.

WHEREAS the Board made a decision to grant approval, subject to conditions, for the above-mentioned development by order dated the 12th day of February, 2013

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the approval,

AND WHEREAS the Board considered that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the approval,

AND WHEREAS having regard to the limited extent of the changes proposed, the Board decided not to invite submissions or observations in relation to the matter,

NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 4th day of December, 2015.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

REASONS AND CONSIDERATIONS

Having regard to the terms of the development approved under section 182B of the Planning and Development Act, 2000, as amended, under An Bord

Pleanála reference number 06F. VA. 0014 on the 12th day of February 2013 and to the nature and limited scale of the changes now proposed, it is considered that the proposed alterations, either individually or in combination with other plans or projects, would not be likely to have any significant effect on the environment, or on any European site having regard to their conservation objectives, or on the proper planning and sustainable development of the area that had not been considered prior to the granting of the said approval for the development. The proposed alterations, therefore, would not constitute a material alteration of the terms of the development concerned.

Stephen J. O'Sullivan
14th January 2016