



The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Our Ref. SID/03/21

Your Ref. ABP-311528-21

8th December, 2021

**Re: Construction of a 2 storey 220 V GIS substation known as 'Mooretown', 4 underground transmission cables and all associated and ancillary site development works and construction works.
Lands adjacent to Huntstown Power Station, North Road, Finglas, Dublin 11.**


Dear Sir/Madam,

I refer to your correspondence dated 7th December, 2021 in respect of the above.

Please find attached Fingal County Council's submission in relation to this application. A hard copy will be sent to you by post.

I would be grateful if you could confirm receipt of this email and attachment.

Yours sincerely,


Colm McCoy,
Senior Planner.



**Report of the Chief Executive Fingal County Council on proposed Strategic
Infrastructure Development at Lands adjacent to Huntstown Power
Station, North Road, Finglas, Dublin 11.**

Applicant: **Huntstown Power Company Ltd**

FCC Reference: **SID/03/21**

ABP Reference: **ABP-311528**

November 2021

Section 1 Background

1.1 Introduction

Huntstown Power Company Ltd has lodged an application with An Bord Pleanála for a Strategic Infrastructure Development at the lands adjacent to Huntstown Power Station, North Road, Finglas. The proposal is for a 10 year permission/ approval for a development consisting of a 220kV Gas Insulated Switchgear substation and four underground transmission lines which will connect the substation with the 220kV Finglas cable route, 220kV Corduff cable route, the existing Huntstown 220kV AIS station and the ESB Huntstown B AIS Station.

Fingal County Council hereby sets out the submission of the Planning Authority on the proposed Strategic Infrastructure Development.

An Bord Pleanála, as the competent authority will carry out screening for Environmental Impact Assessment and Appropriate Assessment of the proposed development and will decide to grant or refuse this Strategic Infrastructure Development application.

1.2 Procedural Background

The application has been lodged with An Bord Pleanála under Section 182A of the Planning and Development Act 2000, as amended. This states:

(1) Where a person (hereafter referred to in this section 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 the development under section 182B and shall apply to the Board for such approval accordingly.

Transmission, in the above context, 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 182A(9)).

Section 182A(4)(b) requires that the applicant to:

"send a copy of the application and any environmental impact assessment report or Natura impact statement or both that report and that statement, as the case may be, to the local authority or each local authority in whose functional area the proposed development would be situate and to the prescribed authorities together with a notice stating that submissions or observations may, during the period referred to in paragraph (a)(ii), be made in writing to the Board in relation to—

- (i) the implications of the proposed development for proper planning and sustainable development in the area or areas concerned, and*
- (ii) the likely effects on the environment or adverse effects on the integrity of a European site, as the case may be, of the proposed development, if carried out,..."*

1.4 Content of Submission to An Bord Pleanála

The Planning Authority notes that the letter of An Bord Pleanála to Fingal County Council dated 10th June 2020 detailed a number of issues which it expected the Planning Authority to address including:

- Main Development Plan provisions relating to the subject site and surrounding area.
- Relevant planning history relating to the subject site and surrounding area.
- Relevant national, regional and local policies.
- Any Special Area Amenity Order which may be affected by the proposed development.
- European designations, National Heritage Areas, which may be affected by the proposed development.
- Protected Structures, Architectural Conservation Areas etc.
- Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.
- Assessment of landscape status and visual impact, as appropriate.
- Carrying capacity and safety of road network serving the proposed development.
- Environmental carrying capacity of the subject site and surrounding area and the likely significant impact arising from the proposed development, if carried out.
- Planning authority view in relation to the decision to be made by the Board.
- Planning authority view on community gain conditions which may be appropriate.
- Details of relevant section 48/49 development contribute scheme conditions which should be attached.
- Details of any special contribution conditions which should be attached along with detailed calculations and justification for the conditions.

These items have been addressed as necessary in the following report.

1.5 Site Description and Surrounding Area

The application site is located to the west of the R135 (formerly N2), north of the M50. The site and its immediate environs are industrial in character. The Huntstown quarry is located to the west, southwest and northwest of the site with the associated physical infrastructure and service buildings to the west of the site. The Huntstown Power station is located to the immediate west of the site with the Huntstown bioenergy facility to the south.

The lands on the eastern side of the R135 have been developed for commercial and industrial/ warehousing purposes in recent times and there are a number of extant

permissions for these uses. A number of residential properties are also located in the site's environs and the Dog's Trust facility, which is to the northeast of the site.

1.3 Proposed Development

The proposed development comprises a 2 storey 110kV gas insulated switchgear (GIS) substation and 4 no. underground transmission lines which would connect the proposed substation to other electrical infrastructure in the vicinity. The substation is located within a compound which includes 4 no. 220/20 kV transformers, 4 no. kV switchgear buildings and 1 no. 20 kV control room buildings (c. 5 m high and c. 35.5 sqm in area each), 220 kV series coil (equipment), fire walls (ranging from c. 10 m - 12.5 m high), lightning finials and monopoles (c. 20 m high). The compound is surrounded by c. 2.6 m high palisade fence.

The four lines cover a distance of between c. 125 m and c. 300 m each between the proposed substation and the adjacent connection points. The infrastructure would support the development of a data centre on the site. Permission has been sought for this infrastructure under Fingal County Council Reg. Ref. FW21A/0151 and the application site for that proposal is to the immediate east of the current site.

The development is set out in more detail below. The GIS building and cable connections would be operated by EirGrid as the transmission system operator and owned by ESB Networks as the transmission asset owner. EirGrid would operate the substation remotely from their control centres.

Sub-Station Building

This is located within a compound. The sub-station is a two storey building accommodating a switchgear floor, cable pit/entry room, generator room, relay room, battery room, workshop, toilet, store room, mess room, hoist space, stair cores and circulation areas. The building has a gross floor area of c. 2,068 sqm with an overall height of c. 17m. Lightning rods would be placed on the roof of the substation building resulting in an overall height of c. 20 m.

Transmission Line 1

The cable will follow a route originating at the proposed Mooretown Substation, extending south and then west along the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Corduff cable route.

Transmission Line 2

The cable will follow a route originating at the proposed Mooretown Substation compound/series coil extending south across the internal road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Finglas cable route. Removal of the redundant sections of the 220 kV Corduff cables and 220 kV Finglas cables serving the existing AIS bay to Huntstown Power Station.

Transmission Line 3

The cable will follow a route originating at the Mooretown GIS Substation extending south and then west to the adjacent existing ESB Huntstown A AIS station where it terminates.

Transmission Line 4

The cable will follow a route originating at the Mooretown GIS Substation extending south and then west to the adjacent existing Huntstown B AIS Station where it terminates.

The development includes all associated and ancillary site development and construction works, services provision, drainage works, connection to the substations, all internal road/footpath access routes, landscaping and boundary treatment works, vehicular access onto the private road to the south of the site and provision of 9 no. car parking spaces in the overall compound.

An Environmental Impact Assessment Report has been submitted with the application.

1.6 Internal Reports

A number of internal departments within Fingal County Council were consulted on this proposal and their comments have informed this Report. Comments were received from the following departments:

- Environment Section – No report received at the time of writing.
- Water Services Section – No objection.
- Heritage Officer – No report received at the time of writing.
- Transportation Planning Section – No objection.
- Environmental Health Officer – No report received at the time of writing.
- Parks & Green Infrastructure Division - No report received at the time of writing.

The individual reports are included in Appendix 1 for the Board's reference.

1.7 Relevant Planning History

There is a substantial planning history associated with the application site and surrounding lands. In the interests of brevity, planning history directly associated with the proposed development is detailed below.

FW21A/0151: Permission sought for the demolition of 2 no. existing residential dwellings and ancillary structures to the east of the site (c.344qm total floor area) and the construction of 2 no. data hall buildings (Buildings A and B) comprising data hall rooms, mechanical and electrical galleries, ancillary offices including meeting rooms, workshop spaces, staff areas including break rooms, toilets, shower/changing facilities, storage

areas, lobbies, outdoor staff areas, loading bays and docks, associated plant throughout, photovoltaic panels and screened plant areas at roof levels, circulation areas and stair and lift cores throughout. The proposed data halls (Buildings A and B) are arranged over 3 storeys with a gross floor area of c.37,647sqm each. The overall height of the data hall buildings is c.28m to roof parapet level and c.32m including roof plant, roof vents and flues. The development also includes external plant and 58 no. emergency generators located within a generator yard to the east and west of Buildings A and B at ground level. The area is enclosed by a c.6.5m high louvred screen wall.

The proposed development includes the provision of a temporary substation (c.32sqm), water treatment building (c. 369sqm and c.7.7m high), 7 no. water storage tanks (2,800m³ in total and c.6.4m high each), 2 no. sprinkler tanks (c.670m³ each and c.7.9m high each) with 2 no. pump houses each (c.40sqm and c. 6m high each).

The total gross floor area of the data halls and ancillary structures is c.75,775sqm;

The development includes all associated site development works, services provision, drainage upgrade works, 2 no. attenuation basins, landscaping and berming (c.6m high), boundary treatment works and security fencing up to c.2.4m high, new vehicular entrance from the North Road, secondary access to the south west of the site from the existing private road, all internal access roads, security gates, pedestrian/cyclist routes, lighting, 2 no. bin stores, 2 no. bicycle stores serving 48 no. bicycle spaces, 208 no. parking spaces including 10 no. accessible spaces, 20 no. electric vehicle charging spaces and 8 no. motorcycle spaces.

An Environmental Impact Assessment Report (EIAR) was submitted with this application.

A decision had not been made on the application at the time of writing. A request for additional information was made on 15th October 2021.

FW21A/0144: Permission was granted on 11th November 2021 for the installation of electrical infrastructure between Finglas substation and Huntstown Power Station to facilitate the retirement of existing Electricity Supply Board overhead powerlines and facilitate site clearance for the future development of a data centre and substation (subject to separate planning applications). This will include (i) the installation of approximately three underground cable circuits of 1.2km length (110kV) and one circuit 1.2km length (38kV) and associated underground ducting, joint bays and infrastructure between the existing ESB Finglas substation and an agreed location within Huntstown Power Station (ii) installation of one c.28m double circuit 110 kV cable end tower and one c.17 single circuit 110kV angle mast (iii) removal of 10Nr. existing 110kV timber polesets, 9 Nr. existing 38kV timber polesets, 3 Nr. 38kV lattice steel tower & associated overhead line electrical infrastructure; all associated and ancillary site development, landscaping and construction works, all within the townlands of Johnstown, Huntstown, Coldwinters & Baleskin at Blanchardstown & Finglas, County Dublin. An Environmental Impact

Assessment report (EIAR) was submitted to the Planning Authority with the planning application.

Section 2.0 Policy Context

2.1 Introduction

This section outlines the planning policy context for the proposed development as requested by An Bord Pleanála including reference to relevant policy at national, regional and local level.

2.2 National Planning Framework

Relevant policy from the National Planning Framework includes:

National Strategic Outcome 5 A Strong Economy Supported by Enterprise, Innovation and Skills

It is acknowledged that Ireland is very attractive in terms of international digital connectivity, climatic factors and current and future renewable energy sources for the development of international digital infrastructures, such as data centres. The actions identified to achieve this outcome include the promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities.

National Policy Objective 73c: Planning authorities and infrastructure delivery agencies will focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development.

2.3 Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031

Section 8.6 of the Strategy addresses communications networks and digital strategy. Regional Policy Objective 8.25 states that "Local authorities shall:

...

Support the national objective to promote Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations."

2.4 Fingal County Development Plan 2017-2023

Chapter 1 Introduction and Strategic Context

1.5 Main Aims of the Development Plan

These comprise 11 aims with Aim No. 2 being to provide for the future wellbeing of the residents of the County through a number of means including supporting economic activity and increasing employment opportunities.

1.6 Strategic Policy

The Strategic Policy of the Development Plan will deliver on the main aims of the Plan through a number of actions including:

18. Secure the timely provision of infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and Information and Communications Technology (ICT).

Chapter 6 – Economic Development

6.2 Strategy for Economic Development - Supporting Infrastructure

Objective ED21 Liaise and engage with all relevant public service providers to ensure that zoned lands for economic development purposes are serviced in a timely fashion to facilitate opportunities for employment and enterprise creation.

Objective ED22 Require that proposals for economic development are served by quality supporting infrastructure with sufficient capacity. A sequential approach may be used for assessing economic developments to ensure their appropriate and sustainable delivery.

6.5 Information and Communications Technology

In order to attract and facilitate enterprises in the ICT sector in Fingal, certain conditions are required including the creation of high quality physical environments and the provision of supporting infrastructure.

Objective ED27 Promote the continued growth of the ICT sector in Fingal by creating high quality built environments offering a range of building sizes, types and formats, supported by the targeted provision of necessary infrastructure.

Objective ED28 Engage and collaborate with key stakeholders, relevant agencies, and sectoral representatives to develop the ICT sector in Fingal and to ensure that the economic potential of the sector is secured for the benefit of the local economy, and national economy.

Chapter 7 Movement and Infrastructure

7.1 Transportation

The site is situated within Noise Zone C which has the following objective, as per Table 7.2:

To manage noise sensitive development in areas where aircraft noise may give rise to annoyance and sleep disturbance, and to ensure, where appropriate, noise insulation is incorporated within the development Noise sensitive development in this zone is less suitable from a noise perspective than in Zone D. A noise assessment must be undertaken in order to demonstrate good acoustic design has been followed.

The noise assessment must demonstrate that relevant internal noise guidelines will be met. This may require noise insulation measures. An external amenity area noise assessment must be undertaken where external amenity space is intrinsic to the development's design. This assessment should make specific consideration of the acoustic environment within those spaces as required so that they can be enjoyed as intended. Ideally, noise levels in external amenity spaces should be designed to achieve the lowest practicable noise levels. Applicants are strongly advised to seek expert advice.

7.3 Energy & Climate Change – Energy Networks

With Fingal's location within the Greater Dublin Area and the potential for significant development of a residential and commercial nature likely to take place within the Plan period, it is important to ensure that the existing networks can be upgraded to provide appropriate capacity to facilitate the development of the County in line with the Settlement Strategy. The Council will work in partnership with existing service providers, particularly Eirgrid, ESB Networks, and Gas Networks Ireland to facilitate required enhancement and upgrading of existing infrastructure and networks.

Objective EN22 Facilitate energy infrastructure provision at suitable locations, so as to provide for the further physical and economic development of Fingal.

7.4 Information and Communication Technologies

Objective IT01 Promote and facilitate the sustainable delivery of a high quality ICT infrastructure network throughout the County taking account of the need to protect the countryside and the urban environment together with seeking to achieve balanced social and economic development.

Section 7.5 Waste Management

Objective WM18 Ensure that construction and demolition Waste Management Plans meet the relevant recycling / recovery targets for such waste in accordance with the national legislation and regional waste management policy.

Chapter 9 Natural Heritage

The site is situated within the 'low lying agricultural' landscape character area type. It is generally characterised as having a low sensitivity to development and modest landscape value.

Objective NH33 Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.

Chapter 12 – Development Management

Objective DMS163 Ensure Screening for Appropriate Assessment and, where required, full Appropriate Assessment is carried out for all plans and projects in the County which, individually, or in combination with other plans and projects, are likely to have a significant direct or indirect impact on any European site or sites.

Site Zoning

The application site is subject to the HI (Heavy Industry) zoning which has the objective to "provide for heavy industry". The vision for this objective is to facilitate opportunities for industrial uses, activities and processes which may give rise to land use conflict if located within other zonings. Such uses, activities and processes would be likely to produce adverse impacts, for example by way of noise, dust or visual impacts. HI areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses.

Data centre is not listed as either permitted in principle or not permitted in this zoning. Utility installations are permitted in principle. These are defined as "A structure composed of one or more pieces of equipment connected to or part of a structure and/ or a facility designed to provide a public utility service such as the provision of heat, electricity, telecommunications, water or sewage disposal and/or treatment".

Seveso Sites

Huntstown Power Station is a Seveso site.

Section 3 Planning Issues

3.1 Introduction

This section outlines the comments of the Planning Authority in respect of the proposed development. These are provided in terms of the policy context and principle of development and subsequently in terms of specific issues associated with the proposal.

3.2 Principle of Development

The proposed development would generally comply with policy regarding provision of infrastructural services to appropriately zoned lands in a timely manner. The use class most similar to the proposed development in the Fingal County Development Plan is utility installation, which is permitted in principle within the HI zoning objective. This is defined as "A structure composed of one or more pieces of equipment connected to or part of a structure and/ or a facility designed to provide a public utility service such as the provision of heat, electricity, telecommunications, water or sewage disposal and/or treatment". It is noted that the proposal will form part of the national electricity network and within the wider context, the development is supported by National, Regional and local planning policy, including:

National Strategic Outcome 5 A Strong Economy Supported by Enterprise, Innovation and Skills - the promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities.

National Policy Objective 73c: Planning authorities and infrastructure delivery agencies will focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development.

Regional Policy Objective 8.25 "Local authorities shall:

...

Support the national objective to promote Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations."

Strategic Policy 18. Secure the timely provision of infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and Information and Communications Technology (ICT).

Objective ED21 Liaise and engage with all relevant public service providers to ensure that zoned lands for economic development purposes are serviced in a timely fashion to facilitate opportunities for employment and enterprise creation.

Objective ED28 Engage and collaborate with key stakeholders, relevant agencies, and sectoral representatives to develop the ICT sector in Fingal and to ensure that the economic potential of the sector is secured for the benefit of the local economy, and national economy.

Having regard to the foregoing policy objectives and the site zoning, the principle of the development is therefore considered acceptable.

3.3 Design

The proposed development involves construction of a compound to contain the GIS substation building, four transformers and a control room. The compound would be enclosed by palisade fencing, which is acceptable within the site context that is characterised by heavy industry operations. The GIS building, of c.2,000sq.m. floorspace, would be located to the west of the compound. It is a rectangular building, with a height of c17 metres to the roof top and 20 metres to the top of the lightning rod on the building. The building would be finished in metal cladding. There is no fenestration to the building and a limited number of opes. A series coil is located to the south of the GIS building. This electrical equipment is enclosed by firewalls to the north and south.

The 4 transformers and switchgear rooms are located in a row extending south along the eastern side boundary. The transformers are comprised of multiple components which have a maximum height of c. 12 metres. The transformers are separated by firewalls, with an additional firewall located at the southern end of the row. The switchgear rooms and control room are smaller scale structures (c. 35.5sq.m.) with maximum height of 5.5 metres and these are adjacent to the eastern boundary. They would be finished in prefabricated sheet steel.

A lightning mast is located to the north and south of the row of transformer. This is a tapered structure with height of 20 metres.

The proposed development is utilitarian in nature, reflecting the technical nature of the infrastructure. By its nature, it is limited in terms of amenity. However, given the site nature and context, it is not considered to significantly adversely affect the visual amenity of the area. Cognisance is also had of the purpose of the proposed development to support a data centre. The data centre, if permitted, would be located east of the proposed development, and would be a significantly larger structure which would screen the proposed development from many points in the surrounding area, as is illustrated in the visual impact assessment submitted with the application. Consequently, there is no objection to the proposal in respect of visual impact.

3.3 Landscaping

A tree survey to include tree protection plan and method statement has been submitted with the application. Most of the application site consists of hardstanding area with limited scope for landscape planting.

3.4 Access and Transportation

Transport Delivery Options

The transport delivery options for the transformer refer to accessing the site only. Both are acceptable and the proposed overspill areas on the inside bends as shown should be for infrequent use or temporary uses only and the permeant kerb line maintained with bollards or similar when not in use.

The potential impacts of construction and operation and mitigation measures proposed have been identified and will be included in the Construction Environmental Management Plan (CEMP) for the proposed development.

Traffic Assessment

At the construction stage the site will generate a maximum of 33 operatives' vehicles per day accessing the site together with up to 20 HGV and LGV movements. Excess operative's vehicles will be parked at an existing surface car park (DAA surface car park or similar such established facility and workers bused to and from the site.

During the operational phase the proposed development will not require any full time staff to operate it on a daily basis.

The potential impact associated with construction traffic for the construction phase will have short term negative impact but would not be considered significant.

Construction Management Plan

A Construction Phase Traffic Management Plan should be agreed with the Planning Authority once a contractor has been awarded the contract.

All details regarding safety issues including the appropriate signage and traffic management (as required) shall form part of the plan including abnormal load routes and access requirements and arrangements.

This document shall be agreed with the Council and all relevant abnormal Load licences road opening licenses, setting out construction working hours, lane closures, road closures etc. shall be obtained within the appropriate time periods prior to the commencement of construction works for the proposed development. It should be noted that restricted hours would apply during the peak hour traffic periods or as specified by the Operations Department Traffic Section.

All HGV activity associated with the works shall have suitable access to the sites that will avoid the potential for queuing of HGV's on the public Road. All measures to mitigate the impact of the proposed works on the public road network should be agreed as part of the Construction Stage Traffic Management Plan in conjunction with the Council. Restricted working hours will be applied through the Abnormal Load licencing or road opening licence process where deemed necessary by the Operations Department.

3.5 Waste Management

In order to ensure that satisfactory arrangements are in place to address waste management associated with the proposed development, it is considered that the applicant should be required to submit further details in respect of waste management prior to commencement of development. A condition is suggested in this regard and included in Section 4 of this report.

3.6 Water Services

A commensurate flood risk assessment has been submitted which concludes that the development site is outside any identified flood zones, there would be no impact on the existing hydrological regime and as such there is no likely flood risk associated with the proposed development. Foul and surface water drainage and water supply proposals have been submitted with the application.

There are no objections to the proposed development in respect of surface water management proposals. The Planning Authority will defer to the opinion of Irish Water in respect of foul drainage and water supply.

3.7 Environmental Impact Assessment

An Environmental Impact Assessment Report has been submitted with the application. This defines the proposed development as the GIS substation building and associated 4 cables. This has addressed on a thematic basis, the receiving environment, potential impacts, mitigation and remedial measures, residual impacts and monitoring/reinstatement. The interactions between various themes are set out. Chapter 16 of the EIAR addressed cumulative impacts and refers to existing and permitted developments, the development permitted under Reg. Ref. FW21A/0144 (undergrounding of cables) and the data centre development for which permission has been sought under Reg. Ref. FW21A/0151.

Planning application FW21A/0151 for the data centre development was also accompanied by an Environmental Impact Assessment Report. The EIAR was one of a number of issues raised in the request for additional information. The view of the Planning Authority is that the development proposed in the current application and that lodged under Reg. Ref. FW21A/0151 constitute a single project for the purposes of Environmental Impact Assessment, albeit that they require separate consent procedures. The item in the request for additional information relating to the EIAR was as follows:

The following information is required in order to allow the planning authority complete the Environmental Impact Assessment for the proposed development:

(a) An Addendum to the EIAR should be provided describing on an environmental factor by environmental factor (i.e. chapter by chapter) the full characteristics, impacts, and mitigation measures required, for the development as a whole - including the GIS substation and associated development. The Addendum may separate, as appropriate, the characteristics, impacts, and mitigation measures required for the subject application to FCC; the elements forming the application to An Bord Pleanála; and any cumulative considerations.

(b) The landscape and visual impact assessment in the EIAR acknowledges the long term moderate negative visual impact associated with the proposed development. In light of permanent impacts of this nature, it is considered that greater consideration and information is required in respect of alternative designs for the proposed development including the specific need for a data centre of this size and scale. It is noted that

reference is made to the requirements of the end user in the discussion of alternative designs and layouts. However, the end user does not appear to have been confirmed in the application documentation. The consideration of landscape impacts also states that "The subject lands are specifically zoned for this type of development". Given that data centres are not a use which is permitted in principle on H1 lands, a more considered assessment of land use zoning is required.

3.8 Impact on Natura 2000 Sites

A screening report for Appropriate Assessment has been prepared on behalf of the applicant. This identifies that there is an intermittent hydrological link between the application site and the Malahide Estuary SPA and SAC via a land drain along the western site boundary. The Screening Report concludes that Stage II Appropriate Assessment is not required. It is acknowledged that this is a matter for An Bord Pleanála as the competent authority to determine. A Screening Report for Appropriate Assessment was also submitted with application Reg. Ref. FW21A/0151 for the data centre on adjoining lands which would served by the proposed development. Appropriate Assessment was raised in this request, as follows:

Having regard to case law of the Irish High Court and the CJEU (e.g. Case C-258/11, Sweetman and others) which established that determinations cannot have lacunae and must contain complete, precise and definitive findings capable of removing all reasonable scientific doubt as to the effects of a project on a European site, the planning authority is not satisfied that the proposal would not result in significant effects on European sites.

Therefore, clarification is required in the form of an updated AA Screening report. A full appraisal of the potential impacts on air quality of the proposed development once it is operational, is required, as is a fully detailed analysis of all of the links/pathways between the proposed development site and the European sites. Reference should be made to the Air Quality Assessment, and the project should be fully appraised to ensure that there is no potential for significant effects on European sites arising via air emissions from the proposed development.

The review of in-combination effects contained in the AA Screening report should also be fully updated to take account of the issues related to air quality, and to include related elements of development, such as the required grid connection and the proposed 220kv substation (the SID application to An Bord Pleanála).

3.9 Financial Contributions

Community Gain Conditions

The Planning Authority notes Section 182B(6) of the Planning and Development Acts 2000, as amended which states that:

- (6) Without prejudice to the generality of the foregoing power to attach conditions, the Board may attach to an approval under subsection (5)(a), (b) or (c) a condition requiring—*
- (a) the construction or the financing, in whole or in part, of the construction of a facility, or,*

(b) the provision or the financing, in whole or in part, of the provision of a service,

in the area in which the proposed development would be situated, being a facility or service that, in the opinion of the Board, would constitute a substantial gain to the community. (7) A condition attached pursuant to subsection (6) shall not require such an amount of financial resources to be committed for the purposes of the condition being complied with as would substantially deprive the person in whose favour the approval under this section operates of the benefits likely to accrue from the grant of the approval.

The proposed development would facilitate a substantial data centre. Such infrastructure, a key part of the national economy, has a significant impact on energy demand and use. The Planning Authority considers that there would be a synergy between the overall proposal and the current approach towards sustainable energy provision and usage, particularly in the context of climate change. The Planning Authority would therefore support the imposition of a condition towards financing an education and awareness programme in respect of renewable energy and energy conservation for the community in this area.

Section 48/49 Development Contribution Schemes

Fingal County Council has an adopted Section 48 contributions scheme. There are no contributions levied on underground works. There is a bond requested to ensure re-instatement works are undertaken to a satisfactory standard.

There are no Section 49 supplementary contributions schemes either adopted or proposed that would affect this development.

Special Contribution Conditions

There are no special contributions recommended for the proposal.

Section 4 Conclusion and Recommendations

Fingal County Council considers that the proposed development would be consistent with relevant national, regional and local planning policy, which is supportive of data centre development and, subject to the satisfactory conclusion of the Environmental Impact Assessment and Appropriate Assessment processes, is considered acceptable.

The following conditions are recommended in the event of a grant of permission being issued:

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. Prior to the commencement of construction works, the developer shall agree in writing with Dublin Airport Authority and the Irish Aviation Authority a strategy for the use of cranes on site.

REASON: In the interests of aircraft safety.

3. Where the Developer proposes to connect to a public water/waste water network operated by Irish Water, the Developer shall sign a connection agreement with Irish Water, prior to the commencement of the development.

REASON: In the interest of proper planning and the sustainable development of the area.

4. The following requirements in respect of landscaping and arboriculture, shall be complied with in full:

a) All tree/hedgerow felling and pruning work throughout the site shall be carried out by a qualified and experienced tree surgery contractor in accordance with *BS3998 (2010) Tree Work – Recommendations* before commencement of any other site operations including the erection of protective barriers.

b) Prior to the commencement of construction works on site, a meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and the Parks Officer from the Parks & Green Infrastructure Division shall take place on-site to inspect that a) all tree pruning & tree felling has been carried out appropriately and b) that the protective fencing has been erected prior as per the Tree Protection Plan Drawing No. 21003-TTP. This fencing shall remain in place for the duration of the project.

c) All measures outlined in the arboricultural method statement by C&G Arboriculture shall be adhered to.

REASON: In the interest of proper planning and the sustainable development of the area.

5. Prior to construction a detailed Construction Management Plan and a Construction Traffic Management Plan shall be agreed in writing to the satisfaction of the Planning

Authority. All works shall be carried out at the expense of the developer and to the specifications and conditions of The Planning Authority.

REASON: In the interests of orderly development.

6. Prior to commencement of the development, the applicant shall/developer provide details for the written agreement of the Planning Authority of the various waste streams, including expected tonnages, which will be generated during site clearance/demolition and construction phases. This shall also include confirmation of any proposed exportation/importation of soil and stone material including destination/source locations, quantities and if any material will be assessed under Article 27.

REASON: In the interests of orderly development.

7. All necessary measures shall be taken by the applicant/developer to prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads during the course of development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the applicant/developers own expense.

The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any damage to the satisfaction of Fingal County Council or pay the Council the cost of making good any such damage upon issue of such a requirement by the Council.

REASON: To protect the amenities of the area.

8. All services to the proposed development including electrical, telephone cables and equipment shall be located underground throughout the entire site where possible.

REASON: In the interest of visual amenity.

9. The following shall be complied with in respect of surface water management:

(a) No surface water/ rainwater shall discharge into the foul water system under any circumstances.

(b) The surface water drainage arrangements shall be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC April 2006.

REASON: In the interests of public health.

10. (a) During the demolition and construction phase no heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 8.00a.m. or after 7.00p.m., Monday to Friday, and before 8.00 a.m. and after 1.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.

If there is any occasion when work must be carried on outside daytime hours, the Environmental Health Department of Fingal County Council, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement form, of:

- Name, address and telephone number of the company carrying out works
- Nature of and reason for works
- Likely duration and times of work

(b) All demolition and construction work carried out on site shall have regard to B.S.5228: 2009+A1:2014 "Noise and Vibration control on construction and open sites to minimize noise from construction operations. All equipment used on site shall be fitted with effective silencers and/ or sealed acoustic covers. Should noise levels exceed the threshold level, steps shall be taken by the contractor to review the works and implement additional mitigation measures where practicable. The CEMP identifies the use of hoarding around the construction site. It is important to note that for hoarding to be used as an effective sound barrier then it should be a minimum of 15kg/m² and should have no breaks in it. Noise attenuation measures such as shrouding and/or the use of acoustic enclosures shall be used for noisy construction activities.

(c) During the demolition and construction phases all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc. As this is a hospital with vulnerable patients, it is important that the dust management plan is adhered to in full and that a pro-active approach rather than a reactive approach is taken.

(d) Dust monitoring shall be carried out during the demolition and construction phases in accordance with the TA luft dust deposition limit value of 350mg/m² /day measured at the site which includes both soluble and insoluble matter. Monitory points shall be set up at the sensitive locations to measure total dust deposition rates. The amount of dust deposited anywhere outside the proposed development, when averaged over a 30-day period, should not exceed limit value of 350mg/m² /day

(e) All activities on site shall be carried out in such a manner to ensure that air emissions and/or odours do not result in significant impairment of, or significant interference with amenities or the environment beyond the site boundary.

(f) Noise and vibration monitoring shall be carried out by the developer for the duration of the site works, copies of which shall be made available to the Planning Authority if requested.

(g) Noise emissions due to the operation of the development shall not cause a noise nuisance to nearby noise sensitive location i.e. shall not exceed the background level by 10dB(A) or more or exceed the limits below whichever is lesser.

Daytime (07:00 to 19:00 hrs) – 55dB LAr, 30mins

Evening (19:00 to 23:00 hrs) – 50dB LAr, 30mins

Night-time (23:00 to 07:00 hrs) – 45dB Laeq, 15mins

As measured 1 metre from the boundary of the nearest noise sensitive location/s. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level. The cumulative noise from the site including once the development is in operation shall not cause significant impairment of, or significant interference with amenities or the environment beyond the site boundary.

REASON: In the interests of residential amenity and public health.

11. No additional development shall take place above roof parapet level, including air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

REASON: To protect the visual amenities of the area.

12. Prior to commencement of development the developer shall pay to the planning authority a financial contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of payments shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

13. A community gain fund shall be established to support an education and awareness programme in respect of renewable energy and energy conservation which would be of benefit to the community in the general catchment area. Details of the management and operation of the community gain fund, which shall be lodged in a special community fund account, shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of development. In default of agreement, the details shall be determined by An Bord Pleanála.

REASON: It is considered reasonable that the operators of the facility should contribute towards the cost of environmental, recreational or community facilities which will be of benefit to the community in the area.

Appendix 1 Departmental Reports

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE

PLANNING REPORT

Report of the Water Services Department

Register Reference: SID/03/21

Registration Date: 07-Oct-2021

Development: 10 year permission/approval in relation to the proposed strategic infrastructure development at a site of c. 4.33 ha on lands adjacent to Huntstown Power Station. The site is bounded to the north and east by agricultural fields, to the south by the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry and to the west by Huntstown Power Station. The underground transmission lines (4 no.) will connect the proposed 220 kV GIS Mooretown Substation serving the data hall development proposed under concurrent application (Reg. Ref. FW21A/0151) located on lands adjacent to Huntstown Power Station, North Road, Fingal, Dublin 11 with the 220 kV Finglas cable route located to the south of the site on the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry, with the 220 kV Corduff cable route located to the west of the site and just north of the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry and to the existing Huntstown 220 kV AIS station to the west via 220 kV cables to the Huntstown A and Huntstown B circuits. The four proposed transmission cables cover a distance of between c. 125 m and c. 300 m each between the proposed substation and the adjacent connection points. The proposed development will consist of the following: (1) Construction of a 2 storey 220 V Gas Insulated Switchgear (GIS) substation known as 'Mooretown' comprising switchgear floor, cable pit/entry room, generator room, relay room, battery room, workshop, toilet, store room, mess room, hoist space, stair cores and circulation areas (c. 2,068 sqm total gross floor area) with an overall height of c. 17 m located within an overall EirGrid and Customer compound (c. 11,231 sqm in area). Lightning electrodes area attached to the roof of the substation building resulting in an overall height of c. 20 m. The compound includes 4 no. 220/20 kV transformers, 4 no. kV switchgear buildings and 1 no. 20 kV control room buildings (c. 5 m high and c. 35.5 sqm in area each), 220 kV series coil (equipment), fire walls (ranging from c. 10 m - 12.5 m high), lightning finials and monopoles (c. 20 m high). The overall compound is surrounded by c. 2.6 m high palisade fence. The proposed substation will serve the data centre proposed under concurrent application Reg. Ref. FW21A/0151; (2) The underground cable (Cable No. 1) will follow a route originating at the proposed Mooretown Substation, extending south and then west along the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry. the route terminates at a proposed joint bay on the existing Corduff cable route. The underground cable (Cable

No. 2) will follow a route originating at the proposed Mooretown Substation Compound/series coil extending south across the internal road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Finglas cable route. Removal of the redundant sections of the 220 kV Corduff cables and 220 kV Finglas cables serving the existing AIS bay to Huntstown Power Station. The underground cable (Cable No. 3) will follow a route originating the he Mooretown GIS Substation extending south and then west to the adjacent existing ESB Huntstown A AIS station. The route terminates in the ESB Huntstown A AIS Station. The underground cable (Cable No. 4) will follow a route originating at the Mooretown GIS Substation extending south and then west to the adjacent existing Huntstown B AIS Station. The route terminates in the ESB Huntstown B AIS Station; (3) The development includes all associated and ancillary site development and construction works, services provision, drainage works, connection to the substations, all internal road/footpath access routes, landscaping and boundary treatment works, vehicular access onto the private road to the south of the site and provision of 9 no. car parking spaces in the overall compound. An Environmental Impact Assessment has been prepared and accompanies this application.

The application is available to view at www.mooretownsusbstation.ie

An Bord Pleanála's Reference No. is 311528-21

Location: Lands adjacent to Huntstown Power Station, North Road, Finglas, Dublin 11
Applicant: Huntstown Power Company Limited
Application Type: Strategic Infrastructure Development

Report

Foul Sewer: No Objection

Surface Water: No Objection

Water Supply: No Objection

Flooding: No Objection

Signed: DS

Date: 22-10-2021

Fingal County Council**Planning & Strategic Infrastructure Department****Transportation Planning Section**

Register Reference: SID/03/21

Development: 10 year permission/approval in relation to the proposed strategic infrastructure development at a site of c. 4.33 ha on lands adjacent to Huntstown Power Station. The site is bounded to the north and east by agricultural fields, to the south by the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry and to the west by Huntstown Power Station. The underground transmission lines (4 no.) will connect the proposed 220 kV GIS Mooretown Substation serving the data hall development proposed under concurrent application (Reg. Ref. FW21A/0151) located on lands adjacent to Huntstown Power Station, North Road, Fingal, Dublin 11 with the 220 kV Finglas cable route located to the south of the site on the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry, with the 220 kV Corduff cable route located to the west of the site and just north of the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry and to the existing Huntstown 220 kV AIS station to the west via 220 kV cables to the Huntstown A and Huntstown B circuits. The four proposed transmission cables cover a distance of between c. 125 m and c. 300 m each between the proposed substation and the adjacent connection points. The proposed development will consist of the following:

(1) Construction of a 2 storey 220 V Gas Insulated Switchgear (GIS) substation known as 'Mooretown' comprising switchgear floor, cable pit/entry room, generator room, relay room, battery room, workshop, toilet, store room, mess room, hoist space, stair cores and circulation areas (c. 2,068 sqm total gross floor area) with an overall height of c. 17 m located within an overall EirGrid and Customer compound (c. 11,231 sqm in area). Lightning electrodes area attached to the roof of the substation building resulting in an overall height of c. 20 m. The compound includes 4 no. 220/20 kV transformers, 4 no. kV switchgear buildings and 1 no. 20 kV control room buildings (c. 5 m high and c. 35.5 sqm in area each), 220 kV series coil (equipment), fire walls (ranging from c. 10 m - 12.5 m high), lightning finials and monopoles (c. 20 m high). The overall compound is surrounded by c. 2.6 m high palisade fence. The proposed substation will serve the data centre proposed under concurrent application Reg. Ref. FW21A/0151; (2) The underground cable (Cable No. 1) will follow a route originating at the proposed Mooretown Substation, extending south and then west along the private road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Corduff cable route. The underground cable (Cable No. 2) will follow a route originating at the proposed Mooretown Substation Compound/series coil extending south across the internal road connecting the North Road with Huntstown Power Station and Huntstown Quarry. The route terminates at a proposed joint bay on the existing Finglas cable route. Removal of the redundant sections of the 220 kV Corduff cables and 220 kV Finglas cables serving the existing AIS bay to Huntstown Power Station. The

Location:	underground cable (Cable No. 3) will follow a route originating the he Mooretown GIS Substation extending south and then west to the adjacent existing ESB Huntstown A AIS station. The route terminates in the ESB Huntstown A AIS Station. The underground cable (Cable No. 4) will follow a route originating at the Mooretown GIS Substation extending south and then west to the adjacent existing Huntstown B AIS Station. The route terminates in the ESB Huntstown B AIS Station; (3) The development includes all associated and ancillary site development and construction works, services provision, drainage works, connection to the substations, all internal road/footpath access routes, landscaping and boundary treatment works, vehicular access onto the private road to the south of the site and provision of 9 no. car parking spaces in the overall compound. An Environmental Impact Assessment has been prepared and accompanies this application. The application is available to view at www.mooretownsusbstation.ie An Bord Pleanála's Reference No. is 311528-21 Lands adjacent to Huntstown Power Station, North Road, Finglas, Dublin 11
Report Type:	Strategic Infrastructure Development
Lodged:	7 October 2021

General

The proposed development is located in a 50km/hr speed limit.

Transport Delivery Options

The transport delivery options for the transformer refer to accessing the site only. Both are acceptable and the proposed overspill areas on the inside bends as shown should be for infrequent use or temporary uses only and the permeant kerb line maintained with bollards or similar when not in use.

The potential impacts of construction and operation and mitigation measures proposed have been identified and will be included in the Construction Environmental Management Plan (CEMP) for the proposed development.

Traffic Assessment

At the construction stage the site will generate a maximum of 33 operatives' vehicles per day accessing the site together with up to 20 HGV and LGV movements. Excess operative's vehicles will be parked at an existing surface car park (DAA surface car park or similar such established facility and workers bused to and from the site.

During the operational phase the proposed development will not require any full time staff to operate it on a daily basis.

The potential impact associated with construction traffic for the construction phase will be have short term negative impact but would not be considered significant.

Construction Management Plan

A Construction Phase Traffic Management Plan should be agreed with the Planning Authority once a contractor has been awarded the contract.

All details regarding safety issues including the appropriate signage and traffic management (as required) shall form part of the plan including abnormal load routes and access requirements and arrangements.

This document shall be agreed with the Council and all relevant **Abnormal Load licences** road opening licenses, setting out construction working hours, lane closures, road closures etc. shall be obtained within the appropriate time periods prior to the commencement of construction works for the proposed development. It should be noted that restricted hours would apply during the peak hour traffic periods or as specified by the Operations Department Traffic Section.

All HGV activity associated with the works shall have suitable access to the sites that will avoid the potential for queuing of HGV's on the public Road. All measures to mitigate the impact of the proposed works on the public road network should be agreed as part of the Construction Stage Traffic Management Plan in conjunction with the Council. Restricted working hours will be applied through the Abnormal Load licencing or road opening licence process where deemed necessary by the Operations Department.

Conclusion

The Transportation Planning Section has no objection to the proposed development subject to the following conditions:

- Prior to construction a detailed Construction Management Plan and a Construction Traffic Management Plan shall be agreed in writing to the satisfaction of the Planning Authority.
- All works shall be carried out at the expense of the developer and to the specifications and conditions of The Planning Authority.

Signed: Niamh O Connor

Endorsed: _____

Date: 17/11/2021

Date: _____