

Observation to An Bord Pleanála

To: An Bord Pleanála

Re: Strategic Infrastructure Development Application by EirGrid plc

Project: 220/110kV Gas Insulated Switchgear (GIS) Substation and Associated Works

Location: Approximately 1.124ha at the ESB Gateway Car Park and adjoining lands, East Wall Road, Dublin 3

Observer: Martin Ivers, on behalf of the Ivers family

Address: 180 East Wall Road, East Wall, Dublin 3, D03 CV09

Contact: 087 206 4658 / Mivers@hotmail.com

Date: 31st July 2025

1. Introduction

I wish to make a formal observation objecting to the proposed Strategic Infrastructure Development by EirGrid plc for the construction of a 220/110kV GIS Substation and associated infrastructure on lands directly opposite my family home at 180 East Wall Road, Dublin 3.

I am making this submission on behalf of the Ivers family, long-standing residents of East Wall, who are deeply concerned about the impact this project would have on our health, safety, property, and community.

2. Summary of the Proposed Development

As outlined on the public site notice dated 31st July 2025, the proposal includes:

- Construction of a 220/110kV Gas Insulated Switchgear (GIS) substation with structures ranging up to 20m in height.
- Additional elements such as transformer bays, cooling units, wastewater facilities, a 2-storey 16.5m control building, security fencing, 1m high lighting, 5.3m acoustic enclosures and new access roads.
- Development on a 1.124ha site located directly adjacent to a residential area and close to a primary school.

3. Grounds for Objection

A. Inappropriate Siting in a Residential Area

This is a large-scale industrial energy facility proposed immediately adjacent to family homes and within a few hundred metres of a primary school. East Wall is a residential community, not an industrial zone. The substation's scale and use are incompatible with the character of this neighbourhood.

B. Health and Safety Risks

Despite regulatory assurances, public concern remains about the potential long-term effects of electromagnetic fields (EMFs) generated by high-voltage substations. Locating such infrastructure near homes and schools places residents, particularly children, at an unacceptable level of potential risk.

C. Visual and Acoustic Pollution

The proposed 20m substation buildings, high lighting columns, and fencing will create a visually jarring presence on East Wall Road. Substations also produce low-frequency humming, which can cause ongoing disturbance, especially at night.

D. Devaluation of Property and Loss of Residential Amenity

The introduction of this facility will likely cause a significant drop in property values and diminish the quality of life for residents living nearby. It is unacceptable that the burden of this infrastructure should be borne by one of Dublin's most established urban communities.

E. Lack of Community Consultation

The community was not adequately informed or consulted about this development prior to the posting of the site notice. This reflects a serious failure in public engagement and transparency, particularly for a project of strategic national significance.

F. No Evidence of Alternative Site Consideration

There is no indication in the public documentation that alternative industrial or less intrusive locations were thoroughly assessed. It is entirely reasonable to expect that such infrastructure be located away from homes, schools, and pedestrian-heavy streets.

4. Conclusion

We strongly oppose the construction of this substation at the proposed location. While the need for upgraded energy infrastructure is recognised, it should not come at the direct expense of local communities.

We respectfully request that An Bord Pleanála reject this application and require the applicant to relocate the development to a more suitable site away from residential areas.

Sincerely,

Martin Ivers

On behalf of the Ivers family

180 East Wall Road, East Wall,

Dublin 3, D03 CV09

087 206 4658 / Mivers@hotmail.com