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# Observation to An Bord Pleanála

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To: An Bord Pleanála

Re: Strategic Infrastructure Development Application by EirGrid plc

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

Location: At the ESB owned Gateway Car Park and adjoining lands, East Wall Road, D3.

Observer: Veronica Kennedy, on behalf of the Kennedy household.

Address: 150 East Wall Road, East Wall, Dublin 3, D03WY26.

Contact: 086 244 5001 / [veronica.greene.1@hotmail.com](mailto:veronica.greene.1@hotmail.com)

Date: 24<sup>th</sup> September 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 (Case Number: ABP-322217-25) on lands opposite my family home at 150 East Wall Road, Dublin 3, D03WY26.

I am making this submission on behalf of my household and family. We are 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 Proposed Development

As outlined on the public site notice, dated 31<sup>st</sup> 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, waste water 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 built up residential area and close to the local primary school.

## 3. Grounds for Objection

### A. Inappropriate Site in a Residential Area

This is a large scale industrial energy facility proposed immediately adjacent to family homes and within a few hundred meters of a primary school. East Wall is a residential community. It is 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 the electromagnetic fields (EMFs) generated by high voltage substations. Locating

such infrastructure near homes, businesses 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 disturbances, 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 in the vicinity. It is unacceptable 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, businesses, schools and pedestrian-heavy streets.

## **4. Conclusion**

We strongly oppose the construction of the substation at the proposed location on East Wall Road. While the need for upgraded energy infrastructure is recognized, 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 any residential areas.

Sincerely,  
Veronica Kennedy  
On behalf of the Kennedy household,  
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East Wall,  
Dublin 3,  
D03WY26.  
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