

From: [Planning](#)
To: [SIDS](#); [Bord](#)
Cc: [Gormley, Cora](#)
Subject: RE: Eirgrid plc, SID Planning Application, East Wall Road, Dublin 3
Date: Thursday 25 September 2025 11:48:44
Attachments: [UÉ_PlanningResponse_Eirgrid_CentralDublin_SID.pdf](#)

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Dear Sir/Madam,

In response to a referral for a SID Planning Application relating to the development of 'A 220 / 110KV GAS INSULATED SWITCHGEAR (GIS) SUBSTATION ON A 1.124HA SITE AT THE ESB GATEWAY CAR PARK AND ADJOINING LANDS, EAST WALL ROAD, EAST WALL, DUBLIN 3'.

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind regards,

Martha Gilligan
Planning Application Specialist

Uisce Éireann
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
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From: Gormley, Cora <Cora.Gormley@rps.tetrattech.com>
Sent: Friday 1 August 2025 11:24
To: Planning <Planning@water.ie>
Subject: Eirgrid plc, SID Planning Application, East Wall Road, Dublin 3

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RE: PLANNING APPLICATION FOR STRATEGIC, INFRASTRUCTURE DEVELOPMENT UNDER SECTION 182A OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) COMPRISING THE DEVELOPMENT OF A 220 / 110KV GAS INSULATED SWITCHGEAR (GIS) SUBSTATION ON A 1.124HA SITE AT THE ESB GATEWAY CAR PARK AND ADJOINING LANDS, EAST WALL ROAD, EAST WALL, DUBLIN 3.

Dear Sir/Madam,

RPS, on behalf of EirGrid plc, The Oval, 160 Shelbourne Road, Ballsbridge, Dublin 4, D04 FW28 (hereafter, EirGrid / the Prospective Applicant), have been instructed to submit a Strategic Infrastructure Development (SID) planning application to An Coimisiún Pleanála for the development described above and detailed more fully in the enclosed statutory notices and application plans and particulars. The SID planning application is being submitted under Section 182A of the *Planning and Development Act 2000*, as amended.

As per your request on 3rd July 2025, we have sent by courier a soft copy of the application only (1 no. USB). Should you require a hard copy, please do not hesitate to contact the undersigned directly.

A copy of the application may also be viewed on the application website:

<https://www.eirgridcentraldublin.ie>.

Public consultation in respect to this application runs for a seven-week period commencing on 08th August 2025, at which time the above mentioned application website will go live. Any submission / observation must be received by the Board no later than **5.30p.m. on 25th September 2025**.

Submissions or observations in writing may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 relating to:

1. the implications of the proposed development for proper planning and sustainable development in the area concerned;
2. the likely effects of the proposed development on the environment, if carried out; and
3. the likely adverse effects of the proposed development on the integrity of a European site, if carried out.

Such submissions / observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on their behalf, if any, and the address to which any correspondence relating to the application should be sent;
- the subject matter of the submission or observation; and
- the reasons, considerations and arguments on which the submission or observation is based in full.

The Board may make the following types of decision, under Section 182B of the Planning and Development Act 2000, as amended, in relation to the application for approval:

- a. approve the Proposed Development;
- b. make such modifications to the Proposed Development as it specifies in the approval and approve the Proposed Development as so modified;
- c. approve, in part only, the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- d. refuse to approve the Proposed Development, and may attach to an approval under paragraph (a), (b) or (c) such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Tel: 01 8588100), sid@pleanala.ie

Yours sincerely,
Cora

Cora Gormley

Project Planner
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We're rebranding to Tetra Tech in March 2026.

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraíthe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraíthe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtairachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Uisce Éireann accepts no liability for actions or effects based on the prohibited usage of this information. Uisce Éireann is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and

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Thank you for your attention.

Uisce Éireann Ref: PN25000027971

Planning Ref: VA29N.323291

Planning Authority: An Coimisiún Pleanála

Issue Date: 25 September 2025

Uisce Éireann
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Development Location:

1.12 ha site at the ESB gateway car park and adjoining lands, East Wall Road, East Wall, Dublin 3

Development Description:

Eirgrid Central Dublin Substation Project

The proposed development comprises of:

- Change of use from car park to electricity infrastructure;
- Demolition of existing buildings, structures and general site clearance;
- 1 no. 2-storey 220 kV Gas Insulated Switchgear (GIS) substation building occupying an area of c. 51.8m x 22.2m and 20m in height to include the GIS switchgear comprising of insulated circuit breakers, disconnectors and other high voltage equipment, an emergency diesel generator, all necessary welfare facilities, office spaces, and monitoring and control equipment required for the operation and maintenance of the substation;
- 1 no. 2-storey 110 kV GIS substation building occupying an area of c. 51m x 15.9m and 16.5m in height to include the GIS switchgear comprising of insulated circuit breakers, disconnectors and other high voltage equipment, an emergency diesel generator, all necessary welfare facilities, office spaces, and monitoring and control equipment required for the operation and maintenance of the substations;
- 3 no. transformers to transform electrical power from 220 kV to 110 kV and associated acoustic enclosures (c. 5.3m in height) and c. 1m high lightning protection rods extending to a height of c. 11m above ground level;
- Electrical cables located within the site boundary;
- Site lighting within the substation compound;
- Closure of all existing entrances to the site and the provision of new vehicular and pedestrian access from East Wall Road;
- Ancillary car parking spaces including internal access roads;
- 2.6 m high palisade security fence and associated gates;
- A public-facing fence and associated gates along East Wall Road varying in height from c. 2.4m to c. 3m;

- Public realm improvements including the provision of seating areas and landscaping;
- Associated utility connections including water supply, foul drainage and surface water drainage, including the provision of an underground storm water attenuation tank; and
- All other associated ancillary above and below ground development, including works comprising or relating to construction works, roadworks and excavation.

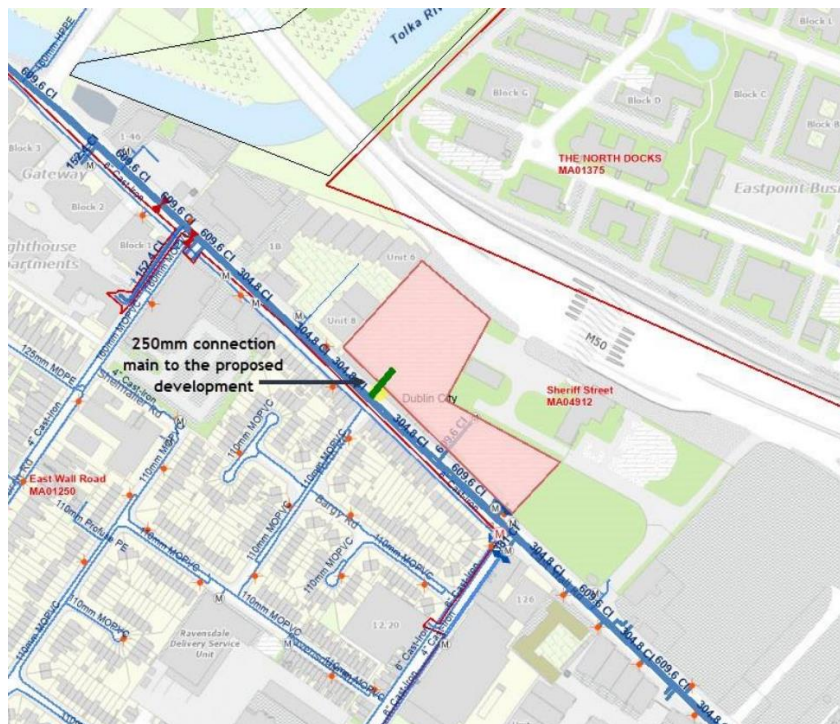
A Chara,

Uisce Éireann has reviewed the plans and particulars listed online for the subject Strategic Infrastructure Application, with specific regard to the Planning Report, Engineering Services Report and the associated drawings.

Connections to Public Water and Wastewater Infrastructure

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility CDS25006365 has been issued to the applicant advising that water and wastewater connections are feasible without infrastructure upgrade by Uisce Éireann.

Approximately 15m of new 250mm ID pipe is required to be laid to connect the site development to the existing 24" CI main as shown below. A meter will need to be installed on the connection main.



Diversion of Uisce Éireann Assets

The applicant has engaged with Uisce Éireann via a Diversion Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility DIV25275 has been issued to the

Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireann's job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

applicant advising that the proposed diversion of an existing 24 inch cast iron water main is feasible.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends that,

1. The applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. The applicant shall enter into a diversion agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
3. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries.
4. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure*.
5. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Queries relating to the terms and observations above should be directed to planning@water.ie

Dermot Phelan,

Connections Delivery Manager

Advisory Note(s):

* Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).