

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 182A (1) of the Planning and Development Act, 2000 as amended.
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2. **Applicant:**

Name of Applicant:	Herbata Limited
Address:	Herbata Limited, 4C Sycamore House, Millennium Park, Naas, W91 T6WE, Co Kildare.
Telephone No:	087 2414222
Email Address (if any):	gerry@prendergastandco.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Gerry Prendergast
Registered Address (of company)	4C Sycamore House, Millennium Park, Naas, W91 T6WE, Co Kildare.
Company Registration No.	669555
Telephone No.	087 2414222
Email Address (if any)	gerry@prendergastandco.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Michael Higgins
Address:	RPS Group Ltd, West Pier Business Campus, Dun Laoghaire, Dublin, A96 N6T7.
Telephone No.	+353 1 488 2900
Mobile No. (if any)	N/A
Email address (if any)	Michael.higgins1@rps.tetrattech.com

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No: []

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Gerry Prendergast, 087 2414222

5. Person responsible for preparation of Drawings and Plans:

Name:	Alicia Molina / Kevin O’Sullivan
Firm / Company:	RKD
Address:	RKD, 59 Northumberland Rd Ballsbridge, Dublin 4, Ireland
Telephone No:	+353 1 668 1055
Mobile No:	N/A
Email Address (if any):	amolina@rkd.ie / kosullivan@rkd.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Submitted as separate schedule.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Townland of Halverstown at Naas, County Kildare	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	1:2,500 3558-A 1:2,500 3508-C 1:2,500 3558-B 1:2,500 3508-D	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	c. 3.15 ha	
Site zoning in current Development Plan for the area:	Zone P- Data Centre	
Existing use of the site & proposed use of the site:	Existing: Agricultural land; Proposed: ESB Substation	
Name of the Planning Authority(s) in whose functional area the site is situated:	Kildare County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner X	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Applicant owns the majority of the site. Letters of Consent from other owners enclosed as noted below.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
The Applicant owns the majority of the site. The following Letters of Consent are included: <ul style="list-style-type: none"> • Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare, W91 X77F. • Richard Deacon, Oakfield, Narraghmore, Athy, Co. Kildare 		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes – proposed data center campus. Kildare County Council issued a decision to grant of permission under Reg. Ref. 2460787 on 20 th August 2025. This application is currently on appeal to An Coimisiún Pleanála under ACP-323677-25.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [] No: [X] If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
KCC Reg. Ref. 2460787	Proposed Data Centre Campus at Halverstown, Jigginstown and Newhall, Naas, County Kildare comprising 6 no. data centre buildings, administration / management and water treatment building, incoming gas supply compounds including a gas injection point and fuel storage facilities, district heating facilities and car parking, security building, landscaping, and all associated site works.	Decision to grant permission issued by KCC on 20 th August 2025. This application is currently on appeal to An Coimisiún Pleanála under ACP-323677-25.
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?		
Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] If yes please specify An Bord Pleanála Reference No.: _____		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The Proposed Development comprises the provision of a new 110 kV Gas Insulated Switchgear (GIS) grid substation, the undergrounding of an existing 110kV transmission line; 1 no. dropdown tower (maximum of 17m in height), removal of 2 no. existing wooden polesets and the upgrade of 1 no. existing tower, internal road layout, fencing, and utilities, along with associated and ancillary works (together, the "Substation").</p> <ul style="list-style-type: none"> ▪ The proposed substation consists of construction of a two storey 110kV GIS grid substation control building (c. 15.5m in height and with a gross internal floor area of c.1,252sq.m); 4 no. 110kV dual output step down transformers (c. 5.7m in height) separated by isolators, and 4 No. medium voltage (MV) output switch rooms (each MV will be c. 5.7m in height and 84sq.m in area) for distribution to the site and connection to the onsite gas turbines and generators in each of 6 data centre buildings (which Data Centre was the subject of a separate application to Kildare County Council (KCC) (Reg. Ref.: 24/60787), which is currently under consideration de novo by An Coimisiún Pleanála on appeal under case reference PL09.323677), all within a 2.6m high fenced compound. ▪ The proposed underground 110kV cable circuit will run between the existing tower, the proposed 110kV GIS grid substation and the proposed line/cable (L/C) dropdown tower. There are proposed upgrades to the existing tower to facilitate the underground 110kV cable. The proposed dropdown tower will be a maximum of 17m in height, set on concrete foundations. The obsolete sections of the existing overhead 110kV lines between the existing tower and the proposed dropdown tower, including the 2 no. existing wooden polesets, will be removed from the site. ▪ The development includes enabling works and services diversions; connections to the proposed grid substation; landscaping; security fencing and berms; provision of internal access arrangements within the grid substation compound and all associated construction and ancillary works.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	1588
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total: N/A	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
The existing use of the proposed development site is agricultural.
Proposed use (or use it is proposed to retain)
The proposed development involves the development of an electrical substation to serve an adjacent data centre.
Nature and extent of any such proposed use (or use it is proposed to retain).
The proposed development involves the development of an electrical substation to serve an adjacent data centre.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			X
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input type="checkbox"/> Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Published in The Irish Daily Star on 03/12/2025.
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Site Notices erected as shown on dwg no. 22217-RKD-ZZ-ZZ-DR-A-1050 on 03/12/2025.
Details of other forms of public notification, if appropriate e.g. website
Website - www.herbatagdc.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>


19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. EIA Portal notification included with pack.

20. Application Fee:

Fee Payable	€100,000
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 Michael Higgins (agent), for RPS Consulting Engineers Limited, West Pier Business Campus, Dun Laoghaire, Co. Dublin, A96 N6T7.
Date:	03/12/2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018