

SITE NOTICE

Planning and Development Act 2000 (as Amended)

Notice of Direct Application to An Coimisiún Pleanála in Respect of a Strategic Infrastructure Development (A proposed Electricity Transmission Development)

County Kildare (Kildare County Council)

In accordance with Section 182A of the Planning and Development Act 2000 (as amended), Herbata Limited gives notice that it proposes to seek the approval of An Coimisiún Pleanála for a ten year period for the proposed development described below located within the townland of Halverstown to the east of Naas, on the Caragh Road (R409), County Kildare. The application site has a total area of c. 3.15 hectares.

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”**).

- 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.

This Proposed Development is part of a larger Project (for Environmental Impact Assessment and Appropriate Assessment Purposes) comprising two main elements, namely:

- (a) The Substation as described above; and
- (b) A data centre, comprising 6 no. two storey data centre buildings, an administration/management building, car parking, landscaping, energy infrastructure and other associated works (the **“Data Centre”**), located in the townlands of Halverstown, Jigginstown and Newhall. As mentioned above, the Data Centre is the subject of a separate application for planning permission that was submitted to KCC under Reg. Ref.: 2460787. KCC issued a decision to grant planning permission for the Data Centre on 20 August 2025, which decision to grant planning permission has been appealed to An Coimisiún Pleanála and is currently under de novo consideration by An Coimisiún Pleanála under case reference PL09.323677. An EPA-Industrial Emissions Directive (IED) licence will be applied for to facilitate the operation of the Data Centre.

An Environmental Impact Assessment Report (comprising (i) an Environmental Impact Assessment Report dated June 2024 and (ii) an addendum to that report dated June 2025 which together is hereinafter referred to as the “Environmental Impact Assessment Report” (EIAR)) and Natura Impact Statement (NIS) have been prepared in respect of the overall Project, comprising both the Substation and the Data Centre, and all will be submitted to An Coimisiún Pleanála in respect of this application along with a short document giving an account of the Environmental Impact Assessment and Appropriate Assessment materials. The EIAR and NIS were also submitted to KCC in respect of the separate application for planning permission for the Data Centre under Reg. Ref.: 2460787, and are also now before An Coimisiún Pleanála as part of the Data Centre application on appeal under case reference PL09.323677.

The application to An Coimisiún Pleanála for approval, the Environmental Impact Assessment Report, and the Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) for a period of seven weeks (excluding the period between the 24th day of December and the first day of January, both days inclusive (section 251 of the Planning and Development Act 2000 (as amended)) commencing on the 11th December 2025 and concluding on 6th February 2026 at the following locations, during public opening hours:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 (or online at www.pleanala.ie).
- The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare, W91X77F.

The application documents, including the Environmental Impact Assessment Report and Natura Impact Statement, may also be viewed/downloaded on the following website: www.herbatagdc.ie

Submissions and observations may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, during the above-mentioned period of seven weeks (excluding the period between the 24th day of December and the first day of January, both days inclusive), namely during the period commencing on 11th December 2025 and concluding at 5.30pm on 6th February 2026, relating to -

- (i) the implications of the Proposed Development for proper planning and sustainable development in the area or areas concerned,
- (ii) the likely effects on the environment of the Proposed Development,
- (iii) the likely adverse effects of the Proposed Development on the integrity of a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 5.30 p.m. on the 6th February 2026. In accordance with Article 217 of the Planning and Development Regulations 2001 (as amended), 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 his or her 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.

Any submissions or observations which do not comply with the above requirements shall not be considered by An Coimisiún Pleanála.

An Coimisiún Pleanála may at its absolute discretion hold an oral hearing in relation to the application. More details in relation to public participation in strategic infrastructure development applications can be found on An Coimisiún Pleanála’s website: <https://www.pleanala.ie/en-ie/strategic-infrastructure-development>.

An Coimisiún Pleanála may in respect of this application for approval decide under section 182B of the Planning and Development Act 2000 (as amended) to-

- (a) approve the proposed development, or
- (b) make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified, or
- (c) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind),
- (d) refuse to approve the proposed development.

and may attach to an approval under (a), (b) or (c) above such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01- 8588100).

A person may question the validity of a decision of An Coimisiún Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S. I. No.15 of 1986, as amended), and in accordance with the provisions of section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Legal Notices / Judicial Review Notice on An Coimisiún Pleanála’s website <https://www.pleanala.ie/en-IE/Judicial-Review-Notice> or on the Citizens Information Service website www.citizensinformation.ie.

Signed:



Michael Higgins (Agent for and duly authorised by Herbata Limited, the Applicant)
RPS Consulting Engineers Limited, West Pier Business Campus, Dun Laoghaire, County Dublin, A96 N6T7.

Date of erection of Site Notice: 03/12/2025