

**From:** [ACPreferrals](#)  
**To:** [SIDS](#)  
**Subject:** ACP-323929-25 110 kV GIS Grid Substation Halverstown S182A SID Report  
**Date:** Friday 6 February 2026 12:05:21  
**Attachments:** [ACP-323929-25 Cover Letter.pdf](#)  
[2\\_Kildare County Council Planning Report ACP-323929-25 Grid Substation Halverstown Co.Kildare\\_Final.pdf](#)

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Hello

Please see attached for ACP-323929-25 110 kV GIS Grid substation Halverstown S182A from Kildare County Council.

Thanks and regards,

Catherine

Asst Staff Officer,

Planning Department,

Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co.Kildare.

W91 X77F

Contact: 045 980467: [cehoward@kildarecoco.ie](mailto:cehoward@kildarecoco.ie)



Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príobháideachta agus ar conas a bhainistimid sonraí pearsanta, logáil isteach ar <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag [customercare@kildarecoco.ie](mailto:customercare@kildarecoco.ie) Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

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**Planning Department  
045-980845**

**Date: 6<sup>th</sup> February 2026  
ACP Ref: 323929-25**

**By EMAIL**

**sids@pleanala.ie**

**Description: Proposed development of a 110kV GIS grid substation, the undergrounding of existing 110kV transmission line and ancillary development,**

**Development Address: located in the townland of Halverstown, Naas, County Kildare**

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Dear Sir/Madam,

I refer to your letter dated 15<sup>th</sup> December 2025 in connection with the above Strategic Infrastructure Development reference number ACP-323929-25.

Please find attached Kildare County Council planning report in relation to this application.

Yours faithfully,

*pp Catherine Howard*  
Senior Executive Officer  
Planning Department



## **Kildare County Council Planning Report.**

**Section 182A (1) of the Planning and Development Act 2000,  
as amended**

**Proposed development of a 110kV GIS grid substation, the  
undergrounding of existing 110kV transmission line and  
ancillary development, located in the townland of  
Halverstown, Naas, County Kildare.**

**ACP-323929-25**

**Submitted 6<sup>th</sup> February 2026.**



**Section 182A (1) of the Planning and Development Act 2000, as amended  
Proposed development of a 110kV GIS grid substation, the undergrounding of  
existing 110kV transmission line and ancillary development, located in the  
townland of Halverstown, Naas, County Kildare.**

**ACP-323929-25**

This is a report pursuant to Section 182A(1) of the Planning and Development Act in relation to the application for a 110kV GIS grid substation, the undergrounding of existing 110kV transmission line and ancillary development, located in the townland of Halverstown, Naas, County Kildare. Ref ACP-323929-25.

This report is set out in line with the range of issues as per your letter of 15/12/2025.

**Relevant national, regional and local policies.**

**Large Energy Users Connection Policy (12/12/2025)**

The Commission for the Regulation of Utilities (CRU) decision in relation to the new Large Energy Users (LEU) connection policy refers. These decisions will apply to all new connection applications for new or additional capacity captured under the scope of the decision.

A strategic State-led approach to economic development and coordinated infrastructure delivery can address some of the challenges being faced in terms of grid capacity and security of supply in the medium to long term. The CRU will work with the relevant Government departments and agencies to support any such developments in this area.

**Climate Action Plan 2025 (CAP 25)**

The Plan provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.

A renewables-led system is at the core of Ireland's plan to radically reduce emissions in the electricity sector, protect our energy security, and ensure our economic competitiveness. This requires the accelerated and increased deployment of new renewable electricity generation capacity and related infrastructure.

**Ireland's Integrated National Energy and Climate Plan 2021-2030**

The Plan builds on previous national strategies and sets out in detail objectives, policies and measures to ensure achievement of those objectives. In June 2019, the Government agreed to support the adoption of a net zero target by 2050 at EU level, and to pursue emissions reduction nationally which is in line with reaching climate neutrality in Ireland by 2050.



Emissions reduction to be achieved through:

- Decarbonisation – Green House Gas Emissions and Removals
- Decarbonisation – Renewable Electricity
- Energy Efficiency
- Energy Security
- Internal Energy Market
- Research, Innovation and Competitiveness

The Plan seeks to implement energy actions under the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy (2022) to ensure that large demand connections are regionally balanced to minimise grid reinforcements

### **National Planning Framework (First Revision) 2025**

New energy systems and transmission grids will be necessary for a more distributed, renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand.

#### Renewable Electricity

The wholesale electricity market operates on an all-island basis, coordinated by the Single Electricity Market Operator. It is imperative that the national grid is developed and upgraded to accommodate increasing levels of demand and supply. It is also necessary that strong interconnection continues in an all-island context to support a secure electricity supply and facilitate regional development.

National Strategic Outcome 6 - A Strong Economy Supported by Enterprise, Innovation and Skills.

Digital and Data Innovation The practical impact of digitalisation will only increase in the years ahead and this will pose both opportunities and challenges which will require a coherent and informed policy response. Harnessing Digital – The Digital Ireland Framework seeks to position Ireland as a digital leader, driving and enabling digital transformation across the economy and society.

The strategy identifies four dimensions with associated targets and work streams including the digital transformation of business, enhanced digital infrastructure and connectivity, increased digital skills, as well as the further digitalisation of public services.

#### National Strategic Outcome 8

##### Transition to a Carbon Neutral and Climate Resilient Society

New energy systems and transmission grids will be necessary for a more distributed, more renewables focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy.



National Policy Objective 70 Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

National Policy Objective 71 Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.

## **Regional Spatial and Economic Strategy 2019-2031 (RSES)**

### Guiding Principles

- Align to national strategy and approach for data centres – right location for use and energy demand.

Sources of waste heat include data centres. Waste heat is a resource which is too often overlooked and can meet a large proportion of the Region's heat demands indigenously and without fossil fuels. In response, the Strategy seeks to support the micro-generation, geothermal energy, district heating, storage of heat and energy and the role of the electricity transmission and distribution network.

Regional Policy Objective 8.25 Local Authorities **shall** support the national objective to promote Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations.

## **Kildare County Development Plan 2023-2029 (as varied) – extant plan**

### Chapter 7 Energy and Communications

#### Energy Supply and Infrastructure (Section 7.14)

Policy **EC P19** Support the development, reinforcement, renewal and expansion of the electricity transmission and distribution grid to provide for the future physical and economic development of Kildare Such projects shall be subject to AA screening and where applicable, Stage 2 AA. **The developments will have regard for protected species and provide mitigation and monitoring where applicable.**

### Data Centres

Policy **RE P11** and **EC P18** Support the accommodation of Data Centres at appropriate locations in line with the objectives of the National Planning Framework and the principles for Sustainable Data Centre Development of the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy (July 2022) subject to appropriate Transport, Energy and Environmental Assessments and all relevant planning conditions. The location of data centres shall be situated where they will not have a potential likely significant effect on a European Site. Such developments shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have regard for any hydrological connection shared with a European Site and shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.



## Objective

**EC O65** Support the reinforcement and strengthening of the electricity transmission and distribution network, including the installation of Battery Energy Storage System plants 2 , Synchronous Condenser plants, and associated dispatchable power plants associated with high energy users, to facilitate planned growth and transmission/distribution of a renewable energy focused generation, at appropriate locations and in consultation with relevant stakeholders, where they are adjacent and/or proximate to the grid network.

**EC O66** Facilitate the delivery of necessary integration of transmission network requirements to allow linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.

## Naas Local Area Plan 2021-2027 extant plan

The site is Zoned Objective P – Data Centre in the Naas Local Area Plan 2021-2027 - *To provide for Data Centre development and their associated infrastructure only.*

Data Centre is *Permitted in Principle*  
Utility Structures are *Open for Consideration*

## Objective EDO 1.12:

(a) Facilitate the location of Data Centre development on land designated P: Data Centre at Caragh Road South and Jigginstown for the identified land use only subject to appropriate environmental assessments, heat mapping, transport impact assessments and consideration of the cumulative impact on the electricity network supply capacity and targeted reductions in greenhouse gas emissions.

(b) Any data centre project will be required to include measures to generate energy (sustainable,<sup>56</sup> then renewable<sup>57</sup> in the first instance) on site as part of the overall development proposal.

Objectives WH 1.1 (District heating), WH 1.2 (Energy Analysis) and IO 1.4 (Water supply, AA) also refer to Data Centres.

## Planning History

**24/60787** – Permission granted by KCC for Data Centre, including demolition works, with ancillary and associated development works. On appeal to ACP Ref **ACP-323677-25**

## Special Area Amenity Order.

None.



## European designations, National Heritage Areas

Outside of site:

- Grand Canal pNHA, located c.700m south-east of the southern boundary of the site.
- Liffey at Osberstown pNHA located c.860m north of the northern boundary of the site.
- Mouds Bog SAC located c. 5.1km west of the western boundary of the site.
- Pollardstown Fen SAC located c. 9km south-west of the site.

The Yeomanstown Stream (referred in the application as The Bluebell Stream but as Yeomanstown on KCC GIS) runs in a westerly direction along the southern boundary of the site. Potential hydrological connection to Dublin Bay via the Bluebell Stream and River Liffey.

NIS received with application.

## Protected Structures, Architectural Conservation Areas.

None on site or in immediate vicinity.

*See KCC Planning Enquiry Report for Data Centre attached for information.*

## Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.

No issues pertaining to the site from surface water drainage and/or flooding perspective. Development provides for nature-based SUDS. Proposal is accompanied by Planning Engineering Report and supporting site investigations and calculations. The proposed Surface Water Drainage Strategy is based on applying GDSDS and SuDS best practice to provide an effective drainage design that maximises sustainability and promotes Nature-based solutions for the management of surface water run-off from the post development site.

## Assessment of landscape status and visual impact, as appropriate.

The site is located within the Northern Lowlands Landscape Character Area, a Class 1 low sensitivity landscape area. The Kildare County Development Plan 2023-2029 notes such areas as areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

Visual impact – Height of substation at 15m is lower than the proposed data centre halls permitted by Kildare County Council adjacent (currently under appeal). Submitted visual impact assessment and photomontages should be carefully examined to determine visual impact in context of EIAR. CGIs of substation compound noted in Design Statement appears to be a view taken from within data centre compound.



\*\*An Coimisiún Pleanála's attention is brought to the conditions of the permission, which is currently under appeal, and in particular the condition to reduce the size and realign some of the structures on the site. This should be considered in any decision.

**Carrying capacity and safety of road network serving the proposed development.**

From a Roads perspective most roads, traffic, access, and transport upgrades relate to the Data Centre application, not this current SID substation.

The substation itself does not have its own independent access from the public road as it uses the data centre access junction off the R409 and the data centre's internal road layout to access the substation site.

The substation:

- Sits inside the overall campus
- Uses the access and roads delivered by the data centre
- Generates minimal independent traffic – once operational
- Requires no standalone public road works apart from the undergrounding of the 110kV line on the R409

The substation is not a traffic-generating component.

**Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.**

The application is accompanied by an EIAR and NIS. The competent authority for EIA and AA for Strategic Infrastructure Development applications is An Coimisiún Pleanála.

Based on an examination of the EIAR, NIS and relevant accompanying documents, it is considered that there are no significant issues with regard to the environmental carrying capacity of the subject site. The site has been deemed appropriate for Data Centre use and permission for same has been granted by KCC and is currently on appeal to An Coimisiún Pleanála.

**Planning authority view in relation to the decision to be made by the Commission.**

It is the Planning Authority's view that the proposed works are required to facilitate the Data Centre development, granted by Kildare County Council but currently under appeal.

**Planning authority view on community gain conditions which may be appropriate.**

The Planning Authority welcomes a condition pertaining to community gain. In the context of Section 182B of the Planning and Development Act 2000 (as amended), it is recommended that a condition be attached to any grant of permission requiring the developer to finance €500,000 towards the upgrade of public sports facilities and amenities at K Leisure, New Caragh Court, Jigginstown, Naas which is located approximately 1km to the east of the site and benefits the entire Naas community. The



population of Naas has grown significantly over the last 20 years and the expansion of facilities at this location would represent a timely and substantial gain to the community.

**Details of relevant section 48/49 development contribution scheme conditions which should be attached.**

Suggested wording of standard contribution condition as follows:

*The Applicant/Developer shall pay Kildare County Council an appropriate contribution for development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended.*

**Details of any special contribution conditions which should be attached along with detailed calculations and justification for the conditions.**

None.

**Views/recommendations of all relevant departments**

There are no significant matters arising from the Internal Sections referred.  
See Reports/Comments attached. No further reports received.

**Planning Note**

An Coimisiún Pleanála is advised that the data centre development site layout shall be amended as per conditions attached by KCC in its decision of 20/08/2025, under Planning Reg. Ref. **24/60787**. The site layout of the data centre in the submitted documentation retains the site layout as originally proposed. This development is subject to a current appeal 323677-25. The Planning Authority is particularly concerned as relevant conditions were attached to protect the Townland boundary hedgerow and ditch network (the conditions required a reduction in the size, and realignment, of the data centre structures on the site. This should be considered in any assessment / decision.

Drafted by:

Fiona Breen  
Executive Planner 03/02/2026

Tracy McGibbon  
Senior Executive Planner  
04/02/2026



## Attachments – KCC INTERNAL SECTIONS REPORTS

1. KCC Planning Enquiry Report (Herbata Data Centre Application)
2. Roads Report
3. Environment Report
4. Heritage Unit
5. Fire Service
6. NRDO



# Planning Query Report for File Number: 2460787

## Generated on 03-02-2026

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### Details

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
2460787	2024	Herbata	Limited	GRANT	20/08/2025		APPEALED	for a Data Centre and will comprise of: The demolition of 3 no. dwelling houses, associated garages and farm outbuildings / agricultural buildings (total floor area 1,591m2); The construction of 6 no.....	Townlands of Halverstown, Jigginstown and Newhall, Naas

## Planning Control

### Planning Sites Intersecting PPS

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
00768	2000		Clonmel Enterprise Ltd	GRANT	11/09/2000	18/10/2000	APPLICATION FINALISED	16,280 sq.m of manufacturing/warehousing units in 5 no. blocks including 3,980SqM of integral related office accommodation on two floors, partial realignment of the M7 north bound on-ramp incorporatin.....	Newhall, Naas, Co. Kildare
021488	2002	David	Mongey	GRANT	19/12/2002	22/01/2003	APPLICATION FINALISED	For 2 no. industrial units	Newhall, Naas, Co. Kildare
032437	2003	David	Mongey				INCOMPLETED APPLICATION	industrial unit of 545 sq. m and all ancillary works	Newhall, Naas
032527	2003	David	Mongey	GRANT	13/09/2004	21/10/2004	APPLICATION FINALISED	industrial unit of 545 sq. meters and all ancillary works	Newhall, Naas, Co. Kildare
03923	2003		Clonmel Enterprise Ltd	GRANT	01/10/2003	09/04/2004	APPLICATION FINALISED	for development at Site J&K Phase 3 M7 Business Park Newhall, Naas, Co.Kildare, development consist of 8 warehouse units in 1 block- 7.8m high (2416 sq.mts in total) and 4 light industrial units in 1 .....	M7 Business Park, Newhall, Naas

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
04918	2004		Clonmel Enterprises Ltd.	GRANT	05/08/2004	09/09/2004	APPLICATION FINALISED	an industrial unit of 1009 sq.m with two storey ancillary offices compound, associated car parking, revised road layout to that granted under pl. Ref. 01/1900 and all ancillary works	Newhall, Naas, Co. Kildare
061253	2006	Michael	O'Donnell	GRANT	03/10/2006	30/11/2006	APPLICATION FINALISED	Of ground and first floor offices as constructed to include(1)Change of use of part of ground floor from manufacturing area to office use and(2)Additional first floor office area.	Unit 3c, M7 Business Pk, Newhall, Naas
06395	2006		Enfer Scientific Ltd.,	GRANT	27/06/2006	28/07/2006	APPLICATION FINALISED	Industrial unit of 2088 sq.m with two storey ancillary offices associated car parking and all ancillary works.	17 Busniness Park, Newhall, Naas
101269	2010		Enfer Scientific Ltd.,	GRANT	17/02/2011	24/03/2011	APPLICATION FINALISED	for development which will consist of a new canopy over a new loading door and new dock leveller recessed into existing service yard all to the north east side of unit S	Unit S, M7 Business Park, Newhall, Naas
2460740	2024	Herbata	Limited				INCOMPLETED APPLICATION	for a Data Centre and will comprise of: The demolition of 3 no. dwelling houses, associated garages and farm outbuildings / agricultural buildings (total floor area 1,591m2); The construction of 6 no.....	Townlands of Halverstown, Naas, County Kildare.

### Planning Sites Overlapping 50m Buffer of PPS

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
92262	1992	J.	Cooke	GRANT	22/04/1992	29/05/1992	APPLICATION FINALISED	Erection of extension to existing cottage and relocation of septic tank	
92181	1992	Colm	McEvoy	GRANT	19/06/1992	31/07/1992	APPLICATION FINALISED	Erection of bungalow and septic tank	

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
031966	2003		Clonmel Enterprises Ltd	GRANT	03/02/2004	12/03/2004	APPLICATION FINALISED	1 light industrial unit (8.1m high) with integral ancillary office accommodation on ground floor only (4.0m high) 496 sq mts in total together with access entrances services utilities boundary fences .....	Site L, M7 Business Park, Newhall, Naas
03688	2003	Joseph Clancy &	Martin Grace				INCOMPLETED APPLICATION	development at site H phase 2 M7 Business Pk Newhall consisting of 876m2 of warehouse in 1 number block including 234m2 of concrete testing laboratory on two floors and 365m2 integral office accommoda.....	Site H Phase 2, M7 Business Park, Newhall Naas
03760	2003	Martin	Grace	GRANT	05/08/2003	11/09/2003	APPLICATION FINALISED	260m2 of warehouse in 1 number block and 228m2 of integral ancillary concrete testing laboratory on two floors and 336m2 of integral ancillary office accommodation on two floors, together with access .....	Site H, Phase 2, M7 Business Park, Newh, Naas, Co Kildare
043057	2004		Clonmel Enterprises Ltd	GRANT	04/07/2005	10/08/2005	APPLICATION FINALISED	1 no. light industrial unit (7.8m high and 203.5 sq mts in total) including 53.0 sqmts integral ancillary office accommodation on ground floor only, together with access entrance off existing estate r.....	Site N, Phase 7, M7 Business Park, Newhall, Naas
043058	2004		Clonmel Enterprises Ltd	GRANT	04/07/2005	10/08/2005	APPLICATION FINALISED	1 no. warehouse unit (8.6m high and 685.5 sq mts in total) including 76.5 sq mts integral ancillary office accommodation on ground floor only, together with access entrance off existing estate road, s.....	Site O, Phase 7, M7 Business Park, Newhall, Naas

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
043016	2004		Enfer Scientific Ltd.	GRANT	10/05/2005	15/06/2005	APPLICATION FINALISED	(a) modifications to the existing ground floor office and reception layout, (b) modifications to the existing ground floor manufacturing area, (c) modifications to, etc.	Newhall, Naas, Co. Kildare
05652	2005		Nugent Manufacturing Ltd				INCOMPLETED APPLICATION	Extend workshop by 224sqm to rear and to revise elevations on existing planning ref. 03/2527.	N7 Industrial Estate, Naas, Co. Kildare
05875	2005	Stephen & Helen	Nugent				INCOMPLETED APPLICATION	Extend workshop by 224sqm to rear comprising of ground floor store, canteen, toilets and lobby, also to revise elevations to include 2no. windows on west elevation on existing planning ref:03/2527	M7 Industrial Estate, Newhall, Naas, Co. Kildare
051110	2005	Stephen & Helen	Nugent	GRANT	15/07/2005	17/08/2005	APPLICATION FINALISED	sought to extend workshop by 224sq.mts to rear comprising of ground floor store,canteen,toilets and lobby,also to revise elevations to include 2no. first floor windows on west elevation on existing pl.....	M7 Industrial Estate, Newhall, Naas,Co. Kildare
052976	2005		Naas Motorrad	GRANT	07/04/2006	12/05/2006	APPLICATION FINALISED	change of use of 158 sq.mts. of front part of industrial premises from workshop to a motor-cycle sales and service unit, also to include a mezzanine floor with 4 no. additional windows to same at firs.....	M7 Industrial Estate, Newhall, Naas, Co. Kildare
062545	2006		Osber Developments Ltd	GRANT	23/01/2007	11/05/2007	APPLICATION FINALISED	additional site development works to those approved under reg ref:99/2266 and 06/13 comprising additional length of internal distribution roadway with grass margins and footpaths provision of turning .....	Osberstown Business pk, Carragh Rd, Naas, Co.Kildare

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
06500043	2006	Colm	McEvoy				INCOMPLETED APPLICATION	Perm. for industrial dev. on land at Osberstown with access onto Caragh Road. Dev consists of a) construction of industrial building Block A 8116 sq.m. to be sub divided into 17 units, 7 of these unit.....	Osberstown, Naas, Co. Kildare
06500058	2006	Colm	McEvoy	GRANT	15/01/2008	15/02/2008	APPLICATION FINALISED	Perm. for industrial development on lands with access onto the Caragh Road. Dev consists of a) construction of industrial building Block A 8116 sq.m to be sub-divided into 17 units, 7 of these units h.....	Osberstown, Naas, Co. Kildare
0613	2006		Osber Development Ltd.	GRANT	06/07/2006	11/08/2006	APPLICATION FINALISED	additional site development works to those approved under Reg. Ref. 99/2266 comprising additional internal distribution roadways with grass margins and footpaths	Osberstown Business Park, Carragh Road, Osberstown
072066	2007		Osber Developments Ltd	GRANT	23/10/2007	03/12/2007	APPLICATION FINALISED	construct 4 no. ESB substations	Osberstown Business Park, Caragh Road, Naas
071941	2007		Osber Developments				INCOMPLETED APPLICATION	to construct 4 no.ESB Substations.	Osberstown Business Park, Caragh Road, Naas
0721	2007	Liam	Ross	GRANT	27/09/2007	12/11/2007	APPLICATION FINALISED	erection of a 10 unit mixed industrial development in 2 blocks, 1 comprising 8 units and 1 comprising 2 units and all associated site works;comprising single storey warehouse/industrial space and part.....	Osberstown, Naas, Co. Kildare

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
07383	2007		Electrical Supply Board	GRANT	25/04/2007	12/07/2007	APPLICATION FINALISED	to divert the Monread-Newbridge 110kV transmission line at Osberstown, the line diversion is required to facilitate the development of industrial units and associated facilities etc	Osberstown, Naas, Co. Kildare
09838	2009		Sherling and Sons Ltd	GRANT	10/09/2010		APPLICATION FINALISED	the development will consist of the demolition of an existing habitable house in the south eastern corner of the site and the construction of and industrial and office development comprising a total g.....	Osberstown, Naas, Co. Kildare
11722	2011	Paddy	Casey,	GRANT	21/03/2012	21/04/2012	APPLICATION FINALISED	Retention for part change of use from warehouse to motor sales (front portion of the existing building). It is also includes an enlarged window in the front (north) elevation and 5 No. advertising si.....	Unit O, M7 Business Park, Newhall, Naas
12500071	2012	John	Cleary	GRANT	09/01/2013		APPLICATION FINALISED	Extension of Duration of Planning Reference No. 06/500058 Perm. for industrial development on lands with access onto the Caragh Road. Dev consists of a) construction of industrial building Block A 81.....	Osberstown, Naas, Co. Kildare
13165	2013	Washglade	Ltd	GRANT	30/04/2013	31/05/2013	APPLICATION FINALISED	To alter signage on the facades of our premises	Unit O, M 7 Business Park, Naas
15666	2015	Christopher and Catherine	Dolly	GRANT	24/09/2015	03/11/2015	APPLICATION FINALISED	a boundary wall and all associated site services	Osberstown Industrial Par, Naas, Co. Kildare.

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
171414	2017	Sean Fay and Joan Quinn-	Fay	GRANT	14/02/2018	19/04/2018	APPLICATION FINALISED	(1) Existing detached garage at rear of house with floor area of 29sqm. (2) Existing sunroom to side of house with floor area of 10.36sqm. All on our site	Whitethorn Lodge, Newhall, Naas
171407	2017		Brian Noone Limited,				INCOMPLETED APPLICATION	Extension of Duration of Planning Ref. No. 06/500058 - for industrial development on lands with access onto the Caragh Road. Development consists of (a) construction of industrial building Block A 81.....	Osberstown, Naas, Co. Kildare
18624	2018	Stephen and Helen	Nugent,	GRANT	18/07/2018	16/10/2018	APPLICATION FINALISED	the construction of 266sqm extension, with a ground floor of 206sqm and a mezzanine of 60sqm, connection to existing services and all associated site works to the side of our existing industrial unit .....	Unit Q2, Nugent Manufactu, M7 Business Park, Newhall
18925	2018	Enfer	Scientific ULC	GRANT	24/09/2018	09/11/2018	APPLICATION FINALISED	The development consists of retention permission for a change of use of 194m2 existing warehouse to light industrial with ancillary offices; retention permission for 83m2 of light industrial at first .....	Unit T,M7 Business Park, Newhall, Naas
181275	2018	Dermot	Murphy	GRANT	07/12/2018	28/01/2019	APPLICATION FINALISED	(a) Planning permission for single storey extension to side (east) elevation and single storey extension to rear (south) elevation of existing semi-detached cottage. (b) minor internal alterations wit.....	Sakura Cottage, Newhall, Naas

File Number	Year	Forename	Surname	Decision	Decision Date (MO)	Grant Date	Status	Description	Full Address
191003	2019		Wilton Scrap Metals Ltd., T/A Dolly Skip Hire,	GRANT	22/09/2020	28/10/2020	APPLICATION FINALISED	proposed expansion of their existing 'Waste Processing and Transfer Facility' located at Unit M1, Osberstown Industrial Park, Osberstown, Naas, Co. Kildare, W91 FXP7. The proposed development will con.....	Unit M1, Osberstown Industrial , Osberstown, Naas
20702	2020		Brian Noone Limited,	GRANT	09/09/2020	15/10/2020	APPLICATION FINALISED	change of use of existing (vacant) yard (former cattle mart) to industrial storage yard along with a security hut, on-site treatment facility and percolation area, 2.4m high fencing to the north-east .....	Former Cattle Mart, Caragh Road, Naas
211426	2021	Liam	Young	GRANT	26/11/2021	12/01/2022	APPLICATION FINALISED	for the construction of a 2.4m high paladin fence on the south west & north west boundary of the site & all ancillary site works	BNL Science Ltd, Unit S, M7 Business Par, Newhall, Naas
21596	2021		Cignal Infrastructure Ltd	GRANT	23/06/2021	17/08/2021	APPLICATION FINALISED	an existing 25 metre high telecommunications support structure together with associated ground equipment cabinets within a fenced compound	M7 Business Park, Newhall (Ed Ladytown) , Naas
22692	2022	Sean	Dunne	GRANT	26/07/2022	09/09/2022	APPLICATION FINALISED	retention permission is sought for a 106sqm first floor mezzanine storage area within an existing industrial unit and all associated site works	Unit J6 M7 Business Park, Newhall, Naas

### Unauthorized Development Sites Overlapping 50m Buffer of PPS

File Number
DL0123
UD5397
UD6472

## Heritage

### RPS Sites Within 500m Buffer of PPS

RPS Number	Structure	Distance From PPS to Point (From Closest Node in Site)
NS19-092	Decoy Hill, Osberstown	345m

### SMRs Within 500m Buffer of PPS

Reference Number	Monument Type	Distance From PPS to Point (From Closest Node in Site)
KD00545	Mound	353m
KD00560	Fulacht fia	0m
KD02680	Fulacht fia	209m

### SMR Zones Overlapping PPS

Reference Number
R148057

## Natural Heritage

### SACs Within 15km of PPS

Site Code	Site Name	Distance From PPS to Site (From Closest Node in Each)	Direction (Degrees)	Direction (Cardinal/Ordinal)
000391	Ballynafagh Bog SAC	8.437km	333°	NW
000396	Pollardstown Fen SAC	8.87km	246°	SW
000397	Red Bog, Kildare SAC	11.019km	104°	E
001387	Ballynafagh Lake SAC	7.242km	317°	NW
002331	Mouds Bog SAC	5.091km	266°	W

### SPAs Within 15km of PPS

Site Code	Site Name	Distance From PPS to Site (From Closest Node in Each)	Direction (Degrees)	Direction (Cardinal/Ordinal)
004063	Poulaphouca Reservoir SPA	11.924km	122°	SE

### NHAs Within 15km of PPS

Site Code	Site Name	Distance From PPS to Site (From Closest Node in Each)	Direction (Degrees)	Direction (Cardinal/Ordinal)
001393	Hodgestown Bog NHA	10.947km	328°	NW

## pNHAs Within 15km of PPS

Site Code	Site Name	Distance From PPS to Site (From Closest Node in Each)	Direction (Degrees)	Direction (Cardinal/Ordinal)
000391	Ballynafagh Bog	8.437km	333°	NW
000392	Curragh (Kildare)	9.224km	221°	SW
000393	Liffey Valley Meander Belt	10.152km	152°	SE
000395	Mouds Bog	5.091km	266°	W
000396	Pollardstown Fen	8.873km	251°	W
000397	Red Bog, Kildare	10.851km	105°	E
000731	Poulaphouca Reservoir	11.925km	122°	SE
001387	Ballynafagh Lake	10.046km	327°	NW
001391	Donadea Wood	12.098km	347°	N
001394	Kilteel Wood	11.118km	80°	E
001395	Liffey At Osberstown	0.8km	18°	N
001396	Liffey Bank Above Athgarvan	8.333km	204°	SW
001759	Newtown Marshes	13.521km	156°	SE
002104	Grand Canal	0.632km	145°	SE

## Wetland Sites Within 1km of PPS

Site Code	Site Name	Distance From PPS to Site (From Closest Node in Each)
239	CORBALLY BRANCH	0.633km
42	LIFFEY AT OSBERSTOWN cNHA - RIVER LIFFEY	0.8km

## Land Use

### Land Use Zoning Overlapping PPS

Zone GZT Code	Zone Name
H	Industry and Warehousing
P	Data Centre

## Landscape

### Landscape Character Areas Overlapping PPS

<b>Name</b>
Northern Lowlands

### Landscape Sensitivity Areas Overlapping PPS

<b>Name</b>
Low Sensitivity

## Infrastructure

### National/Regional Roads Within 50m of PPS

<b>Road Number</b>
M7
R409

### ESB High Voltage Lines Within 50m of PPS

Voltage	Distance From PPS to Site (From Closest Node in Each)
110KV	0km
220KV	0km

### Renewable Energy Sites Within 1km of PPS

Planning Application Number	Renewable Type	Distance From PPS to Site (From Closest Node in Each)
2460787	Data Centre	0km

## Environmental

### EPA River Network Within 100m of PPS

EPA Code	EPA Name	Rwb cd
09Y01	YEOMANSTOWN	IE_EA_09L011200

### Flood Data Overlapping PPS: 0.1% AEP Future High Range

<b>Overlapping</b>
Yes

### Flood Data Overlapping PPS: PFRA Pluvial Indicative 0.1 AEP

<b>Overlapping</b>
--------------------

**Overlapping**

Yes



## **Planning Report**

**ACP Planning Number: ACP-323929-25**

**Applicant:** Herbarta Limited

**Address:** Halverstown, Naas, County Kildare

**Date:** 19/01/2025

**Description: Proposed development of a 110kV GIS grid substation, the undergrounding of existing 110kV transmission line and ancillary development.**

### **Documents Reviewed**

The KCC Transport, Mobility and Open Spaces Department has reviewed the following documents as part of our assessment and to inform our recommendation

Planning Report prepared by RPS

EIAR – Non-Technical Summary prepared by RPS

EIAR – Volume 1 Chapter 12. Traffic and Transportation

EIAR – Appendix 12.1 Transport Assessment prepared by Systra

EIAR – Appendix 12.2 Microsimulation Assessment Report and Findings prepared by Systra

EIAR – Appendix 4.2 J Road Safety Audit prepared by Bruton Consulting Engineers

EIAR – Appendix 4.2 L Mobility Management Plan

EIAR – Appendix 4.6 Construction Traffic Management Plan

### **Assessment**

Herbata Ltd is seeking approval for two linked applications which together form a single overall project:

- This current SID application Strategic for a new 110kV GIS grid substation and associated transmission line works.
- Data Centre Planning Application, a six-building data centre campus Planning Ref. 2460787 currently under appeal

From a Roads perspective most roads, traffic, access, and transport upgrades relate to the Data Centre application, not this current SID substation.

The substation itself does not have its own independent access from the public road as it uses the data centre access junction off the R409 and the data centre's internal road layout to access the substation site.

The substation:

- Sits inside the overall campus
- Uses the access and roads delivered by the data centre
- Generates minimal independent traffic – once operational

- Requires no standalone public road works apart from the undergrounding of the 110kV line on the R409

EIAR Chapter 12 confirms that the ESB substation forms an integral part of Phase 1 of the construction programme - 'Phase 1 – January 2025 – September 2028. Chapter 12 assesses the impact of construction traffic arising from all Phase 1 Works, including the ESB substation, concluding that the peak construction period level of traffic is predicted as 47 vehicles per day.

The Transport Assessment (TA) submitted with this SID application does not specifically consider the proposed substation; it assesses the data centre only. However construction traffic volumes noted on the Construction Traffic Management Plan are low and do not trigger TII thresholds for a detailed TTA for the SID works.

Furthermore, construction impacts are largely addressed in the CTMP, and operational traffic is negligible. SID works in the public road relate only to trenching / HDD under the R409, which can be controlled via conditions

The Microsimulation Assessment Report evaluates traffic impacts associated with the proposed Data Centre. The substation is not a traffic-generating component within the assessment. All traffic inputs in the model relate solely to the data centre operations, not to the electrical substation. Typically, electrical substations, once built, require only occasional maintenance visits, typically 1–2 vehicles per month and therefore do not contribute to operational traffic demand in any material way.

The Construction Traffic Management Plan covers the entire Herbata Data Centre Campus development, including the grid substation and associated 110 kV works. The CTMP explicitly puts the ESB 110 kV substation in Construction Phase 1 with an indicative programme from Q3 2025 to Q1 2026. It also lists estimated construction traffic for that element at 403 construction vehicle trips per month and a peak of 19 trips per day for the substation workstream.

The Road Safety Audit (RSA) submitted is a Stage 1 RSA for the public-road elements of the proposed Data Centre. Items audited include the new priority access junction, cycle and pedestrian facilities across the M7 overbridge, a bus lay-by, safety barriers/parapets, and public-lighting locations—each located on, or directly interfacing with, the public road network.

All items identified in the Audit should be addressed, as the substation obtains access through the same junction serving the Data Centre.

In addition, a Road Safety Audit should be submitted for the internal road layout serving the substation, as this element has not been assessed in the submitted Stage 1 RSA.

Stage 3 Audit will be required on completion of the Works.

### **Recommendation**

The Roads and Transportation Section has no objection to the proposed Strategic Infrastructure Development, subject to the Board attaching the following conditions, should it be minded to granting approval:

1. All works involving excavation, trenching, ducting or directional drilling within or under the R409 shall be carried out under a Road Opening Licence submitted through the MRL system to the Naas Municipal District Office.

The licence application shall demonstrate compliance with:

- Guidelines for Managing Openings in Public Roads (Purple Book 2017);
- Chapter 8 Traffic Management Guidelines;
- Contractor competence and insurance requirements.

**Reason:** In the interest of pedestrian, cyclist and vehicular safety and proper planning.

2. Prior to commencement, the developer shall submit a SID-specific Construction Traffic Management Plan (CTMP) for agreement with the Roads Authority, based on the methodologies of the EIAR and the submitted CTMP (Appendix 4.6).

The CTMP shall include:

- a) Construction haul routes to the R409 (HGVs  $\approx$  47/day peak)
- b) Methodology for lane closures and safe management of vulnerable road users on the R409
- (c) Temporary traffic control signage in accordance with DTTAS Traffic Signs Manual
- (d) Timing of works to avoid peak hours (as per EIAR Ch. 12.3.1)
- (e) Construction staff parking entirely within the site
- (f) Procedures for abnormal loads, if required.

**Reason:** To ensure safe traffic management during SID works.

3. A SID-specific Construction Environmental Management Plan shall be submitted for written agreement, addressing environmental and noise/dust controls during R409 cable works and substation construction.

**Reason:** In the interest of environmental protection and proper planning.

4. A full time Resident Engineer shall be provided and funded by the Developer to supervise the road works on the R409 Regional Road. The appointment of a full time Residential Engineer shall be the subject of the written agreement of the Planning Authority.

**Reason:** Full time supervision of the works is deemed to be necessary given the scale and extent of these works and the potential traffic disruption on the R409 Regional Road.

5. Developer shall act as client for the purposes of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (within the meaning of that term as therein defined) for the road works on the R409 Regional Road.

**Reason:** In the interest of proper health and safety management for the project.

6. Prior to commencement of development, the Developer shall submit the names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage for the road works on the R409 Regional Road, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations, to the KCC Transport, Mobility and Open Spaces Department. These details shall be the subject of the written agreement of the Planning Authority.

**Reason:** The KCC Transport, Mobility and Open Spaces Department requires this information so that any complaints or queries received about the project, particularly in relation to road traffic matters, can be forwarded to the appropriate person.

7. The Developer shall liaise with the KCC Transport, Mobility and Open Spaces Department in relation to the procurement of a competent contractor to carry out the road works on the R409 Regional Road. The procurement of a competent contractor shall be the subject of the written agreement of the Planning Authority.

**Reason:** The KCC Transport, Mobility and Open Spaces Department is responsible to ensure that a reputable and competent contractor is employed to carry out the road works on the R409 Regional Road.

8. The timing of SID construction works within or affecting the R409 shall be coordinated with the R409 improvement works permitted under Reg. Ref. 24/60787 (ACP-323677-25). Any temporary removal or alteration of R409 footpath/cycleway elements shall be reinstated to KCC standards and agreed with the Naas Area Office.

**Reason:** To ensure the safe implementation of both consents.

9. Prior to the commencement of development, the developer shall engage in writing with the Naas Municipal District Engineer and arrange for necessary inspections to be carried out on the roads in the vicinity of the site so as to address issues of road deterioration due to heavy construction traffic.

**Reason:** It is considered appropriate that the developer should carry out repair work to roads in the area, to which damage has been caused as a direct result of heavy construction traffic serving the development. It is important in that regard that the Naas Municipal District Engineer be involved in inspections carried out.

10. Prior to the commencement of development, the Developer shall obtain a licence for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.

**Reason:** In the interests of pedestrian and traffic safety, proper planning and sustainable development.

11. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the development site during the construction phase. The Developer shall arrange for vehicles leaving the site to be kept clean, and for road sweeping by mechanical sweeper to take place as required.

**Reason:** In the interest of traffic safety.

12. All contractor parking, storage, loading and unloading shall occur within the site and not on the public road network.

**Reason:** In the interest of traffic safety.

13. Construction works affecting the public road shall be limited to:

- 08:00–18:00 Monday–Friday
- 08:00–13:00 Saturday

No works shall occur on Sundays or public holidays unless approved.

**Reason:** To protect amenity and maintain traffic safety.

14. No surface water from the SID works shall discharge onto the public road network, footpaths or verges.

**Reason:** To prevent road safety hazards.

15. The development shall not impair existing land or road drainage.

**Reason:** To prevent interference with existing land or road drainage in the interest of proper development.

Signed:

  
\_\_\_\_\_

Date: 22/01/2026

A. Keaveney,

Senior Executive Engineer.

**Reference Number: ACP-323929-25 SID**

**Environment Section**

**Name of applicant: Herbata Limited**

**Planning Report**

### **Preamble**

The Environment Section have reviewed and assessed the following case documentation on the ACP website for case reference:VA09.323929:

- SID Planning Report prepared by RPS
- NIS
- In particular the following sections of the EIAR and EIAR Addendum
  - ❖ Chapter 6 Lands and Soils
  - ❖ Chapter 7 Water and Hydrology
  - ❖ Chapter 8 Air Quality
  - ❖ Chapter 9 Noise and Vibration (Noise only section assessed)
  - ❖ Chapter 13 Material Assets – Built Services
  - ❖ Chapter 15 Human Health
  - ❖ Chapter 16 Climate Change

### **Assessment**

The Environment Section consider the submitted documentation to constitute a reasonable basis for making this SID application and agree in principle with the proposed mitigation measures to be implemented as outlined within the Chapters of the EIAR stated above.

### **No objection subject to the following conditions:**

1. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.  
**Reason:** In the interest of public health and the use of best practice guidelines in order to avoid pollution.
2. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “*EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

**Reason:** In the interest of proper planning and sustainable development.

3. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

5. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:

- a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
- b. There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location.

A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

6. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

8. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

9. Developer to note that the importation of waste Soil & Stone for the purposes of land-raising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.  
**Reason:** In the interest of public health and the use of best practice guidelines in order to avoid pollution.
10. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 “*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*” for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:
- (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
  - (b) The location and design of any proposed mitigation measures; and
  - (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.
- Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.
11. If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.  
**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.
12. The EIAR submitted by the applicant has screened for all areas of potential environmental impact, and has outlined proposed measures to either minimize or control any envisaged impacts. This has been duly noted and accepted by the Planning Authority.  
**Reason:** In the interest of public health, to avoid pollution and to ensure proper development.

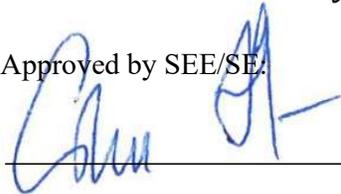
Inspector:

Date:

Morgan O Flaherty

22/01/2026\_\_\_\_\_

Approved by SEE/SE:

 SEE

Date:

23/1/2026\_\_\_\_\_

## **Comments from the Heritage Unit for ACP-323929-25**

Following my review of the NIS and EIAR for Development: ACP 323929 25 – Proposed development of a 110 kV GIS grid substation, the undergrounding of an existing 110 kV transmission line, and associated ancillary works, located in the townland of Halverstown, Naas, County Kildare, I have no further comments.

The principal biodiversity issues identified previously related to the Data Centre application, and not to the current proposed development of the 110 kV GIS grid substation and associated transmission line works.

Kind Regards

Mary

Mary JG. O'Connor

Executive Ecologist

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I wish to confirm that I have no comments to make on **ACP-323929-25 182A(1) ACP SID Application Notification 100 kV GIS Grid Station 15.12.25**

regards

Dara Wyer

**Heritage Officer**

Heritage and Nature Team | Forward Planning | Kildare County Council

Áras Chill Dara | Devoy Park | Newbridge Road| Naas | Co. Kildare | W91 X77F

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**Kildare County Council**

Fire Service,  
Central Fire Station,  
Newbridge,  
Co. Kildare.  
W12 PW70



**Comhairle Chondae Chill Dara**

Seirbhís Dóiteáin

Phone: 045 454800  
Fax: 045 432530

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Planning Dept.,  
Kildare County Council

23<sup>rd</sup> January 2026

File Num: ACP-323929-25

Applicant Name: Herbarta Limited

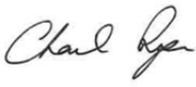
Development Address: Townland of Halverstown, Naas

A Chara,

Kildare Fire Service has no objection to this planning application subject to the following conditions:

1. The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Mise, le meas,

*PP* 

**NIALL O'RIORDAN**  
**A/CHIEF FIRE OFFICER**

**Catherine Howard**

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**From:** KCC <KCC@kildarenrdo.com>  
**Sent:** Wednesday 21 January 2026 16:20  
**To:** ACPreferrals  
**Cc:** KCC  
**Subject:** RE: NRO850 - Planning Post In 22.12.2025 - An Comisiún Pleanála - ACP-323929-25  
182A(1) ACP SID Application Notification 100 kV GIS Grid Station - 15.12.25

**\*Warning from Kildare County Council IT Department\***  
**CHECK.**

**STOP. THINK.**

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I can confirm the National Roads Office have no comments to make on the above application.

Many thanks  
Aideen Millard

**Aideen Millard**  
Clerical Officer

**Kildare County Council National Roads Office | Block B, Maudlins, Naas, County Kildare W91 T864**  
**Direct line:** +353 (0) 45 988 910 | **Office Ph:** +353 (0) 45 988 900  
**email:** [amillard@kildarenrdo.com](mailto:amillard@kildarenrdo.com)



Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo.

Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais.

\*\*\*\*\*

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