Walterstown 110 kV Substation

PECR Appendix 1.1 - Team Credentials

December 2025

1.1 Team Credentials

Chapter	Lead Author	Qualifications	Background
4. Population and Human Health	Niamh Roche	B.Sc. (Hons) Environmental Full Member of Institute of Environmental Science (MIEnvSc) Practitioner Member of the Institute of Sustainability and Environmental Practitioners (PISEP) Chartered Environmentalist (CEnv)	Niamh has over 18 years' experience in the environmental and energy sector. Woking on a wide range of projects from pre-planning to the construction design phase. She has considerable knowledge of key issues and requirements particularly within the fields of energy infrastructure and strategic planning. Niamh Is an experienced project manager of multidisciplinary project teams through the preliminary design, environmental assessment and statutory approval processes for energy infrastructure projects in Ireland.
	Rhiannon Izzard	B.Sc. (Hons) Environmental Geoscience (with Placement year) Practitioner Member of the Institute of Sustainability and Environmental Practitioners (PISEP)	Environmental and sustainability consultant with over five years' professional experience in carrying out environmental assessments and co-ordination for small and large scale infrastructure projects in the UK and Ireland including water, electricity transition and generation and rail. She is experienced in Strategic Environmental Assessments, Sustainability Appraisals and Environmental Impact Assessment Reports. Rhiannon holds Practitioner Membership with the Institute of Sustainability and Environmental Practitioners.
5. Air Quality	James Brookes	MSc Air Pollution Management and Control BSc (Hons) Environmental Science	James is an environmental scientist with over 10 years' consultancy experience specialising in air quality. James is experienced in undertaking air quality assessments, utilising both monitoring and advanced detailed dispersion modelling techniques for projects including major highway development schemes, small and large scale power generation projects, strategic assessments, environmental permit applications, EIARs and international ESIAs. James has undertaken many air quality assessment for power generation projects both in Ireland and internationally, some of which include Belcamp Peaking Plant in Ireland, Huntstown Power Station Expansion in Ireland, Tilbury Energy from Waste in the UK, Stanley Power Station in The Falkland Islands, Fujairah F3 Independent Power Plant in the UAE and CHP5 in Mongolia.
6. Climate	Alex Greenwood	MSc Environmental Management BSc Biological Sciences (Environmental Biology);	Alex Greenwood is an MSc qualified Chartered Environmentalist specialising in carbon management and assessment, a Member of the Institute of Sustainability & Environmental Professionals (ISEP) with over 15 years' environmental assessment experience. She has multisector experience, including working on major transport and power sector projects. Alex has considerable experience of delivering and reviewing climate mitigation assessments, as well as in data management and assessment for carbon footprinting and managing carbon reduction. Alex was the technical lead for the climate assessment for the Celtic Interconnector project.

Chapter	Lead Author	Qualifications	Background
7. Noise and Vibration	Andrew Monk-Steel	MSc Automotive Dynamics, Noise and Vibration – Institute of Sound and Vibration Research, University of Southampton (1999) BEng (Hons) Mechanical Engineering Design – University of Huddersfield (1995) Chartered Engineer (2009) Member of the Institute of Acoustics (2005)	Andrew Monk-Steel is a noise and vibration specialist with over 25 years post-graduate experience of assessment of the environmental noise and vibration impacts associated with the power & energy, transportation, utilities and urban development projects, and research and development in the rail and automotive industries. Andrew has broad experience in the noise and vibration aspects of power and energy projects in the UK, Ireland and worldwide, and in assessments in accordance with World Bank/IFC standards.
8. Biodiversity	Roger Macnaughton	MSc Environmental Sciences BSc Zoology and Ecology	Roger is a qualified and experienced environmental consultant specialising in ecology. He has over 19 years' professional experience in the environmental consultancy sector and an additional seven years of primarily research-based experience in freshwater and marine ecology. He specialises in the delivery of Ecological Impact Assessment (EcIA) and Appropriate Assessment (AA) for a broad range of projects potentially affecting; terrestrial, freshwater and marine ecology. His project related experience to date includes two 400kV overhead lines, five 110kV overhead lines, overhead line up-rates, electricity substations, underground power cables, 35 terrestrial wind farms, two marine wind farms and five solar farms.
	Siún Ní Cheallaigh	MSc Ecological Management and Conservation Biology BSc Zoology	Siún is an Ecologist with over 4 years of professional experience in ecology. She has prepared Appropriate Assessments (AA) Screening Reports and Natura Impact Statements (NIS) reports for a variety of projects. Siún has experience carrying out walkover field surveys for protected species including birds, mammals and amphibians. She also has experience performing Fossitt (2000) habitat surveys, breeding bird surveys, wintering bird surveys, and marine mammal surveys.
9. Surface Water Resources and Flooding	Aastha Sethi	Advanced Diploma in Planning and Environmental Law, 2022 MSc Environmental Sciences, 2019 BPlan Urban Planning, 2018 Member of the Institute of Sustainability and Environmental Practitioners (ISEP)	Aastha is a Senior Environmental Scientist with over 6 years' experience in carrying out and coordination of environmental assessments for large scale infrastructure projects including energy generation, electricity transmission, water, wastewater, road and rail. She is experienced in Environmental Impact Assessment Reports, environmental and social constraints assessments, site selection, route options appraisal, environmental and planning assessments, flood risk assessment, stakeholder and landowner engagement and submission of various planning applications types; standard [Section 34] applications, local authority own development, Strategic Infrastructure Development (SID) as well as planning applications through other consenting regimes (Roads Act, Transport (Railway Infrastructure) Act).
	Laurence Cload	MEng Civil and Structural Engineering, University of Sheffield, 2000	Laurence is a Chartered Civil Engineer with over 16 years' experience of managing and engineering small and multi-million pound coastal and river structures throughout the UK and overseas. Experienced in a wide variety of modelling packages, including TUFLOW, ISIS, Flood Modeller, HECRAS, MIKE11, MIKE21 and SWAN software, working in and managing multi-disciplined teams as a hydraulic advisor

Chapter	Lead Author	Qualifications	Background
			and leading teams in the delivery of flood alleviation schemes. Worked closely with both private and public sector clients from small projects to those with a multimillion pound value. Responsible for the supervision of construction works and has a strong background in Visual Basic programming which is used in all aspects of work.
	Csanad Godor	MSc in Infrastructure Engineering, Budapest University of Technology and Economics, 2017 BSc in Civil Engineering, Budapest University of Technology and Economics, 2015	Csanad is a Flood Risk Engineer with 7 years of experience in the water engineering field. Initially worked in Hungary on a dam project and on the hydromorphology aspects of the Rhine – Danube transport corridor as designer and worked for two years on road drainages as designer. He also worked as a flood modeller on the Flood Directive of Romania. As a consultant engineer, he is a planning advisor for the flood risk team of the City of Edinburgh Council since 2023 and also worked on flood studies in Edinburgh.
	Niamh Roche	As detailed above.	As detailed above.
10. Land, Soil, Geology and Hydrogeology	Julie Southall	MSc Land Reclamation and Restoration, University of Cranfield; BEng (Hons) Environmental Engineering, University of Cardiff; CL:AIRE Qualified Person for Materials Management Plans (2015 – 2018).	Julie Southall is a Senior Associate in contaminated land with over eighteen years' experience and chartered through the Chartered Institute of Water and Environmental Management (CIWEM). Project experience includes working on large and small Environmental Impact Assessments including DCO projects such as Cambridge wastewater treatment relocation and national infrastructure projects such as Thames Tideway Tunnel. Experience relates to soils, geology and contaminated land EIA scoping and Environmental Statements including identification of potentially significant impacts and appropriate mitigation measures. Julie also has experience in contaminated land risk assessment and producing remediation strategies as part of the planning process.
	Alex Crow	MSc Hydrogeology, University of Birmingham, 2010 (with Distinction) BSc (Hons) Geology, University of Bristol, 2009	Alex is a chartered (CGeol) hydrogeologist with 15 years post graduate experience in water resources, contaminated land and civil engineering including work in the Republic of Ireland and the United Kingdom. Alex has led numerous environmental assessments including PECR and EIAR.
11. Architecture, Archaeology and Cultural Heritage	Ciarraí O'Sullivan (Rubicon Heritage Services)	MPhil in Archaeology University College Cork 2018 Bachelor of Arts (Joint-Archaeology & History) University College Cork 2015	Ciarraí has worked as a professional archaeologist since completing her Mphil in archaeology at UCC in 2018. Ciarraí has a well-grounded knowledge of Irish archaeology, both practically and academically. Flagship projects have included her involvement with the M28 Ringaskiddy Road Project excavations, and her Mphil thesis- Territory and community in early medieval Ireland: a landscape project of the Tuatha of Ui Chonaill.
12. The Landscape	Richard Barker (Macro Works)	Irish Landscape Institute Professional Practice Qualification – 2005 MLA – Lincoln University – 2003 PG Diploma Forestry – Canterbury University - 1996 BA Environmental Science – Massey University – 1995	Richard manages the LVIA department in Macro Works undertaking assessment work on a broad spectrum of projects from wind and solar energy to roads and large scale industrial and infrastructural development. Richard has personally completed the landscape and visual assessment of over 90 wind farms 80 solar farms and numerous other commercial and infrastructural projects including more than a dozen SID projects. Consequently, he has considerable oral hearing training and expert witness experience.

Chapter	Lead Author	Qualifications	Background
13. Road and Traffic	John Dooley	IEng, MICE (Incorporated Engineer (1993), Member of the Institution of Civil Engineers (2001))	Project Principal and Chartered professional. He has extensive knowledge and experience of public transport, public realm, active travel (cycling and walking), bus priority, traffic and highway engineering schemes leading and collaborating within multi-disciplinary teams, with 30 years + working within local government but predominantly the private sector. An expert in the field of road safety engineering and audit, with significant UK and overseas experience; due diligence, collision reduction engineering, auditing and lecturing
14. Material Assets including Waste	Diskit Dolkar	MSc Environmental Science, Trinity College Dublin, 2020 BSc Life Sciences, University of Delhi, 2018 Member of the Institute of Environmental Management and Assessment	Diskit has over 4 years' experience in the environmental sector with specialism in scientific report writing such as Environmental Impact Assessment reports, and GIS systems. She has experience in preparation and coordination of environmental and planning reports across diverse sectors including transport, rail, water services and residential development. Diskit also has experience in coordinating and carrying out stakeholder consultation/engagement for various project phases.
	Niamh Roche	As detailed above.	As detailed above.

MOTT MACDONALD

Energy for generations

Walterstown 110 kV Substation

PECR Appendix 1.2 - SID Determination

December 2025

Our Case Number: ABP-320535-24

An Bord Pleanála

ESB
Engineering and Major Projects
One Dublin Airport Central
Dublin Airport
Cloghran
K67 XF72

Date: 31 October 2024

Re: Proposed development of a new 110kV/38kV/MV substation on a site located approximately 3km west of Hansfield Rail station
in the townlands of Walterstown and Dunboyne, County Meath.

Dear Sir / Madam,

Please be advised that following consultations under section 182E of the Planning and Development Act 2000, as amended, the Board hereby serves notice that it is of the opinion that the proposed development **falls within the scope of section 182A** of the Planning and Development Act 2000, as amended. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 182A of the Planning and Development Act 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Bord Pleanála under section 182A(1) of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage
2. Minister for the Environment, Climate and Communications
3. Meath County Council
4. Kildare County Council
5. Commission for the Regulation of Utilities

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

6. Transport Infrastructure Ireland
7. Uisce Éireann
8. Inland Fisheries Ireland
9. Office of Public Works
10. An Taisce
11. Heritage Council
12. An Chomhairle Ealaíon
13. Fáilte Ireland

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Board and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As a meeting was not required, a refund of 3,500 will be sent to you in due course.

The following contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Judicial review of An Bord Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Board. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area

Teil	**Tel**	(01) 858 8100		
Glao Áitiúil	**LoCall**	1800 275 175		
Facs	**Fax**	(01) 872 2684	64 Sráid Maoilbhríde	64 Marlborough Street
Láithreán Gréasáin	**Website**	www.pleanala.ie	Baile Átha Cliath 1	Dublin 1
Ríomhphost	**Email**	bord@pleanala.ie	D01 V902	D01 V902

and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Board or email sids@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,

pp HCM

Raymond Muwaniri
Executive Officer
Direct Line: 01-8737125

VC11A

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Bord Pleanála

Board Direction
BD-017980-24
ABP-320535-24

The submissions on file and the inspector's report were considered at a Board Meeting held on 23/10/2024.

The Board decided that the prospective applicant, ESB, be informed that the proposed 110/38/20kV/MV electrical substation on lands situated in the townland of Walterstown, Dunboyne, County Meath, as set out in the plans and particulars received by An Bord Pleanála on the 12th August 2024 falls within the scope of section 182A of the Planning and Development Act 2000, as amended, and that a planning application should therefore be made directly to the Board.

The applicant shall be informed that the application documentation should be forwarded to the following prescribed bodies:

- Minister for Housing, Local Government and Heritage
- Minister for the Environment, Climate and Communications
- Meath County Council
- Kildare County Council
- Commission for the Regulation of Utilities
- Transport Infrastructure Ireland
- Uisce Éireann
- Inland Fisheries Ireland
- Office of Public Works
- An Taisce
- Heritage Council

- An Chomhairle Ealaíon
- Fáilte Ireland

Further notifications should also be made, where deemed appropriate.

Board Member _____ **Date:** 25/10/2024

Peter Mullan

MOTT MACDONALD

Energy for generations

Walterstown 110 kV Substation

PECR Appendix 2.1 - Planning History in Respect of Proposed Development

December 2025

2.1 Planning History in Respect of Proposed Development

Table 1: Planning History – Local Authorities

Planning Authority	Reference	Description	Approx distance (km)	Grant date
Kildare County Council	16406/ ACP Pl 09.246905	Replacement and relocation of an electrical switchroom serving the Fab 10 facility. The replacement switchroom is single storey 25.2m by 12.2m by 9.8m high, and will be located in the utilities yard to the rear of the Fab 10 manufacturing facility. The replaced switchroom will be decommissioned and demolished as part of these works. The Intel Ireland production site is licensed under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act, 204) and the Intel Ireland production site is an establishment within the meaning of the European Communities (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2006.	2	15/11/2016
Kildare County Council	191229	A)Construction of a Maintenance Station-Aviation Industry light industrial unit on two levels consisting of a process area of 2,808sqm and office, training facilities and ancillary areas of 912sqm with a total floor area of 3,720sqm; B)the provision of a secure yard to the north-west of the new building with secure 2.5m high mesh fencing and access gates within the boundary fencing; C) new access road, approximately 74 metres long, on Kildare County Council lands to the north-west of the site including street lighting and access control barrier D) construction of ESB sub-station on the western corner of the site outside the boundary fence. E) associated site works including car parking for 80 cars, bicycle parking for 40 bicycles , boundary treatment and hard and soft landscaping	6	03/07/2020
Kildare County Council	2011	to alter the existing Moneycooly-Kilcock 38kV line at Mullen Park, Straffan Road, Greenfield, Co. Kildare. The proposed alteration will be carried out over the Townland of Moneycooly, Co. Kildare and will involve undergrounding sections of the above mentioned overhead 38kV line to facilitate the development of a previously permitted housing development Ref: 18/761 & 18/762. The proposed alteration will comprise of One (1) lattice steel tower, of maximum height 15 metres. The existing overhead line consists of three overhead steel reinforced aluminum conductors. Four (4) existing wooden pole sets and the associated overhead wires will be removed as part of the alteration	7	13/07/2020
Kildare County Council	20306504	STRATEGIC HOUSING DEVELOPMENT (ABP Decision) The demolition of an existing agricultural structure on site and the provision of a new vehicular access onto the R405 Regional Road (Celbridge-Maynooth) to serve the proposed residential development that consists of 372 no. new residential units, comprising the following: • 122 No. Apartments arranged in 2 no. Apartment blocks of 4-storey height comprising 46 X 1 bed units (measuring either 49.4sqm or 52sqm in Gross Floor Area (GFA) and 76 X 2 bed units (ranging in size from 67.3sqm to 82.8sqm GFA each). • 12 no. 1 bed Maisonettes (own door apartments), measuring 61sqm GFA (Unit Type A2) or 53.8sqm (Unit Type A1). • 20 no. Duplex units, comprising 10 X 1 bed units, measuring 54sqm GFA (Unit Type A3) and 10 x 2 bed units, measuring 99.7 sqm GFA (Unit Types B2 and B3) • 218 no. houses, comprising a variety of housing sizes and forms to include: 20 X 2 bed/4 person, two storey terraced houses measuring 87.5sqm GFA (House Type B1) 88 X 3 bed/5 person, two storey terraced houses measuring 110.9sqm GFA (House Type C1) 8 X 3 bed/5 person, two storey semi-detached houses measuring 115.2sqm GFA (House Type C2)	6	03/09/2020

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		1 X 3 bed/5 person, two storey detached house measuring 115.2sqm GFA (House Type C3) 7 X 3 bed/6 person, three storey terraced houses measuring 124.6sqm GFA (House Type C4) 36 X 3 bed/5 person, two storey terraced houses measuring 102sqm GFA (House Type C5) 36 x 4 bed/7 person, two storey semi-detached houses measuring 133sqm GFA (House Type D1) 12 X 4 Bed/7 person, two storey, semi detached houses measuring 142.6sqm GFA (House Type D2) 10 X 4bed/8 person, three storey, terraced houses measuring 145.6sqm GFA (House Type D3) • A childcare facility is proposed at ground floor level of Apartment Block B (approx. 191sqm GFA) A total of 633 no. car parking spaces and 340 no. bicycle parking spaces are proposed. The proposed development also includes the provision of 2 no. ESB sub-stations, site and infrastructural works including foul and surface water drainage, attenuation areas, open space, boundary walls and fences, landscaping, lighting, internal roads, cycle paths, footpaths, and cycle and pedestrian connections to the R405 and the R449 Regional Roads.		
Kildare County Council	21360	a new wastewater pumping station with an underground emergency storage tank; inlet chamber, wet well chamber, valve and flow chambers; above ground welfare building, control kiosk, fixed lifting gantry, 1 No. odour control unit, security gate and fencing. All associated ancillary and enabling works including hardstanding, landscaping and site drainage. All the above is proposed on a site of approximately 0.1 hectares at lands to the north of Celbridge Road within the townland of Railpark	7	27/09/2021
Kildare County Council	211256	application for a 10 year permission for development on lands in the townland of Griffinrath, Celbridge. The development will consist of the construction of a solar PV farm with an operational life of 35 years comprising approximately 75,984 No. photovoltaic panels on ground mounted frames within a site area of 44.21 hectares and associated ancillary development including 10 No. transformer stations, approximately 124 No. string-inverters, 1 No. onsite 38kV substation building, 1 No. 40ft storage container building, 7 No. CCTV security cameras mounted on 4 metre high poles and perimeter security fencing (2 metres high), the construction of an internal hardcore access road between the solar panels and the site access, localised improvements to an existing agricultural access from the adjoining L5065 road to facilitate construction and operational phase access and, the installation of a 38kV underground electricity cable from the onsite 38kV substation to the 110kV Griffinrath substation ca. 0.75km to the southeast. A Natura Impact Statement has been prepared in respect of the proposed development. Revised by Significant Further Information which consists of an Aviation Glint and Glare Assessment Report, an Archaeological Report ; an amended Noise and Vibration Impact Assessment; a Traffic Report; drawings of cable locations and trench reinstatement and road closures and road diversion routes; a Stage 1/2 Road Safety Audit; updated drawings of the existing and proposed entrance and the proposed compound and temporary set down area; and a risk assessment of the hazards associated with a fire in or near the solar arrays.	6	08/08/2022
Kildare County Council	226	to amend the design of the approved development (Planning Reference 16/848) which comprises consent for a Solar PV Energy Development. Proposed amendments include: (1) Substation to increase in size and relocate; (2) Customer substation to be removed, (3) Storage container to relocate, (4) Transformer containers to relocate, increase in size and reduce in numbers, (5) Change in height and layout of deer fencing, (6) Reduction in height and number of CCTV cameras, (7) Slight alteration to the access tracks, (8) Change in height and angle of solar panels, (9) MW output to be reduced from 10MW to 8.2MW, and (10) Project lifetime proposed to be extended from 30 to 35	2	01/07/2022

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		years. Revised by Significant Further Information which consists of the duration allowed for the works permitted under planning application reference 16/848 is sought to be increased to 10 years from the date of the final grant of permission (9th March 2017); and Condition 18 is sought to be amended to allow construction of both Confey Solar Farm (16/848) and Towerhill Solar Farm (16/777 to occur at the same time		
Kildare County Council	22627	a 9.8 Ha site in the townlands of Moortown and Crodaun, Celbridge, County Kildare, including part of the carpark serving Blocks C and D of the M4 Interchange Business Park and a dwelling known as “Mariposa”. The lands are generally bounded to the north by the M4 Motorway; to the east by greenfield lands; to the south-east by the Celbridge Community School and M4 Business Park beyond; to the south and south-west by Unit 1 Esprit Logistics Park, the R405 with residential dwellings and Salesian College beyond; and to the west by Blocks C and D of the M4 Interchange Business Park. The development, which will have a gross floor area of 27,034 sq m, will comprise the demolition of an existing dwelling known as “Mariposa” (c.270 sq.m) and the construction of 11 No. Warehouse and Light Industrial units with ancillary offices, staff facilities and associated development as follows; Unit A (Warehouse) will have a maximum height of 16 metres with a gross floor area of 2,708 sq m including a warehouse area (2,221 sq m), ancillary office areas and staff facilities (487 sq m); Unit B (Warehouse) will have a maximum height of 16 metres with a gross floor area of 2,622 sq m including a warehouse area (2,296 sq m), ancillary office areas, and staff facilities (326 sq m); Unit E (Light Industrial) will have a maximum height of 10 metres with a gross floor area of 1,298 sq m including a warehouse area (1,151 sq m), ancillary office areas and staff facilities (147 sq m); Unit F (Light Industrial) will have a maximum height of 10 metres with a gross floor area of 1,237 sq.m including a warehouse area (1,097 sq m), ancillary office areas and staff facilities (141 sq.m); Unit G (Light Industrial) will have a maximum height of 10 metres with a gross floor area of 1,500 sq m including a warehouse area (1,359 sq m), ancillary office areas and staff facilities (141 sq m); Unit H (Light Industrial) will have a maximum height of 10 metres with a gross floor area of 1,789 sq m including a warehouse area (1,649 sq m), ancillary office areas and staff facilities (141 sq m); Unit I (Light Industrial) will have a maximum height of 16.2 metres with a gross floor area of 2,512 sq m including a warehouse area (2,222 sq m), ancillary office areas and staff facilities (290 sq m) ; Unit J (Light Industrial) will have a maximum height of 16.2 metres with a gross floor area of 2,868 sq m including a warehouse area (2,579 sq m), ancillary office areas and staff facilities (289 sq m); Unit K (Ware	6	29/06/2023
Kildare County Council	20307100	STRATEGIC HOUSING DEVELOPMENT (ABP Decision): 467 Residential Units. 199 No. Houses, 216 No. Apartments, 52 No. Duplexes, Childcare Facility, gym, café and retail unit and associated site works.	7	08/09/2020
South Dublin County Council	SD25A/0017W	Microsoft Ireland Operations Ltd. intend to apply for permission for development at the Microsoft Campus, Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22. The development will consist of the temporary provision of 9 No. generators (fuelled with Hydrotreated Vegetable Oil (HVO)) and associated site development works for a period to run concurrently with the lifespan of the permitted development under South Dublin County Council (SDCC) Reg. Ref. SD20A/0283 and SD21A/0203. The maximum height of the flue stacks associated with the generators is c. 30.95m. The temporary works will be removed when the permission expires. The application relates to a development which comprises or is for the purposes of an activity requiring an Industrial Emissions Licence. The use of the site is an establishment to which the European Communities (Major Accident	9	06/05/2025

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		Hazards Involving Dangerous Substances) Regulations 2006 as amended by the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 apply.		
South Dublin County Council	SDZ24A/0015W	THIS APPLICATION RELATES TO DEVELOPMENT WITHIN THE ADAMSTOWN STRATEGIC DEVELOPMENT ZONE (SDZ) AND IS SUBJECT TO THE ADAMSTOWN PLANNING SCHEME 2014, AS AMENDED. Hugh McGreevy & Sons Ltd and Tierra Ltd. intend to apply for planning permission for amendments to the Phase 2 residential development permitted under Reg. Ref.: SDZ19A/0008, as amended under Reg. Ref.: SDZ20A/0014 and Reg. Ref.: SDZ23A/0015, currently under construction, at a site located in the Tubber Lane Development Area within the Adamstown SDZ, Tubber Lane, Adamstown, Lucan, Co Dublin. The application site is located to the south of Tubber Lane Road, in the north-west of the Adamstown SDZ lands, to the south of Tubber Lane Road, east of the Celbridge Link Road, and north of Shackleton Drive. The proposed development relates to amendments to the permitted development to provide for 2 no. additional houses. The proposed development will consist of the following: • Construction of 1 no. 2 storey, 3 bed house to the side of No. 1 Hallwell Avenue, to increase the number of terraced units from 3 no. to 4 no., including private open space, in-curtilage car and cycle parking spaces, and associated amendments to the permitted No. 1 Hallwell Avenue end of terrace dwelling; • Construction of 1 no. 2 storey, 3 bed house to the side of No. 31 Hallwell Avenue, to increase the number of terraced units from 3 no. to 4 no., including private open space, in-curtilage car and cycle parking spaces, and associated amendments to the permitted No. 31 Hallwell Avenue end of terrace dwelling; • Associated amendments to the site layout, open space, landscaping, car parking, foul and surface water drainage, and services to provide for the proposed development; • All associated site development and ancillary works. The proposed amendment will increase the total number of residential units within the permitted Phase 2 residential development, as amended, from 172 no. units to 174 no. units.	5	08/07/2024
South Dublin County Council	SDZ24A/0027W	The development will consist of the development of "Central Boulevard Park" (one of four main parks proposed for the Adamstown SDZ). Works will involve detailed landscaping (hard and soft) of the new Park including provision of the following: · A variety of play areas (including Toddler Play Area, Teen Space (with basketball half-court and informal seating), Play Hillock, Earth Mounded Play Areas with Natural Play Elements). · Calisthenics area. · Flexible lawn spaces. · Seating and street furniture. · Bicycle parking (covered and uncovered). · SuDs features. · Retention of existing hedgerows and Oak tree within the application site with provision of new bridge link through the main hedgerow. Additional native hedgerow, tree and ornamental planting. · Paving, new accesses, and boundary treatments. · All associated site development, landscaping and services works to facilitate the development. The development will also comprise amendments to extant permission Ref. SDZ23A/0026 (as amended by Ref. SDZ24A/0011) to facilitate an integrated shared entrance plaza between the new park and the adjoining Aderrig 4 development to the north (and as per Condition 7 of Ref. SDZ23A/0026).	5	18/09/2024

Planning Authority	Reference	Description	Approx distance (km)	Grant date
South Dublin County Council	SDZ24A/0020W	The application is being made in accordance with the Adamstown Planning Scheme 2014 (as amended) and relates to proposed amendments to Phase 3 of development within the Aderrig Development Area of the Adamstown Strategic Development Zone. The amendments are proposed to the previously permitted residential development (Reg. Ref. SDZ22A/0014, Aderrig Phase 3) and principally include the introduction of a northbound bus stop and associated shelter and infrastructure north of the junction of permitted Road 9 and the Celbridge Link Road. The amendments also include: reconfiguration of parallel parking spaces and street tree locations, including the omission of 3 No. car parking spaces to accommodate the bus stop; segregation of footpath and cycle track south of permitted Road 9 to tie in with the same arrangement permitted farther south under Reg. Ref. SDZ22A/0007; minor changes to landscaping to accommodate the amendments; and all associated site and development works above and below ground. (Separate note: the site area stated below is rounded to 0.081 by the online application system.)	5	18/09/2024
South Dublin County Council	SDZ24A/0026W	THIS APPLICATION RELATES TO DEVELOPMENT WITHIN THE ADAMSTOWN STRATEGIC DEVELOPMENT ZONE (SDZ) AND IS SUBJECT TO THE ADAMSTOWN PLANNING SCHEME 2014, AS AMENDED.Hugh McGreevy & Sons Ltd and Tierra Ltd. intend to apply for planning permission at Hallwell within the Tubber Lane Development Area of the Adamstown SDZ, Tubber Lane, Adamstown, Lucan, Co Dublin. The application site is located to the south of Tubber Lane Road in the north-west of the Adamstown SDZ lands, east of the Celbridge Link Road, south of Hallwell Road and north of Shackleton Drive. The site is located in the southern part of the Phase 1 residential development permitted under Reg. Ref.: SDZ17A/0006, as amended under Reg. Ref.: SDZ18A/0005, Reg. Ref.: SDZ19A/0010, and Reg. Ref.: SDZ20A/0006, and relates to the site of the previously permitted Block E. The proposed development comprises 22 no. age friendly apartments and will consist of the following:•Construction of 22 no. age friendly apartment units (18 no. 1 bed units, and 4 no. 2 bed units) in a 5 storey apartment block (Block E), including ancillary communal and staff areas, private and communal open space;•Associated car and cycle parking, a pedestrian crossing, landscaping, foul and surface water drainage, and all services necessary to facilitate the development;•All associated site development and ancillary works. This application will supersede the previous permission for Block E (a 5 storey apartment block containing 18 no. apartments) under the Phase 1 residential development permitted under Reg. Ref.: SDZ17A/0006.The proposed development will increase the total number of residential units within the permitted Phase 1 residential development, as amended, by 4 no. from 175 no. to 179 no. units.	5	25/11/2024
South Dublin County Council	SD24A/0266W	The development will consist of works located outside the Clonburris SDZ relating to the "Stage 2" roads, public parks/open space areas and services infrastructure works (as part of a separate concurrent application) in respect of the northern part of the overall Clonburris SDZ lands comprising: A) The construction/upgrade of an underground surface water pipe from Griffeen Avenue along Griffeen Road to connect to the existing surface water pipe along with the upgrade of existing surface water pipe along Griffeen Glen Drive and adjoining open space area (for c. 450m), which will connect ultimately to the Griffeen River. B) Junction upgrade and junction tie in works to existing road layout at Balgaddy Road and Grange Castle Road, C) Junction upgrade and junction tie in works to existing road layout at Thomas Omer Way/Ninth Lock Road, Fonthill Road (R113), including slip road to the north; D) Junction upgrade and junction tie in works to existing road layout at Ninth Lock Road/Neilstown Road. E) The proposals will	10	25/03/2025

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		also entail the restoration of the open space areas and road surfaces and all associated site development and associated landscape works.		
Meath County Council	RA161021	a Biopharmaceutical Manufacturing Facility located at our site at Piercetown, Cradockstown and Ballymagillin Townlands, Dunboyne, County Meath, including the following:- A two storey Biopharmaceutical Production Building sized 17,445 square metres in total and 19.5 metres high with roof mounted plant and equipment. This building will be built in 2 Phases. Phase 1 is sized 13,989 square metres and Phase 2 is sized 3,456 square metres. A two storey Warehouse Facility sized 8,517 square metres in total and 17.2 metres high with roof mounted plant and equipment and associated docking and yard areas. This building is to be built in 2 Phases. Phase 1 is sized 7,627 square metres and Phase 2 is sized 890 square metres. A single storey combined utility building sized 3,995 square metres and 10.4 metres high with internal mezzanines and with roof mounted plant and equipment including 8 no. boiler stacks 22.5 metres high. A three storey laboratory and administration building sized 12,453 square metres and 22 metres high including roof mounted penthouse and plant and equipment. A permanent staff and visitor car park for 496 cars and a temporary construction related car park for 420 cars. The temporary car park will be decommissioned upon completion of the facility. A single storey link building sized 1,751 square metres and 12.4 metres high. Ancillary site works include a bunded tank farm, water and waste water and oil storage tanks, pipe bridges, cooling towers, gas storage facilities, emergency generators, a waste recycling compound and structure, items of plant and equipment and their associated yards, internal roads and services, fencing, exterior lighting, landscaping and landscape berms, surface water attenuation ponds and building mounted and ground mounted signage. Ancillary site buildings include a single storey sprinkler pump house sized 91 square metres and 6.2 metres high and associated tanks, a single storey electrical building sized 65 square metres and 6.2 metres high, a single storey waste water pump house sized 7 square metres and 3.2 metres high, a gas reducing station and compound, a covered bicycle facility for 100 bicycles and 3 no. flagpoles 15 metres high, and a single storey bunded drum storage building sized 122 square metres and 6.2 metres high and a single storey waste water building sized 60 square metres and 6.2 metres high. Site access works including a new main truck and car entrance incorporating a	15	30/11/2016
Meath County Council	TA160093	development at Maudlin, Friarspark 2nd Division and Iffernock, Trim, County Meath. The application site extends to 20.48ha and is bounded to the north by the Castle Close/Friars Park/AbbeyView residential areas, to the east by the Knightsbrook Manor residential area, to the west by Effernock Manor residential area and open fields and to the south by the Knightsbrook Hotel/Leisure Resort and Golf Course. Towards the northern part of the site is Friarspark House which the application site envelopes. The application is for planning permission for a period of 10 years. The proposed development will consist of the construction of a total of 382 no. residential dwellings comprising 367 no. houses and 15 no. apartments, a medical centre (gross floor area 259sq.m) and a creche (gross floor area 488sqm) The houses will be a mix of terraced, semi-detached and detached form and two storeys in height, all with optional photovoltaic solar panels and with specified house types having dormer-windows in roof slopes to facilitate the option to convert attic space of these dwellings to habitable accommodation. The 15 no. apartments are provided by way of 9 apartments in a three-storey stand-alone building and a further 6 apartments at first and second floor levels over the medical centre. The creche is contained in a 2 no. storey building. The creche and medical centre are linked at	15	07/03/2017

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		ground floor level. The development also provides for 3 no. electricity sub-stations and all associated site development works including alterations to ground levels, internal access roads, car parking, footpaths, open space, public lighting, landscaping and boundary treatments. Vehicular access to the development will be off the Regional Road (R154) and then via the residential estate road through the residential development known as Effernock Manor. An Environmental Impact Statement will be submitted to the Planning Authority with the application. Significant Further Information/Revised plans submitted on this application		
Meath County Council	21120	the re-contouring of agricultural land and all ancillary site works, over a four-week period using approvimately 15,000 tonnes of imported clean, inert, soil and stone within an area of 1.92 hectares. A Natura Impact Statement accompanies this application	4	26/04/2021
Meath County Council	21629	the development to which the permission relates: (i) Demolition of an existing c.1088 m2 temporary structure. (ii) Demolition of an existing c.2125 m2 Senior School building. (iii) Construction of new 4447 m2 two storey - Senior School building, located on parish owned lands to the north of the Junior School building. (iv) Refurbishment and construction of new 2120 m2 two storey extension (replacing existing temporary accommodations). (v) Newly configured approach - avenue to the east of the site - off Station Road with new road layout for both schools, bus and cars set-downs, staff car parks, improvement of the existing footpaths/cycle-lanes and all associated external works, hard play areas, soft landscaping, boundary treatment and new vehicular and pedestrian gates along Station Road	4	27/05/2021
Meath County Council	221436	the installation of a 1.806m x 1.42m x 0.51m (h x w x d) gas pressure reduction unit and 3.25m (h) vent stack, with all ancillary services and associated site works on the lands adjacent the carpark. Significant further information/revised plans submitted on this application	4	03/10/2023
Meath County Council	RA170175	a ten year planning permission for development which will consist of the construction of a 98.18 sq.m Water Pumping Station with access to the nearby R147 including associated site works to replace the existing Loughsallagh Water Pumping Station as part of improvements to the water supply network	4	24/05/2017
Meath County Council	RA170873	grant of a ten year planning permission for a solar farm at this site in the townlands of Vesingstown, Polleban and Harlockstown, Dunboyne, County Meath. The development will consist of the construction, operation and decommissioning of a photovoltaic solar farm comprising photovoltaic panels on ground mounted frames, inverter stations, 1 No. 110KV 4 Bay Electrical Substation including control building, customer control building, switchgear, field transformers, auxillary transformer, GRP cabinet, monitoring house communications building, single storey storage shed, battery containers, transformer containers, WC, fencing, temporary construction compound, access tracks, CCTV cameras, 2 No. cable end masts, underground cabling, landscaping and all associated ancillary development works. Significant further information/revised plans submitted on this application	4	29/08/2018
Meath County Council	RA180671	the proposed development will consist of an expansion of the existing approved data centre Campus (Meath County Council ref: RA/150605 / An Bord Pleanala ref: PL 17.245347) comprising the following elements (a) Construction of two single-storey data centre buildings with a gross floor area (GFA) of circa 57,400m2; (b) A single storey administration / office building with a GFA of circa 5,710m2 which is physically linked to the proposed data centre buildings; (c) Site infrastructure to include entrance gates and appropriate signage, a security guardhouse of circa 60m2 and associated canopy; (d) Road works including a new permanent site access, internal roadways, underpass	4	24/09/2018

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		& footpaths, circa 276 no. car parking spaces, bicycle parking facilities, upgrades to a section of the L5028 Kilbride Road together with an emergency access via the L10101 to include resurfacing only a section of the road and additional of circa 1 no. passing bay; (e) General drainage networks and arrangements and a connection to the existing public sewer network; (f) Surface level back-up generators with internal fuel tanks; (g) Hard & soft landscaping incorporating perimeter fencing to include both external and internal circa 3.0 metre high architecturally designed metal fencing and matching gates; (h) Temporary construction access and associated car parking arrangements off the Kilbride Road (L5028); and (i) Associated & ancillary site works. Planning permission is being sought for a 10 year period. The is a separate planning application and associated EIAR on lands enclosed by the data centre application. It is a Strategic Infrastructure Development (SID) application to An Bord Pleanala under S182A of the P&D Act 2000, as amended. The application comprises the construction of a new 220KV substation compound & assoc. underground 220KV cables connecting to the existing substation at Portan, Clonee(consented ABP ref PL17.VA0018). An Environmental Impact Assessment Report (EIAR) has been prepared for the proposed development and has been submitted with this application.		
Meath County Council	22960	the development will traverse the administrative areas of both Kildare County Council and Meath County Council. The development within the Meath County Council administrative area will consist of: a) Provision of approximately 1.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, ventilation columns etc.) A Natura Impact Statement accompanies the subject application. Significant further information/revised plans submitted on this application	6	28/03/2023
Meath County Council	23787	permission to amend the design of the approved development (Planning Reference: RA/170873) which comprises consent for a ten-year planning permission for a photovoltaic solar farm. Proposed amendments include: an increase in CCTV Cameras from 21 to 107, and the introduction of 4 new Weather Stations	4	09/11/2023
Meath County Council	23849	for a 10-year permission for a Large-Scale Residential Development at this site in the Townlands of Castle Farm, Ruskin and Clonee, Dunboyne, County Meath on lands generally bound to the east and south by agriculturally zoned lands, to the west by the larnr6d Eireann rail line, and to the north by the residential development permitted under Meath County Council (MCC) Reg. Ref. RA180561, agricultural lands and the L2228 (Station Road/Clonee Road). Alterations to two no. roundabouts on the R147 (Old Navan Road) is also proposed and these are located on lands in the townlands of Loughsallagh and Clonee, Dunboyne, County Meath. The proposed development is on a site of approximately 16.92Ha overall and consists of 716no. dwellings in a mixture of terraced, semi-detached and detached houses, duplexes and apartments as follows: • 517no. apartment units are accommodated in 8no.buildings of 4-7 storeys in height comprising: l0no. 1-bed apartments, 202no. 2-bed apartments and 24no. 3-bed apartments accommodated in 4no. 4-6 storey apartment blocks (Blocks Al, A2, A3 and A4); 55no. 1-bed apartments, 80no. 2-bed apartments and 12no. 3-bed apartments accommodated in 2no. 6-7 storey apartment blocks (Blocks Bl and B2); 36no. 1-bed apartments, 78no. 2-bed apartments and 20no. 3-bed apartments accommodated in 2no. 4-5 storey apartment blocks (Blocks Cl and C2)……..	4	12/03/2024

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application.		
Meath County Council	2360290	Permission for the following Large-Scale Residential Development consisting of: i) 267 no. residential units comprising 145 no. dwelling houses and 122 no. apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The apartments/duplexes are in 8 no. blocks (i.e. Blocks A-H, with Blocks B and C joined) ranging in height from 3 to 5 storeys; ii) a single storey creche; iii) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes and the replacement of an existing roundabout with a new signalised junction; iv) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; v) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road, vi) a foul pumping station and connection to the existing public sewerage system via the Old Navan Road; vii) a watermain connection to the north of the site at Pace (townland); viii) 3 no. ESB substation/kiosks and the undergrounding/re-routing of existing electricity lines; ix) reprofiling of land and relocation of existing berm adjoining the River Tolka as part of flood mitigation measures; and x) all associated ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin storage, boundary treatments and landscaping/amenity areas at this site measuring 14.17 hectares principally located in Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new vehicular access points along the new link road between the R157 and the Old Navan Road. Pedestrian access will also be provided on to the existing M3 Parkway access road. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. Significant further information/revised plans submitted with this application	4	20/11/2024
Meath County Council	2360065	We, McGarrell Reilly Homes intend to apply for a 10-year permission for development in the Townlands of Bennetstown, Pace, and Dunboyne. The subject site (2.79ha) encompasses an area of 0.87ha situated to the south-west of the M3 Parkway and south-east of the Dunboyne Bypass (R157) located in the Townland of Bennetstown, and the balance (1.92ha) located in the Townlands of Pace, Bennetstown and Dunboyne including the Dunboyne Bypass (R157) and M3 Parkway access, Kennedy Road and Navan Road for infrastructure works. The development will consist of: i. Construction of a single-storey commercial building with a cumulative gross floor space (GFS) of 2,160 sq.m comprising: a. A supermarket with delivery, store and service area (1,880 sq.m), including net retail floorspace of 1,510 sq.m, and b. 2 commercial units (combined 280 sq.m) to facilitate Class 1 (Shop), Class 2 (Financial, Professional and Other Services) or Café (food and beverage) uses. ii. Provision of a 4-arm signalised junction replacing the existing Pace roundabout to include a new northern arm with segregated cycleway and footpath; iii. Upgrade works to the existing R157 and M3 Parkway access road to facilitate junction improvements;	4	08/08/2024

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		iv. Access to the development is proposed via a new 3-arm priority-controlled junction from the upgraded southern arm of the proposed 4-arm signalised junction, with 6m wide internal access roads to serve the development; v. A total of 118 surface level car parking spaces including 6 disabled access bays and 4 electric car charging points; vi. 20 short-stay bicycle parking spaces; vii. 1 Electricity substation / switch room; viii. Foul sewer connection to existing public system including pumping station on site with rising mains along Kennedy Road and Navan Road; ix. Permission is also sought for hard and soft landscaping, lighting, attenuation and drainage and all ancillary site development works. Significant further information/revised plans submitted on this application		
Meath County Council	23424	The development will consist of: i. Construction of 3 no. office buildings with a cumulative gross floor area (GFA) of 13,729 sq.m ranging in height from 3 to 4- storeys and shall comprise the following: a. Building 1 (3,597 sq.m GFA) 3-storeys in height (12.35 metres to top of parapet), with a set back louvred screen 2m above parapet level. b. Building 2 (5,336 sq.m GFA) 4-storeys in height (16.125 metres to top of parapet), with a set back louvred screen 2m above parapet level. c. Building 3 (4,796 sq.m GFA) 4-storeys in height (16.125 metres to top of parapet), with a set back louvred screen 2m above parapet level. ii. Roof mounted solar PV panels (c. 180 sq.m combined area); iii. Provision of a 4-arm signalised junction replacing the existing Pace roundabout to include a new northern arm with segregated cycleway and footpath; iv. Access to the development is proposed from the new northern arm, with 6m wide internal access roads to serve the development; v. Upgrade works to the R157 and M3 Parkway access road to facilitate junction improvements; vi. A total of 275 surface car parking spaces including 14 disabled access bays and 55 electric car charging points; vii. 280 bicycle parking spaces in 3 secure cycle storage areas adjacent to the buildings; viii. Site signage is to be erected, all spot-lit and back-lit illuminated, including 2 no. type 1 entrance signs (6.15m x 2.4m) and 3 no. type 2 building signs (1.35m x 2.4m); ix. 3 standalone electricity substations; x. Foul sewer connection to existing public system including pumping station on site with rising mains along Kennedy Road and Navan Road; xi. Watermain connection to the north east of site at Pace for connection to Irish Water Infrastructure; xii. Permission is also sought for associated landscaping, boundary treatments, public lighting, plant, waste storage and all ancillary site and development works. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. Signficant further information/revised plans submitted on this application	4	29/04/2025
Meath County Council	2460063	the proposed road development comprises of: • Construction of a new carriageway (c.1.46km) between Navan Road and Station Road (L2228); • Construction of a carriageway featuring 1 no. 3-3.5m wide lane of traffic in each direction; • A proposed design speed of 50 km/h; Provision of 2m wide cycle lanes on both sides of the corridor; • Provision of 2m wide footpaths on both sides of the corridor; • 3m landscaped verges to provide a buffer between the proposed cycle facilities and vehicular traffic. These verges could be converted into a potential bus lane in the future; • Construction of a new bridge over the existing railway line including embankments, bridge length c 22.5 m without embankments, height of a bridge underpass c 5.5 m; • Provision of 11 no. new priority junctions off the Eastern Distributor Road to provide a new access to Dunboyne Rail Station, to serve future residential development lands and lands zoned as 'G1- Community Infrastructure' to the east of the subject site. These junctions will be provided as raised tables to ensure priority for pedestrians and cyclists; • Provision of a new signal-controlled junction including a	4	16/01/2025

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		right turn lane off Navan Road in continuation of Dunboyne Business Park Road at the northern end of the proposed distributor road; • Provision of a new signal-controlled junction including turning lanes off Station Road aligned opposite to an already constructed segment of a distributor road (entrance to Castle Farm Residential Development); • Removal of the existing train station car park entrance road from Station Road and its replacement with a new access road off the proposed distributor road. It will also include ancillary works: • Drainage works; • Public lighting; • Traffic signals; • Road marking and signage; • Associated landscaping works; • Miscellaneous ancillary works above and below ground level including soil stabilisation works. Temporary areas necessary for construction phase include: • Provision of 2no. temporary construction compounds necessary for construction phase; • Provision of 2no. temporary storage areas for excavated spoil material with maximum capacities of c.25,000m3 and c.8,000m3; • 5m buffer area at identified locations along the proposed development. This planning application is accompanied by an Environmental Impact Assessment Report. Significant further information/revised plans submitted on this application		
Meath County Council	2460709	a 10 year Planning Permission of a Large-Scale Residential Development on a site of approx 21.9 ha in total and 15.74 ha net developable area respectively, at Lands at Station Road (L2228) and Old Navan Road (R147), Dunboyne, Co. Meath in the townlands of Dunboyne, Clonee, Castle Farm and Loughsallagh. The principle application site is generally bounded by Station Road (L2228) to the south, Dunboyne Train Station and the Iarnród Éireann rail line to the West, a cluster of detached houses to the south east, greenfield lands to north and east. The application includes also modifications to 2 no. roundabouts on the Old Navan Road, (R147). Development comprises: - a) Construction of 853 no. residential units as follows: 1) 398 no. Apartment Units in 3 no. 1-6 storey blocks (A-C) consisting of 121 no. 1-bedroom apartments; 258 no. 2-bedroom apartments; and 19 no. 3-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies/terraces. 2) 112 no. Duplex Units in 6 no. 2-4 storey blocks (D-H) consisting of 60 no. 2-bedroom units, 52 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces. 3) 343 no. 1-3 storey houses consisting of 4 no. 2-bedroom units, 308 no. 3-bedroom units, 31 no. 4-bedroom units. ....TBC	4	Live Case
Meath County Council	2460735	Planning Permission for the Installation of a Ground Mounted 120KWH PV array system, adjacent to and on the roof of the existing Toll Plaza Building to supplement its current energy use, works will include PV mounting system, PV Array, Security fencing and all ancillary site works.	4	03/12/2024
Meath County Council	2460742	the proposed development will consist of an application for a 10-year planning permission for the construction of, and a 40 year operation and subsequent decommissioning of, a development consisting of a 215 hectare solar farm (red line boundary). The solar farm comprises of two separate land parcels divided by local roads. The proposed solar farm will consist of a series of ground mounted solar photovoltaic (PV) panels, mounted on steel support structures	7	Live Case

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		and in some areas on concrete shoes to protect possible underground archaeological features, together with 28 electrical transformation enclosures, underground cabling, 2 no. temporary construction compounds, the use of existing farm access tracks and existing site entrances, inverters, CCTV poles and cameras, deer type security/boundary fencing with some areas of boundary development on concrete shoes to further protect possible underground archaeological features, landscaping and biodiversity measures and all associated ancillary development works, for the purpose of generating renewable energy electricity and transmitting it in the townlands of Ballymacoll Little, Boolies, Nuttstown, Ballintry, Belgree, Rowan and Kinoristown, Co. Meath. A Natura Impact Statement will also be submitted to the Planning Authority with this application. Significant further information/revised plans submitted on this application		
Meath County Council	2460805	a Large-Scale Residential Development: permission for the following Large-Scale Residential Development consisting of: i) 309 no. residential units comprising 169 no. dwelling houses and 140 no. apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The apartments/duplexes are in 8 no. blocks (i.e. Blocks A-H) ranging in height from 3 to 4 storeys; ii) a 2 storey creche; iii) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes, the replacement of an existing roundabout with a new signalised junction and the provision of a northern arm off the new signalised junction ; iii) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; iv) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road, v) a foul pumping station and connection to the existing public sewerage system via the Old Navan Road; vi) a watermain connection to the north of the site at Pace (townland); vii) 3 no. ESB substation/kiosks; viii) temporary raised levels and soil storage to the south west of the site; ix) reprofiling of lands, construction of conveyance swales and a surface water runoff retention area as part of pluvial flood mitigation measures and x) all associated ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin storage, boundary treatments and landscaping/amenity areas at this site principally located in Bennetstown (townland) to the west of the R157, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new signalised junctions on to the R157 comprising 1 no. new vehicular access point to the southeast along the R157 and via 1 no. new vehicular access point to the north along a new northern arm off a new signalised junction which will replace the existing roundabout on the R157. The planning application red line boundary overlaps with planning ref. 23/60290, 23/60065 and 23/424. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application	4	03/01/2025
Meath County Council	2560554	a) Extension of existing Waste Water Neutralisation Plant to allow for increased capacity of waste water. This will include construction of bunded area to allow for installation of new tanks, including 3no treatment tanks all approximately 11.23 metres high and ranging in diameter from approximately 3.42 metres to approximately 8.54 metres, 1no stack approximately 5 metres high and approximately 0.6 metres in diameter and also including 1no electrical building sized approximately 20 square metres and approximately 4.6 metres high and items of plant and equipment, all located to the south of existing facility. b) Permission for change of use of temporary construction storage building to permanent waste recycling building,	4	Live Case

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		sized approximately 240 square metres and approximately 7 metres high. c) The works also include modifications to internal roads, new pipe bridge, site lighting and all associated works including temporary construction laydown area associated with the proposed development. This application consists of development on landholding for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended by the Protection of the Environment Act, 2003) is required.		
Fingal County Council	FW20A/0154	Permission for development to consist of the erection of a new ESB Substation	8	17/12/2020
Fingal County Council	FW18A/0032	The proposed development will consist of 1) modifications to demolition permitted under FW17A/0205 to incorporate the front rotunda section of existing building into new development 2) the construction of 3no. single level Data Hall buildings (c.19,687m2 GFA) with 2 level associated electrical plant modules and 2 storey ancillary front of house office space, staff areas, plant areas (with flues ranging in height from c.15-20m) and roof plant including PV panel arrays.	8	11/06/2018
Fingal County Council	FW17A/0025	Construction of a data storage facility building with an overall height of c. 13 metres, containing data halls, associated electrical and AHU Plant Rooms, a loading bay, maintenance and storage space, office administration areas, screened plant and solar panels at roof level, all within a building with a total gross floor area of 20,739 sq.m;	7	25/04/2017
Fingal County Council	FW17A/0125	he construction of 24no. residential units in total accomodated in 2 no. 3 storey blocks.	6	24/11/2017
Fingal County Council	FW25A/0120E	The site has an area of 0.3Ha. The proposed development will comprise of: the installation of 631m2 of Photovoltaic (PV) Solar Panels on land adjacent to the car park at Luttrellstown Golf Course.	6	24/06/2025
Fingal County Council	FW21A/0042	The proposed development will consist of: 69 no. houses comprising 52 no. 2-storey houses and 17 no. 3-storey houses	9	24/08/2021
Fingal County Council	FW23A/0241	Planning permission for the construction of a new electrical switch room and attached storage room. An integrated Pollution Prevention and Control licence is in place and granted by the EPA.	6	09/11/2023
Fingal County Council	FW20A/0053	The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements: (a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.4 m high with a c. 30 m high stack; (b) ancillary buildings	9	18/10/2020
Fingal County Council	FW16A/0027	Install an above ground natural gas pressure reduction unit measuring 4.45m x 1.1m x 2.3m (LxWxH) with ancillary services and associated site works.	7	21/11/2016
Fingal County Council	FW20A/0164	The construction of a medium voltage (MV) substation. The MV substation building will have a total gross floor area of c. 30 sq.m, and an overall height of c. 4 metres. The proposed development includes the provision of electrical connections associated with the MV substation, along with all associated hard and soft landscaping, services, and all ancillary works. All on a site with an area of 0.33 hectares. The application site is located to the south of the data storage facility permitted under An Bord Pleanála Reg. Ref. L06F.248544 / Fingal County Council Reg Ref.	9	14/01/2021

Planning Authority	Reference	Description	Approx distance (km)	Grant date
		FW17A/0025, and within an overall landholding bound to the south by the R121/Cruiserath Road, to the west by the R121/Church Road and to the north by Cruiserath Drive.		
Fingal County Council	FW23A/0165	Planning permission for Amendments to an Above Ground Gas Installation previously permitted under Fingal County Council Planning Ref. No. FW21A/0073, located at the Former Clyde House, IDA Blanchardstown Business & Technology Park, Snugborough Road, Blanchardstown, Dublin 15. The proposed development consists of alterations to the permitted development under Ref. FW21A/0073 consisting of the replacement of the 2 No. permitted AGI units granted under FW21A/0073 with the following units; 1 No. Electrical & Instrumentation Kiosk (15.75sqm), 1 No. Packaged Boiler Unit (21sqm), 1 No. Regulators/ Metering Kiosk (39sqm) and 1 No. Temporary PIG Trap Base; narrowing and minor relocation of the permitted vehicular entrance further east; provision of a pedestrian access point and 2 no. emergency exits; no changes to the permitted 2.4m-high palisade perimeter fence and overall reduction in gross floor area from c.110sqm to c. 75.75sqm.	8	22/08/2023
Fingal County Council	FW15A/0161	Permission for a residential development consisting of 206 no. dwellings comprised of 2 no. 2 storey 4 bed detached houses, 24 no. 4 bed and 62 no. 3 bed two storey semi - detached houses, 82 no. 2 and 3 bed, 2 storey houses in 20 no. terraced blocks of 3, 4 and 5 houses, and 36 no. 1,2, and 3 bed apartments in 3 no. 4 - 5 storey blocks	4	29/03/2016
Fingal County Council	FW19A/0073	Erection of a 70 Kw 600 m2 ground-mounted photovoltaic array adjacent to the western site boundary and all associated site works.	5	06/11/2019
Fingal County Council	FW22A/0203	The diversion of an existing watercourse, (Powerstown Stream) into an existing drainage channel located adjacent to the north, west and east boundaries of the site. The diverted watercourse will incorporate the provision of a riparian zone (approx. 18-26 metres in width) and a series of swales and ponds. The proposed development will also comprise the provision of 3 No. pedestrian/cyclist bridges on the north, west and east site boundaries; hard and soft landscaping; boundary treatments; signage; changes in levels; and all associated site development works.	7	28/03/2023
Fingal County Council	FW19A/0147	Provision of a generator and air handling unit compound including 4 no. stainless steel flues, all to the south-east corner (rear and side of existing building), and provision of 218 sq.m. internal mezzanine plant area within the existing structure, all required to proivde critical technical support to Data Hall 3.	9	18/02/2020
Fingal County Council	**FW19A/0232**	The construction of a Data Centre comprised of 4 no. buildings consisting of (a) Data Hall Building, (48,303 sq.m) 4 storey building with plant room over (b) Generator Building, (4,064 sq.m) 4 storey building over a single basement level, (c) Sprinkler Pump House building, (119 sq m.) single storey building, and (d) Security Hut, (21 sq.m.) single storey building with associated security barrier system, and the formation of a new vehicular entrance onto Damastown Avenue, 102 no. car parking spaces including 6 no. disabled car parking spaces, 30 no. cycle spaces, internal site roads and hardstanding, site lighting, perimeter security fencing and gates, site signage, soft landscaping, SUDS drainage system, and all other associated site works, on a 2.6709 hectare site at Damastown Avenue, Damastown Industrial Park, Macetown Middle, Mulhuddart, Dublin 15.	6	30/11/2020

Table 2: Planning History – An Coimisiún Pleanála

Reference	Description	Approx distance (km)	Grant date
300606	450 no. residential units (350 no. houses, 100 no. apartments), childcare facility, new roundabout on the Celbridge Road (R404) and associated road alignment to facilitate vehicular access with revised entrance arrangement to the Wonderful Barn Complex (Protected Structure), and incorporating landscape features and signage to the Wonderful Barn Complex (Protected Structure); associated internal roads, pedestrian and cycle paths and linkages; open space and all associated site and development works.	4	April 13, 2018
301908	Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility	12	November 11, 2019
301923	Construction of a new 220kV substation compound, associated underground 220kV cables and associated works to facilitate a new data centre campus.	4	December 6, 2018
303636	Photovoltaic Solar Farm	7	November 13, 2019
303878	110kV substation and associated compound, ancillary equipment, and connection to facilitate the connection of a consented solar farm.	4	August 26, 2019
304862	220 kV Gas Insulated Switchgear substation, 2 no. 220 kV underground circuits forming a loop-in/loop-out to the existing Maynooth-Woodland 220 kV Overhead Line and 6 no. 220 kV underground circuits and associated low voltage and communication underground cabling connecting the proposed substation with electricity transformers within the Intel Ireland Facility, and all associated and ancillary site development works.	4	November 21, 2019
305857	252 no. residential units (5 no. houses, 247 no. apartments), creche and associated site works.	10	March 6, 2020
305962	The proposed construction of a Data Centre (accommodating Date Halls, Plant and Equipment Rooms); associated External Plant area and all associated site works.	7	March 11, 2020
306826	345 no. residential units (69 no. duplex units, 182 no. houses and 94 no. apartments), creche and associated site works.	13	August 19, 2020
306834	Provision of a double circuit 220kV transmission line and a 220kV gas insulated switchgear (GIS) substation along with associated and ancillary works.	9	October 9, 2020
307100	467 no. residential units (199 no. houses, 216 no. apartments, 52 no. duplexes), childcare facility and associated site works.	7	September 8, 2020
308585	Clutterland 110kV GIS Substation building and 2 underground single circuit transmission lines	10	May 7, 2021
309951	Provision of two 110kV transmission lines. Connecting Coolderrig 110kV GIS Substation to Grange Castle - Kilmahud circuits.	10	October 22, 2021
310865	194 no. residential units (119 no. houses, 75 no. apartments). creche and associated site works.	8	November 1, 2021
312131	Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility	13	July 9, 2025
312290	750 no. apartments, creche and associated site works.	11	June 16, 2022
312318	349 no. residential units (123 no. houses, 226 no. apartments), creche and associated site works.	6	March 2, 2023

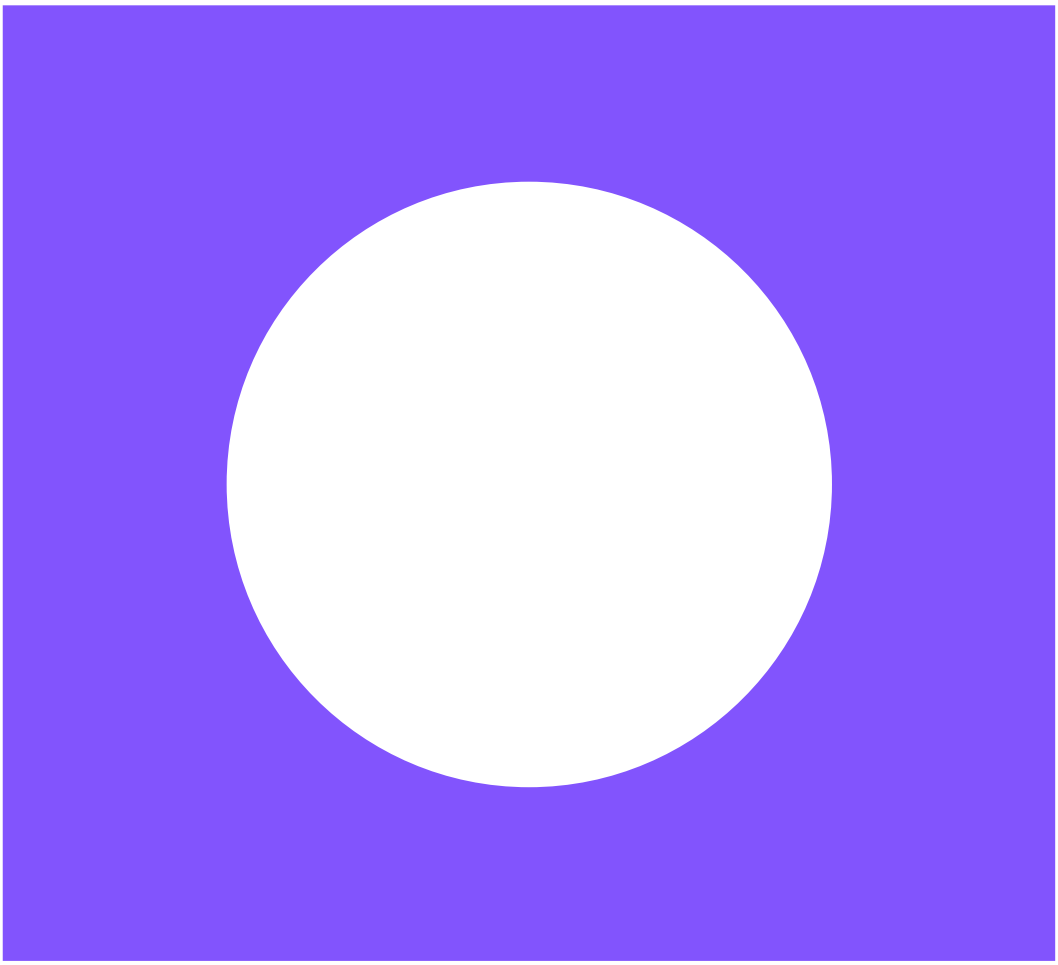
Reference	Description	Approx distance (km)	Grant date
313264	Construction of 183 apartments, gym, cafe and creche. A Natura Impact Statement (NIS) was submitted with this application.	6	February 12, 2024
313757	Permission for a Synchronous Compensator (Electricity Grid stabilisation) development. A Natura Impact Statement (NIS) was submitted with this application.	10	October 5, 2023
313892	Bus Connects Blanchardstown to City Centre Core Bus Corridor Scheme	7	June 21, 2024
314125	10 year planning permission for the demolition of the existing buildings, construction of 1,243 no. residential units (804 no. apartments, 439 no. houses), creche and associated site works.	5	March 30, 2023
314232	DART+ West Railway Order - Dublin City to Maynooth and M3 Parkway	3	July 18, 2024
314567	Underground 110kV transmission line connections between the permitted Kishoge 110kV GIS substation and the permitted Aungierstown - Castlebaggot underground 110kV transmission line.	6	November 28, 2023
314894	Proposed development of a 220kV Gas Insulated Switchgear (GIS) substation on lands at Kilshane Road, and an underground 220kV transmission line connection to the existing Cruiserath 220kV substation.	11	August 24, 2023
315725	Upgrades to existing network and provision of new pipeline. A Natura Impact Statement (NIS) was submitted with this application.	4	February 8, 2024
316119	DART+ South West Electrified Heavy Railway Order - Hazelhatch & Celbridge Station to Heuston Station, and Hesuton Station to Glasnevin	6	November 13, 2024
316372	'Kildare-Meath Grid Upgrade' - Proposed development of a 400 kV underground cable between Dunstown 400 kV substation and Woodland 400 kV substation.	8	March 13, 2025
316828	Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.	10	October 17, 2024
317304	Alterations to overhead electricity power line. A Natura Impact Statement and Environmental Impact Assessment Report accompany the application.	3	August 29, 2024
317822	Solar PV energy development	13	April 10, 2025
317923	Large scale residential development (LRD): Construction 167 houses and 70 apartments and all associated site works.	4	December 18, 2023
319422	Proposed development of a 400 kV underground cable	9	February 5, 2025
320049	Large-scale residential development consisting of 267 residential units and all ancillary development works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) were submitted with the application. Significant further information/revised plans submitted with this application.	5	November 20, 2024
320738	Proposed development of 220kV 'Loop in' Substation, Battery Energy Storage System, Overhead lines, and associated works	8	March 7, 2025
320755	Construction of a solar farm and underground grid connection route and all associated site works. Natura Impact Statement submitted with this application. Significant further information/revised plans submitted on this application.	9	March 31, 2025
320789	Construction of two Gas Insulated Switchgear (GIS) buildings and all ancillary works including associated temporary works at construction stage. Planning permission is sought for a period of 10 years. Natura Impact Statement submitted with the application.	11	April 10, 2025

Reference	Description	Approx distance (km)	Grant date
320886	LRD: Demolition of buildings, construction of 170 dwellings, together with all associated site works. www.clonsillalrd.ie.	6	January 21, 2025
248544	Construction of a data storage facility. An Environmental Impact Statement was lodged with the application. Site bounded by the R121 Cruiserath Road, R121/Church Road and	8	January 18, 2018
PA0043	Health Infrastructure Development comprising National Paediatric Hospital, Innovation Centre and Family Accommodation Unit at St James' Hospital Campus, Satellite Centres at Tallaght and Connolly	13	April 26, 2016
VA0019	West Dublin 220/110kV substation and associated works in the Grange Castle area,	8	June 27, 2016

Walterstown 110 kV Substation

PECR Appendix 3.1 - Surface Water Management Plan

December 2025



Walterstown 110 kV Substation

PECR Appendix 3.1 - Surface Water Management Plan

December 2025

This page left intentionally blank for pagination.

Mott MacDonald
South Block
Rockfield
Dundrum
Dublin 16
D16 R6V0
Ireland

T +353 (0)1 2916 700
mottmac.com

Walterstown 110 kV Substation

PECR Appendix 3.1 - Surface Water Management Plan

December 2025

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
PL1	December 2025	C. Godor	R. McGowan	R. McGowan	For planning issue

Document reference: PL1 | 229101684-MMD-01-XX-RP-D-001

Contents

1 Introduction 1
1.1 Purpose of Report 1
1.2 Terms of Reference 1

2 Site Conditions 2
2.1 Site Location 2
2.2 Existing Ground Conditions 2
2.3 Existing Ground Levels 3
2.4 Existing Surface Water Drainage 4
2.5 Existing Foul Water Drainage 5
2.6 Existing Water Supply 5

3 Surface Water Management Strategy 6
3.1 Design Standards and Relevant Policies 6
3.2 Methods of Surface Water Discharge 6
3.3 Design Rainfall and Climate Change Allowance 7
3.4 Discharge Rates 7
3.5 Proposed Drainage Features 7
3.5.1 Runoff from Internal Roads 7
3.5.2 Runoff from Bunded Areas 7
3.5.3 Runoff from Access Road 7
3.5.4 Attenuation Basin 8
3.6 Operation and Maintenance 8
3.7 Water Quality 8
3.7.1 Oily Water 9
3.7.2 Access Road 9

4 Water supply and Foul Water Strategy 10
4.1 Water Supply 10
4.2 Foul Water Strategy 10

5 Conclusion 11

Appendices 12

A. Greenfield Runoff Calculations 13

B. Topographical Survey 14

C. Rainfall Depth-Duration-Frequency table 15

D. Simple Index Method 16

E. Basin Volume Calculations 17

Tables

Table 2.1: Preliminary Ground Model 3

Figures

Figure 2.1: Location of the Proposed Development 2
Figure 2.2: Illustrative Preliminary Ground Model 3
Figure 2.3: Site Topography 4
Figure 2.4: River Network in vicinity of Proposed Development 5

1 Introduction

1.1 Purpose of Report

Mott MacDonald Ireland Limited (Mott MacDonald) have been appointed by the Electricity Supply Boards (ESB) to prepare a Surface Water Management Plan (SWMP) to accompany a planning application for a new 110 kV/38 kV/MV Gas Insulated Switchgear (GIS) substation located in the townland of Walterstown, Dunboyne, County Meath, Ireland.

This report will review the existing site information, confirm the design intent. It will outline the proposed surface water and foul water drainage strategy for the proposed site, in line with the drainage hierarchy and the requirements of national and local guidance documents.

1.2 Terms of Reference

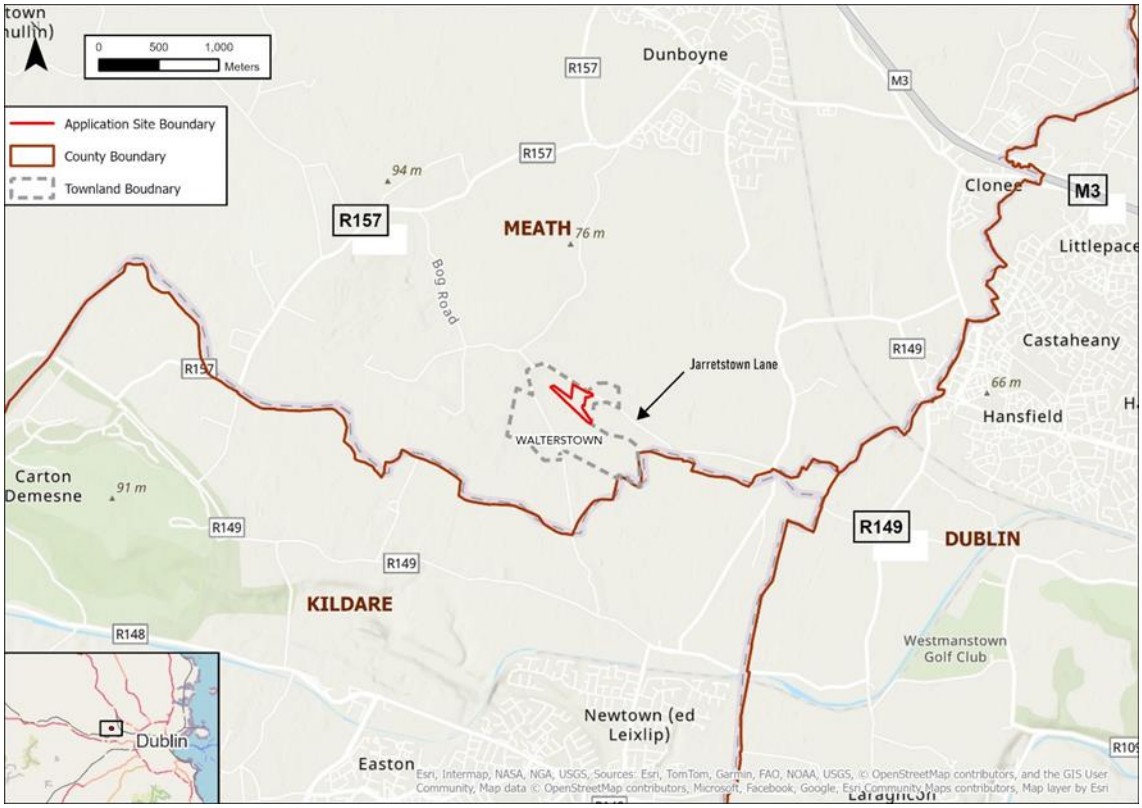
Mott MacDonald will follow accepted procedure in providing the services, but given the residual risk associated with any prediction and the variability which can be experienced in flood conditions they take no liability for and give no warranty against actual flooding of any property (Client's or third party) or the consequences of flooding in relation to the performance of the service.

2 Site Conditions

2.1 Site Location

The proposed site is located in the townland of Walterstown, approximately 2km south of Dunboyne Town Centre and approximately 1.9km north of Leixlip. The site is a greenfield site, currently in use for agriculture. Access to the site is from the local road, Jarretstown Lane, to the northern extent of the application site boundary. There are a number of residential dwellings and agricultural uses located in the surrounding area along the local road. Hansfield Rail Station is located approximately 3km to the east of the site and Leixlip (Confey) Rail Station is located approximately 2.5km to the south.

Figure 2.1: Location of the Proposed Development



Source: Mott MacDonald, 2025

2.2 Existing Ground Conditions

Chapter 10 Land, Soil, Geology and Hydrogeology of the Planning and Environmental Considerations Report (PECR) submitted as part of this planning application provides details on existing ground conditions.

A preliminary ground model has been derived based on published geological maps only. No geological strata depths can be advised currently as there is insufficient information available onsite or within close proximity of the site.

The following preliminary ground model is provided below:

- Superficial deposits comprising Topsoil, underlain by Glacial Till derived from limestones
- Bedrock of the Lucan Formation, comprising dark limestones and shales

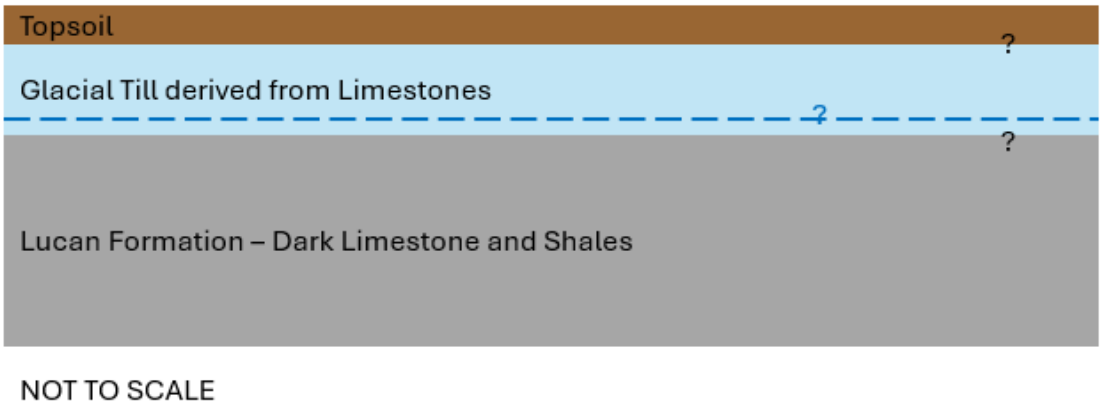
The following preliminary ground model presented in Table 2.1 is based upon published geology; therefore, no depth or strata thickness can be inferred from this data. This ground model should be used as an indication of the likely ground conditions to be encountered only and should be updated when further information becomes available. An illustrative ground model is presented Table 2.1and in Figure 2.2.

No intrusive ground investigation has been undertaken yet.

Table 2.1: Preliminary Ground Model

Strata	Typical Description	Comment
Topsoil	Potentially clayey sandy gravelly topsoil of unknown thickness	Anticipated to be present across the fields within the site
Glacial Till	Till derived from limestones, potentially comprising sandy gravelly clays with cobbles and boulders	Anticipated to underlie the topsoil
Bedrock	Lucan Formation, Dark grey to black, fine-grained, occasionally cherty, micritic limestones that weather paler, usually to pale grey.	Anticipated to underlie the superficial deposits across the site.

Figure 2.2: Illustrative Preliminary Ground Model

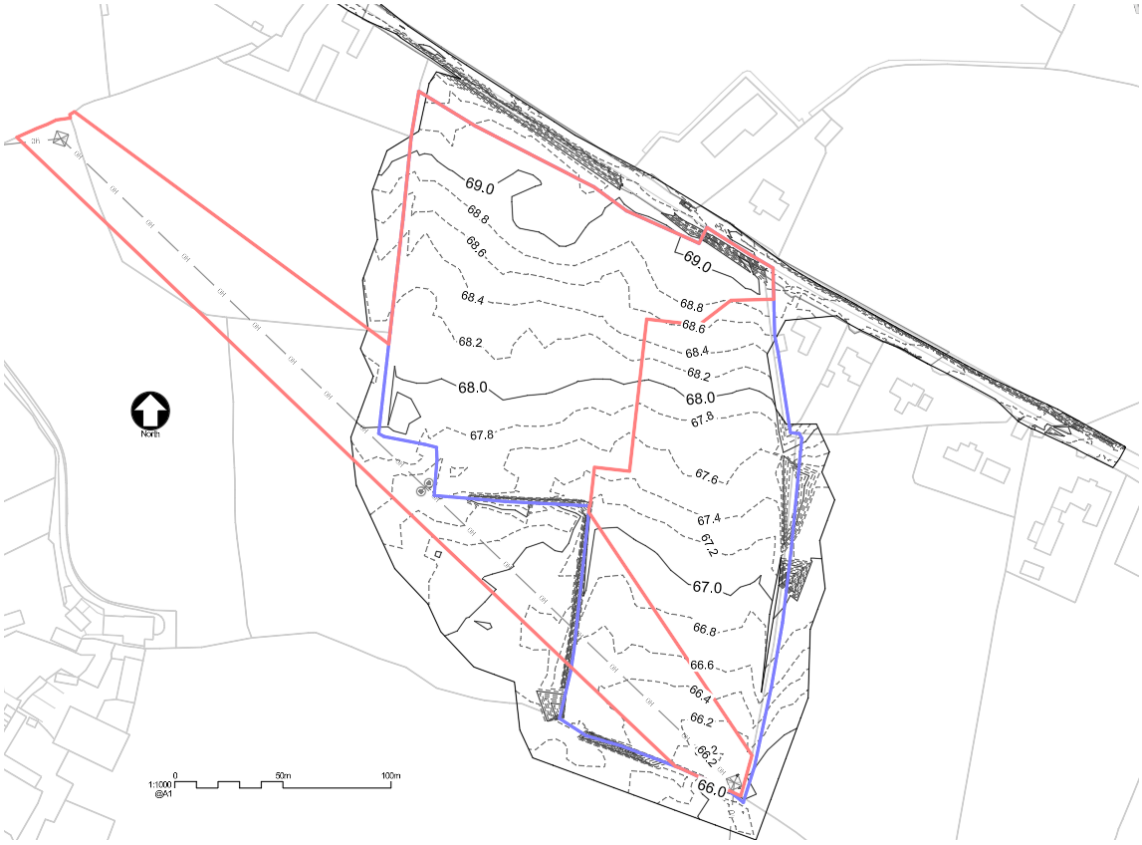


Source: Mott MacDonald, 2025; ESB, 2025

2.3 Existing Ground Levels

The site is an agricultural land at present and has a gentle slope towards south. The highest elevation within the land ownership boundary is 69.20m above Datum at the north of the site, while the lowest being 66.00m above Datum at the southwest corner at the existing transmission tower. The site therefore has an approximately 1.3% slope towards the south.

Figure 2.3: Site Topography



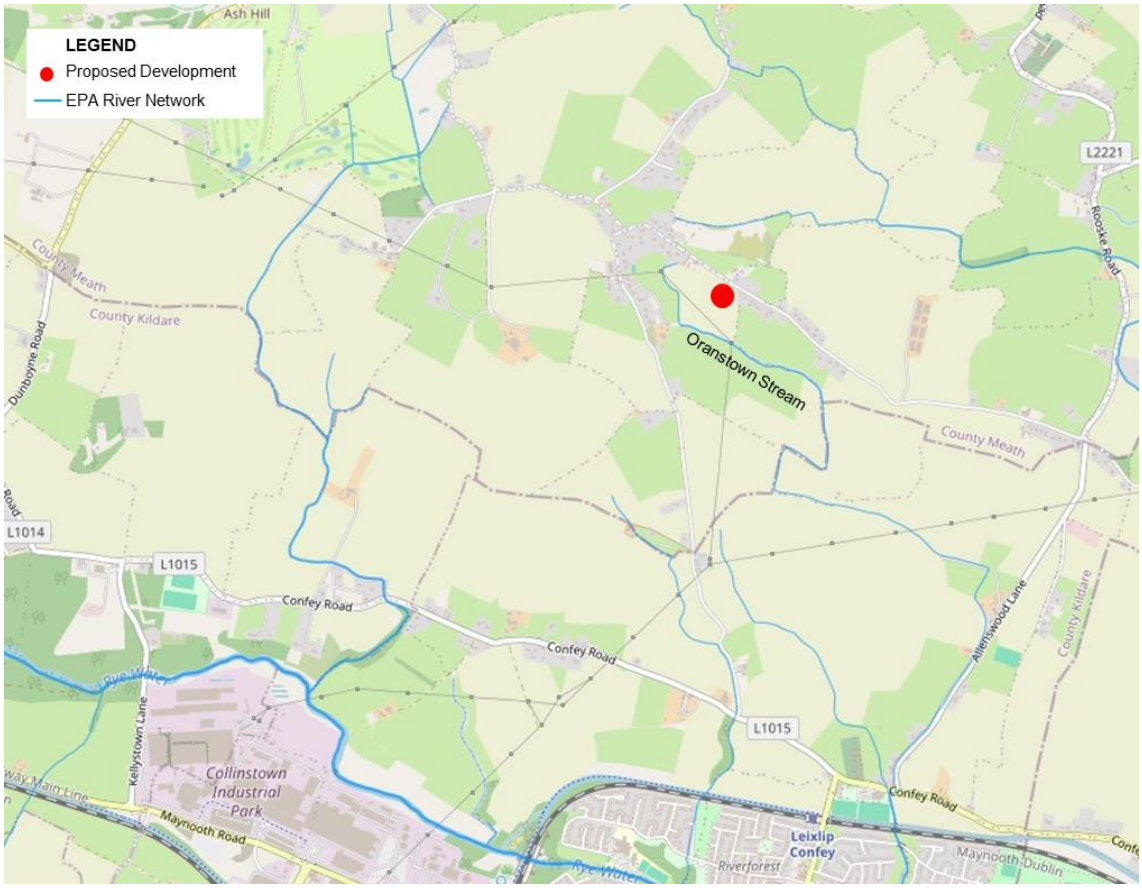
Source: Mott MacDonald, 2025; ESB, 2025

2.4 Existing Surface Water Drainage

A drainage ditch runs along the land ownership boundary along the west and south of the site, draining into the Oranstown Stream.

The existing road at the north of the site has shallow ditches on both sides. The intensive vegetation and small slope suggest that they mostly retain and infiltrate surface water, rather than collecting and discharging it to a specific recipient.

Figure 2.4: River Network in vicinity of Proposed Development



Source: Mott MacDonald, based on EPA Maps 2025

2.5 Existing Foul Water Drainage

Existing foul water sewerage is not present at or near the site.

2.6 Existing Water Supply

An existing water supply connection is not present at the site.

An existing water main (Uisce Éireann) is located along Jarretstown Lane, approximately 60m from the proposed substation site (refer to planning drawing 229101684-MMD-00-XX-DR-D-0100).

3 Surface Water Management Strategy

3.1 Design Standards and Relevant Policies

The following design standards and specifications will be used for the design of the new surface water drainage system:

- Water Framework Directive (WFD) 2000/60/EC
- Greater Dublin Strategic Drainage Study (GDSDS) Volume Two (2005)
- Meath County Development Plan 2021-2027
- Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (Department of Housing, Local Government and Heritage, Government of Ireland)
- Greater Dublin Regional Code of Practice for Drainage Works V6.0
- ESB – Specification for MV Substation Buildings (ESB Networks, 2019)
- SuDS Manual (C753), (CIRIA, 2015)
- Code of Practice for Wastewater Infrastructure Revision 2 (Uisce Éireann, 2020)

Within the Meath County Development Plan 2021-2027, the following objectives and policies relate to surface waters:

Wastewater

INF OBJ 13: *To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council to minimise the impact on surface water of discharges.*

Sustainable Urban Drainage Systems

INF OBJ 15: *To require the use of SuDS[1] in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).*

INF OBJ 16: *To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.*

INF OBJ 18: *To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.*

INF OBJ 19: *To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations.*

3.2 Methods of Surface Water Discharge

The preliminary information regarding soil conditions suggest that infiltration at the site is not viable due to assumed weak permeability properties (refer to Section 2.2). The displacement of surface water runoff from the site is therefore proposed via discharging to the existing drainage ditch that runs along the west and south of the site.

[1] Sustainable Drainage System (SuDS)

The proposed surface water drainage shall not exceed the natural greenfield runoff characteristics of the existing area. This will be achieved by discharging the intercepted flows from the roads within the compound area and roof drainage to the proposed attenuation basin located at the south of the site, next to the existing drainage ditch, prior to discharging to it (see planning drawings 229101684-MMD-00-XX-DR-D-0100, 0200 and 0201).

The discharged flow from the attenuation basin will be controlled through a 'hydrobrake' system.

3.3 Design Rainfall and Climate Change Allowance

The design rainfall is the 1 in 100-year (1% AEP) storm event with the critical duration for the site and proposed surface water management system.

The rainfall Depth-Duration-Frequency model was obtained for the site from Ireland's National Meteorological Service, Met Éireann. Rainfall events up to 48hour duration were considered.

To allow for future climate change the drainage calculations included a +30% increase in rainfall intensity to align with national best practices and policy intent.

3.4 Discharge Rates

The following greenfield runoff rates were calculated to the site using the UK SuDS tool using the IH124 method (see the calculations in Appendix A)

- Qbar: 1.33l/s
- 1:2-year greenfield runoff rate: 1.1l/s
- 1:10-year greenfield runoff rate: 2.3l/s
- 1:100-year greenfield runoff rate: 3.5l/s

The discharge rate of 4.0 l/s is used in accordance with the guidance given in Section 6.3.3.1 of the GDSDS to maintain an appropriate orifice size and reduce the risk of frequent flooding of critical local infrastructure.

3.5 Proposed Drainage Features

3.5.1 Runoff from Internal Roads

The surface water runoff from the roads within the substation area will be collected via a filter drain system. The filter drain system will discharge to the proposed surface water sewers and water will be attenuated in the attenuation basin before discharging to the recipient field ditch.

3.5.2 Runoff from Bunded Areas

Transformers and arc suppression coil areas will be built on reinforced concrete slabs with connecting concrete bunds (see also in Section 3.7.1 Oily Water). Surface water from these areas will be discharged through oil discriminating pumps to a Class 1 Full Retention oil separator. The pumps will discharge to the road drainage system which will pass forward flow.

3.5.3 Runoff from Access Road

The access road will be approximately 67m in length and will create a connection between the proposed substation compound and the existing road (Jarretstown Lane). The proposed long section of the access road will follow the existing topography and have a gentle slope towards the compound (approximately 0.89%). The elevation of Jarretstown Lane at the connection is approximately 69.10m above Datum while the proposed substation's finished stone level is 69.00m above Datum.

Due to the gentle longitudinal slope of the road and the limited catchment area, it is not anticipated that surface water runoff would be collected and concentrated at a dedicated discharge point. Instead, a roadside infiltration trench system is proposed along the south edge of the access road.

It is envisaged that the filter drain will promote surface water discharge into the ground. Exceedance flows will locally disperse southwards on the undeveloped land, following the natural topography and gradually infiltrate, replicating the existing drainage pattern for the pre-development site.

3.5.4 Attenuation Basin

An end-of-line attenuation basin is proposed to allow restricted discharge from the site.

The attenuation basin will be formed with an impermeable geomembrane lining to avoid any oily water infiltration to the ground in the event of any contaminants appearing in the drainage system. For these events, to avoid any discharge into the recipient ditch, a shut off valve will also be incorporated in the manhole at the basin outlet.

The technical parameters of the basin are as follows:

Volume: 260m^3

Design depth: 0.5m + 0.3m freeboard

Discharge rate: 4l/s (via flow control)

Side slopes: 1:3

3.6 Operation and Maintenance

Maintenance of the manhole chambers, pipework and drainage features inside the red line boundary will be the responsibility of ESB and should be undertaken in accordance with the manufacturer's product guidelines by a competent Contractor following appropriate health, safety and environmental practices.

The attenuation basin should be kept free of excessive vegetation growth and silt build up.

A more detailed Maintenance and Operation Manual will be produced at a later stage.

3.7 Water Quality

Drainage systems on the site will be designed to meet the water quality criteria and good practice pollution control measures as outlined in the CIRIA SuDS Manual.

Assessment of the level of pollution risk and determination of suitable pollution mitigation measures have been determined for the proposed site based on the Simple Index Approach detailed in CIRIA C753 (see Appendix D).

The proposed surface water management system will incorporate SuDS elements and oil/water separator pumps that prevent the concentration of pollutants at the surface water discharge location and minimizes the risk of contamination entering to soil, ground water or the recipient ditch.

3.7.1 Oily Water

The transformer and arc suppression coil areas will be protected by concrete bunds connecting to the concrete slab foundation to prevent oil and oil contaminated surface water entering the soil and groundwater.

Surface water from these areas will be discharged through oil discriminating pumps to a Class 1 Full Retention oil separator via channel drains situated adjacent to these bunds.

To mitigate the risk of oil spillage during transformer delivery, replacement or refilling, the road in front of the transformer bunds will be constructed of a concrete hardstand. This area will drain to the oil separator via the filter drain.

3.7.2 Access Road

The site will be typically unmanned during its operation. The traffic expected on the access road is therefore minimal and the proposed road side filter drains will be sufficient to treat the runoff from road.

4 Water supply and Foul Water Strategy

4.1 Water Supply

A new potable water supply is required for proposed welfare facilities (toilet and wash hand basin) within the GIS building. The potable water demand will be relatively low as the proposed substation will normally be unmanned and operated remotely.

The water demand calculation is based on assumed 50 l / day / person demand for two person crew visiting the for 3 days a week as expected highest visitation.

The potable water supply for the GIS building is proposed to be sourced via a new connection from the existing public watermain located within Jarretstown Lane. A Confirmation of Feasibility (CoF) was received from Uisce Éireann on 12 November 2025 (pre-connection enquiry reference CDS25007947), as provided in Appendix 3.2 of the PECR.

4.2 Foul Water Strategy

During construction, portable chemical toilets will be provided for the duration of the works and all waste material will be removed from site and disposed of to an appropriately licensed facility.

Once the substation is operational, domestic type wastewater will be produced by the onsite welfare facilities (toilet, wash hand basin and mess room sink).

The wastewater will be collected in a proposed waste water storage tank. The waste water storage tank will be located outside the substation compound (refer to planning drawing 229101684-MMD-00-XX-DR-D-0100), near the entrance gate of the substation compound. This will ensure easy access for wastewater to be tankered off the site, as necessary, by a licenced haulier.

The potable water demand calculation is based on assumed 50 l / day / person demand for two person crew visiting the for 3 days a week as expected highest visitation. This assumption results in 300 litre / week wastewater.

It is proposed that the site will be serviced with a waste water storage tank of 4000 litres capacity that is emptied every 3 months.

5 Conclusion

Rainfall on the proposed substation compound will be managed by a site drainage system comprising a variety of SuDS features to align with current best practise and mimic natural runoff processes.

The surface water runoff from the proposed platform will be restricted to greenfield runoff rates up to and including 1 in 100-year storm event including a 30% allowance for climate change for protection of operational areas and off-site flooding.

The surface water runoff will be managed through the use of a combination of SuDS methods, including filter drains, filter drains and detention basin.

Oily water from bunded areas will be controlled using oil-discriminating pumps and will pass through a Class 1 Full Retention oil separator prior to discharge into the road filter drain system.

The access road serving the substation shall be served by roadside infliltration drain system and local overflow dispersion zones replicating the existing regime.

Foul water will be stored in a sealed waste water storage tank, outside the palisade fence along the proposed site access road. The tank will be periodically emptied by a suitable Contractor approved by the Client.

The site will be serviced with potable water through connection to the local Uisce Éireann water main. The pre-development connection enquiry has been sent and currently awaiting response.

Appendices

A. Greenfield Runoff Calculations 13
B. Topographical Survey 14
C. Rainfall Depth-Duration-Frequency table 15
D. Simple Index Method 16
E. Basin Volume Calculations 17

A. Greenfield Runoff Calculations

Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

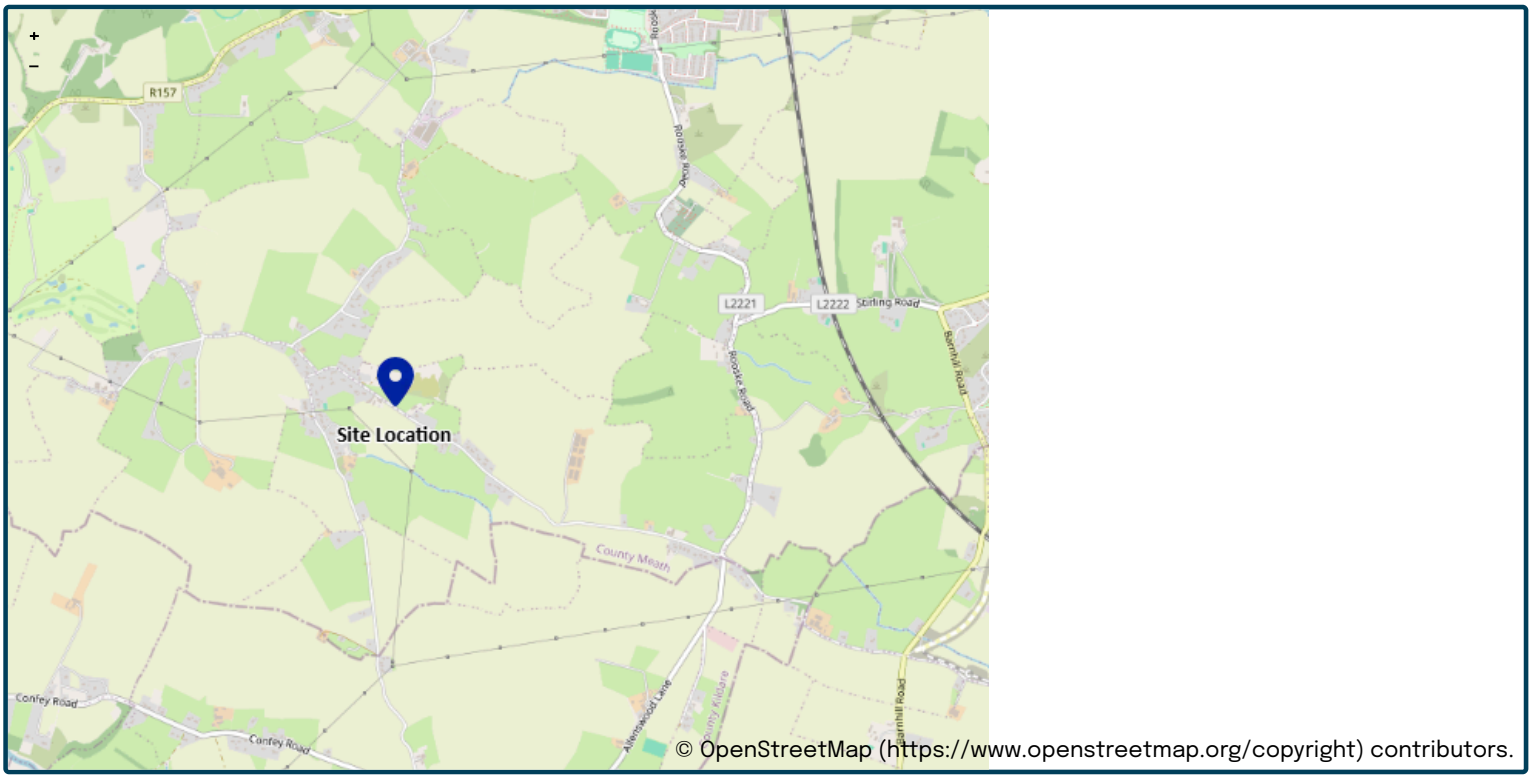
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	07/08/2025
Calculated by	
Reference	
Model version	2.1.2

Location

Site name	ESB Walterstown 110kV Substation
Site location	



Site easting (Irish Grid)	300348
Site northing (Irish Grid)	239291
Site easting (Irish Transverse Mercator)	700277
Site northing (Irish Transverse Mercator)	739316

Site details

Total site area (ha)	0.5646 ha

Greenfield runoff

Method

Method	IH124

IH124

	My value		Map value
SAAR (mm)	870 mm		870
How should SPR be derived?	WRAP soil type		
WRAP soil type	2		2
SPR	0.3		
QBar (IH124) (l/s)	1.33 l/s		

Growth curve factors

	My value		Map value
Hydrological region	12		12
1 year growth factor	0.85		
2 year growth factor	0.95		
10 year growth factor	1.72		
30 year growth factor	2.13		
100 year growth factor	2.61		
200 year growth factor	2.86		

Results

Method	IH124
Flow rate 1 year (l/s)	1.1 l/s
Flow rate 2 year (l/s)	1.3 l/s
Flow rate 10 years (l/s)	2.3 l/s
Flow rate 30 years (l/s)	2.8 l/s
Flow rate 100 years (l/s)	3.5 l/s
Flow rate 200 years (l/s)	3.8 l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent 'zero' figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

B. Topographical Survey

Tailte Éireann Licence No. EN 0023719-24 © Tailte Éireann/Government of Ireland

LEGEND

- Vegetation / Hedge
- Road Edge
- OSI Background
- Fence
- Slope Top
- Ditch Line
- Pillar
- ESB Mast / Pylon
- Overhead Lines
- Gully
- Surface Change
- Concrete
- Wall
- Verge Line
- Gate
- Manhole
- Spot Height
- Invert Level
- Top of Fence
- Top of Wall
- Crown
- Stay
- Electricity Pole
- Telegraph Pole
- Bollard
- Tree deciduous

Notes:

1. All levels in meters above ordnance datum Malin Head
2. Coordinates are given in Irish Transverse Mercator coordinate system
3. Topographical survey undertaken on week commencing 17/06/2024
4. Background mapping taken from Tailte Eireann. Tile number 3128-C
5. Background imagery taken by ESB EMP Drone

REV	DATE	REVISION DESCRIPTION	DRN	PROD	VER	APP
0	25.06.24	ISSUED FOR INFORMATION	DT	DT	ROT	KON

PURPOSE OF ISSUE - PRELIMINARY UNLESS INDICATED

CLIENT APPROVAL ☐ PLANNING ☐ TENDER ☐ CONSTRUCTION ☐ AS-BUILT ☐

CLIENT: ESB NETWORKS

PROJECT: WALTERSTOWN 110 kV SUBSTATION

CONTRACT: I_DN0698

DRAWING TITLE: WALTERSTOWN 110 kV SUBSTATION
TOPOGRAPHICAL SURVEY
JUNE 2024

PRODUCTION UNIT: CIVIL, ENVIRONMENTAL & RENEWABLE ENGINEERING

Energy for generations

Engineering and Major Projects,
One Dublin Airport Central, Dublin Airport,
Cloghran, Co. Dublin, K67 XF72, Ireland.
Tel: +353 (0)1 703 8000 Web: www.esb.ie
Engineering and Major Projects is a division of ESB.

DRAWN	PRODUCED	VERIFIED	APPROVED	APPROVAL DATE
D.Treanor	D.TREANOR	R.O'TOOLE	K.O'NEILL	25.06.2024
CLIENT REF		NO. OF SHTS	SIZE	SCALE
		1	A0	1:750

DRAWING NUMBER: PE492-D292-006-001-000
SHEET | REV

C. Rainfall Depth-Duration-Frequency table

Met Eireann
Return Period Rainfall Depths for sliding Durations
Irish Grid: Easting: 300341, Northing: 239282,

	Interval		Years									
DURATION	6months,	1year,	2,	3,	4,	5,	10,	20,	30,	50,	75,	100,	120,
5 mins	2.4,	3.5,	4.1,	5.0,	5.7,	6.2,	7.8,	9.6,	10.9,	12.7,	14.2,	15.5,	16.3,
10 mins	3.4,	4.9,	5.8,	7.0,	7.9,	8.6,	10.8,	13.4,	15.2,	17.6,	19.9,	21.6,	22.8,
15 mins	4.0,	5.8,	6.8,	8.3,	9.3,	10.1,	12.7,	15.8,	17.8,	20.7,	23.4,	25.4,	26.8,
30 mins	5.3,	7.5,	8.7,	10.6,	11.8,	12.8,	16.0,	19.7,	22.1,	25.5,	28.6,	31.0,	32.6,
1 hours	6.9,	9.7,	11.2,	13.5,	15.0,	16.2,	20.1,	24.5,	27.4,	31.4,	35.0,	37.9,	39.7,
2 hours	9.1,	12.6,	14.4,	17.2,	19.1,	20.5,	25.2,	30.4,	33.9,	38.7,	42.9,	46.2,	48.4,
3 hours	10.7,	14.6,	16.8,	19.9,	22.0,	23.6,	28.8,	34.6,	38.4,	43.7,	48.4,	52.0,	54.4,
4 hours	12.0,	16.3,	18.6,	22.0,	24.3,	26.0,	31.6,	37.9,	42.0,	47.6,	52.6,	56.5,	59.0,
6 hours	14.0,	19.0,	21.6,	25.4,	27.9,	29.9,	36.1,	43.1,	47.6,	53.8,	59.3,	63.5,	66.3,
9 hours	16.5,	22.1,	25.0,	29.3,	32.1,	34.3,	41.3,	49.0,	53.9,	60.8,	66.8,	71.3,	74.4,
12 hours	18.5,	24.6,	27.8,	32.5,	35.5,	37.9,	45.4,	53.6,	58.9,	66.3,	72.6,	77.5,	80.8,
18 hours	21.7,	28.7,	32.2,	37.5,	40.9,	43.5,	51.9,	61.0,	66.8,	74.9,	81.8,	87.2,	90.7,
24 hours	24.3,	31.9,	35.8,	41.5,	45.2,	48.0,	57.0,	66.8,	73.0,	81.6,	89.1,	94.7,	98.5,
2 days	30.2,	38.7,	43.0,	49.2,	53.3,	56.3,	65.9,	76.2,	82.7,	91.6,	99.2,	105.0,	108.8,
3 days	35.0,	44.4,	49.1,	55.7,	60.0,	63.3,	73.5,	84.3,	91.1,	100.3,	108.2,	114.2,	118.1,
4 days	39.4,	49.4,	54.4,	61.5,	66.1,	69.5,	80.2,	91.5,	98.6,	108.2,	116.3,	122.5,	126.5,
6 days	47.2,	58.4,	64.0,	71.8,	76.8,	80.5,	92.2,	104.4,	112.0,	122.2,	130.8,	137.3,	141.6,
8 days	54.2,	66.5,	72.5,	80.9,	86.3,	90.4,	102.8,	115.8,	123.8,	134.6,	143.7,	150.5,	155.0,
10 days	60.7,	73.9,	80.4,	89.4,	95.1,	99.4,	112.6,	126.3,	134.7,	146.0,	155.5,	162.6,	167.3,
12 days	66.9,	81.0,	87.8,	97.3,	103.4,	107.9,	121.8,	136.1,	144.9,	156.7,	166.6,	173.9,	178.7,
16 days	78.5,	94.2,	101.7,	112.2,	118.8,	123.7,	138.8,	154.2,	163.7,	176.3,	186.9,	194.8,	199.9,
20 days	89.4,	106.5,	114.7,	126.0,	133.1,	138.4,	154.5,	171.0,	181.1,	194.5,	205.7,	214.0,	219.4,
25 days	102.4,	121.1,	130.0,	142.2,	149.9,	155.7,	173.0,	190.7,	201.4,	215.7,	227.6,	236.3,	242.1,

NOTES:
These values are derived from a Depth Duration Frequency (DDF) Model update 2023
For details refer to:
'Mateus C., and Coonan, B. 2023. Estimation of point rainfall frequencies in Ireland. Technical Note No. 68. Met Eireann',
Available for download at:
http://hdl.handle.net/2262/102417

D. Simple Index Method

SUMMARY TABLE		DESIGN CONDITIONS			
		1	2	3	4
Land Use Type	Commercial/Industrial roofing: Low potential for metal leaching	This classification should be informed by an assessment of the leachability of metals from the adopted roofing materials. Particular risks are likely to be posed by materials that include copper and galvanised steel			
Pollution Hazard Level	Low				
Pollution Hazard Indices					
TSS	0.3				
Metals	0.4				
Hydrocarbons	0.05				
SuDS components proposed					
Component 1	Filter drain (where the trench is not designed as an infiltration component)	SuDS components can only be assumed to deliver these indices if they follow design guidance with respect to hydraulics and treatment set out in the relevant technical component chapters of the SuDS Manual. See also checklists in Appendix B	Filter drains should be preceded by upstream component(s) that trap(s) silt, or designed specifically to retain sediment in a separate zone, easily accessible for maintenance, such that the sediment will not be re-suspended in subsequent events		
Component 2	Detention basin	SuDS components can only be assumed to deliver these indices if they follow design guidance with respect to hydraulics and treatment set out in the relevant technical component chapters of the SuDS Manual. See also checklists in Appendix B			
Component 3	None				
SuDS Pollution Mitigation Indices					
TSS	0.65				
Metals	0.65				
Hydrocarbons	0.7				
Groundwater protection type	None				
Groundwater protection Pollution Mitigation Indices					
TSS	0				
Metals	0				
Hydrocarbons	0				
Combined Pollution Mitigation Indices					
TSS	0.65	Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see Chapter 7 The SuDS design process). The implications of developments on or within close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England			
Metals	0.65				
Hydrocarbons	0.7				
Acceptability of Pollution Mitigation					
TSS	Sufficient				
Metals	Sufficient				
Hydrocarbons	Sufficient				

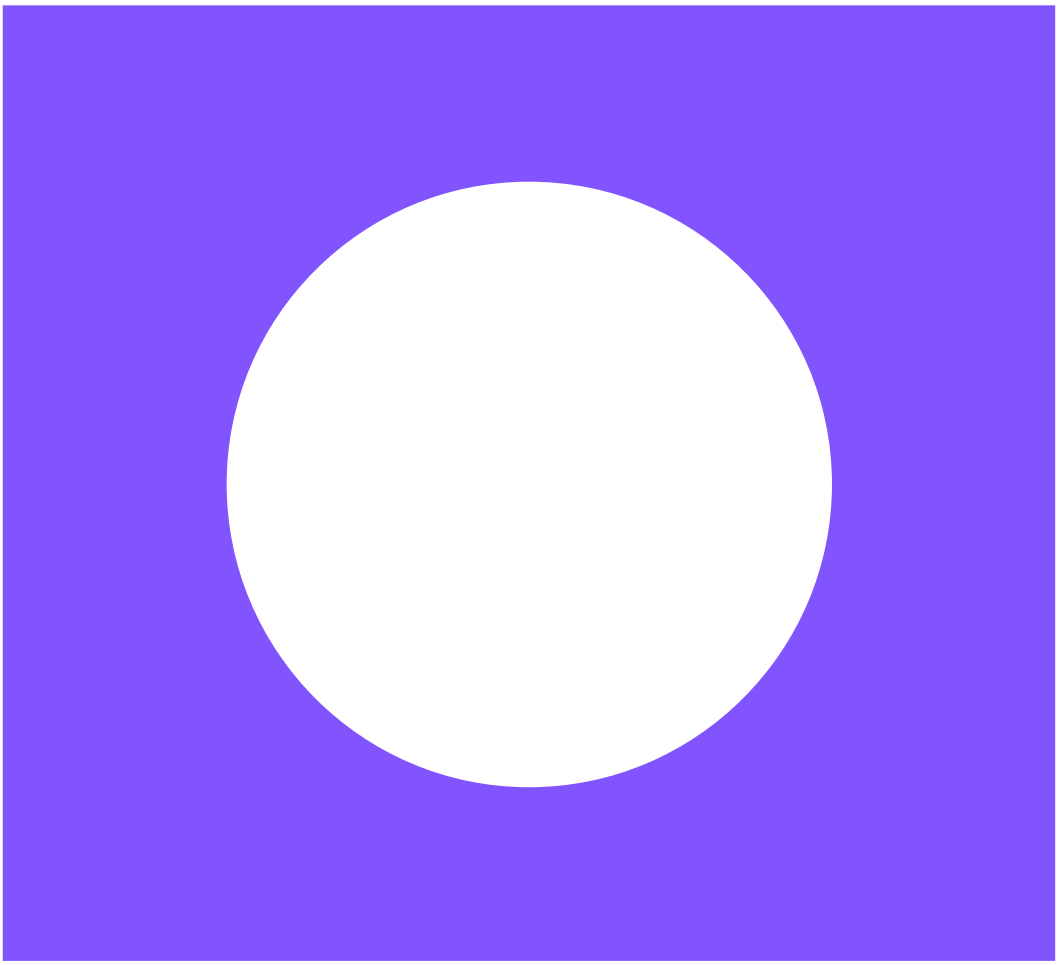
E. Basin Volume Calculations

PONDCALC. Walterstown 110 kV Substation. Parallel calculation done using UK SUDS pond sizing tool

Storage Calculation

Area	4200	m2
Allowable discharge	4	l/s
Climate Change	30%	
Return Period (1 in X)	100	
Max Storage Volume	**260.3**	m3

Z1 (minutes)	60	120	240	360	480	600	720	960	1440	2880
Z1 (hrs)	1	2	4	6	8	10	12	16	24	48
Rainfall intensity (mm/hr)	37.90	23.10	14.13	10.58	7.94	7.13	6.46	4.84	3.95	2.19
rainfall intensity (mm/hr) with climate change	49.27	30.03	18.36	13.76	10.32	9.27	8.40	6.30	5.13	2.84
Storm Duration (hrs)	**Storage Volume Required (m³)**									
0.00	0	0	0	0	0	0	0	0	0	0
1.00	193	112	63	43	29	25	21	12	7	
2.00		223	125	87	58	49	42	24	14	
4.00			251	174	116	98	83	48	29	
6.00				260	174	147	125	72	43	
8.00					232	196	167	96	57	
10.00						245	209	120	71	
12.00							250	145	86	
16.00								193	114	
24.00									171	
48.00										



Walterstown 110 kV Substation

PECR Appendix 3.2 - Uisce Éireann Confirmation of Feasibility for Water Connection

December 2025

CONFIRMATION OF FEASIBILITY

Aastha Sethi

Mott Macdonald Ireland
South Block, Rockfield
Dundrum
Dublin
D16R6V0

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

12 November 2025

Our Ref: CDS25007947 Pre-Connection Enquiry
Townland of Walterstown, Walterstown, Dunboyne, Meath

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water connection for a Business Connection of 1 unit(s) at Townland of Walterstown, Walterstown, Dunboyne, Meath, (the **Development)**.

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

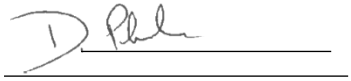
Where can you find more information?

- **Section A -** What is important to know?

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit **www.water.ie/connections**, **email** **newconnections@water.ie** or contact 1800 278 278**.**

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • **What to do?** - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • **What to do?** - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water pipes and related infrastructure to be installed in this Development shall comply with ***the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice,*** available at www.water.ie/connections
Trade Effluent Licensing	• 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). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Walterstown 110 kV Substation

PECR Appendix 5.1 - Construction Dust Assessment Methodology

December 2025

5.1 Construction Dust Assessment Methodology

Table 1: Determination of Dust Raising Magnitude

Source	Large	Medium	Small
Demolition	Total building volume >75,000m^3, potentially dusty construction material (e.g. concrete), on site crushing and screening, demolition activities >12m above ground	Total building volume 12,000 m^3 – 75,000 m^3, potentially dusty construction material, demolition activities 6-12 m above ground level	Total building volume <12,000 m^3, construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <6 m above ground, demolition during wetter months
Earthworks	Total site area >110,000 m^2, potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size), >10 heavy earth moving vehicles active at any one time, formation of bunds >6 m in height	Total site area 18,000 m^2 – 110,000 m^2, moderately dusty soil type (e.g. silt), 5-10 heavy earth moving vehicles active at any one time, formation of bunds 3m - 6m in height	Total site area <18,000 m^2, soil type with large grain size (e.g. sand), <5 heavy earth moving vehicles active at any one time, formation of bunds <3 m in height
Construction	Total building volume >75,000 m^3, on site concrete batching, sandblasting	Total building volume 12,000 m^3 – 75,000 m^3, potentially dusty construction material (e.g. concrete), on site concrete batching	Total building volume <12,000 m^3, construction material with low potential for dust release (e.g. metal cladding or timber
Track out	>50 HDV (>3.5t) trips in any one day, potentially dusty surface material (e.g. high clay content), unpaved road length >100m	20-50 HDV (>3.5t) outward movements9 in any one day,10 moderately dusty surface material (e.g. high clay content), unpaved road length 50 m – 100 m	<20 HDV (>3.5t) outward movements in any one day, surface material with low potential for dust release, unpaved road length <50 m

Source: IAQM (2024)[1]

Table 2: Receptor Sensitivity

Source	High	Medium	Low
Sensitivities of people to dust soiling effects	Users can reasonably expect (See note A) an enjoyment of a high level of amenity; or The appearance, aesthetics or value of their property would be diminished by soiling; and The people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land. Indicative examples include dwellings, museums and other culturally important collections, medium and long term car parks (See note B) and car showrooms.	Users would expect (See note A) to enjoy a reasonable level of amenity, but would not reasonably expect (See note A) to enjoy the same level of amenity as in their home; or The appearance, aesthetics or value of their property could be diminished by soiling; or The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. Indicative examples include parks and places of work.	The enjoyment of amenity would not reasonably be expected (See note A); or Property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling; or There is transient exposure, where the people or Property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land. Indicative examples include playing fields, farmland (unless commercially-sensitive horticultural),

[1] Institute of Air Quality Management (2024) Guidance on the assessment of dust from demolition and construction

Source	High	Medium	Low
			footpaths, short term car parks (See note B) and roads.
Sensitivities of people to the health effects of PM_{10}	Locations where members of the public are exposed over a time period relevant to the air quality objective for PM_{10} (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day - See note C). Indicative examples include residential properties. Hospitals, schools and residential care homes should also be considered as having equal sensitivity to residential areas for the purposes of this assessment.	Locations where the people exposed are workers (See note D), and exposure is over a time period relevant to the air quality objective for PM_{10} (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day). Indicative examples include office and shop workers, but will generally not include workers occupationally exposed to PM_{10}, as protection is covered by Health and Safety at Work legislation.	Locations where human exposure is transient (See note E). Indicative examples include public footpaths, playing fields, parks and shopping streets.
Sensitivities of receptors to ecological effects (See note F)	Locations with an international or national designation and the designated features may be affected by dust soiling; or Locations where there is a community of a particularly dust sensitive species such as vascular species included in the Red Data List For Great Britain (See note G). Indicative examples include a Special Area of Conservation (SAC) designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings.	Locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or Locations with a national designation where the features may be affected by dust deposition Indicative example is a Site of Special Scientific Interest (SSSI) with dust sensitive features.	Locations with a local designation where the features may be affected by dust deposition. Indicative example is a local Nature Reserve with dust sensitive features.

Source: IAQM (2024)[1]

A The public's expectations will vary depending on the existing dust deposition in the area.
B Car parks can have a range of sensitivities depending on the duration and frequency that people would be expected to park their cars there, and the level of amenity they could reasonably expect whilst doing so. Car parks associated with work place or residential parking might have a high level of sensitivity compared to car parks used less frequently and for shorter durations, such as those associated with shopping. Cases should be examined on their own merits.
C This follows DEFRA guidance as set out in LAQM.TG(22).
D Notwithstanding the fact that the air quality objectives and limit values do not apply to people in the workplace, such people can be affected to exposure of PM_{10}. However, they are considered to be less sensitive than the general public as a whole because those most sensitive to the effects of air pollution, such as young children are not normally workers. For this reason workers have been included in the medium sensitivity category.
E There are no standards that apply to short-term exposure, e.g. one or two hours, but there is still a risk of health effects, albeit less certain.
F A Habitat Regulation Assessment of the Scheme may be required as part of the planning process, if the Scheme lies close to an internationally designated site i.e. SACs, Special Protection Areas (SPAs) designated under the Habitats Directive (92/43/EEC) and RAMSAR sites.
G Cheffing C. M. & Farrell L. (Editors) (2005), The Vascular Plant. Red Data List for Great Britain, Joint Nature Conservation Committee.

Table 3: Sensitivity of the Area to Dust Soiling Effects on People and Property

Receptor Sensitivity	Number of Receptors	Distance from the source (m) (See note C)			
		<20	<50	<100	<250
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Source: IAQM (2024)[1]

A The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout.

B Estimate the total number of receptors within the stated distance. Only the highest level of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20m of the source and 95 high sensitivity receptors between 20 and 50m, then the total of number of receptors <50m is 102. The sensitivity of the area in this case would be high.

C For trackout, the distances should be measured from the side of the roads used by construction traffic.

Table 4: Sensitivity of the Area to Human Health Effects

Receptor Sensitivity	Annual Mean PM_{10} Concentration	Number of Receptors	Distance from source (m) (See note E)			
			<20	<50	<100	<250
High	>32 µg/m^3	>100	High	High	High	Medium
		10-100	High	High	Medium	Low
		1-10	High	Medium	Low	Low
	28-32 µg/m^3	>100	High	High	Medium	Low
		10-100	High	Medium	Low	Low
		1-10	High	Medium	Low	Low
	24-28 µg/m^3	>100	High	Medium	Low	Low
		10-100	High	Medium	Low	Low
		1-10	Medium	Low	Low	Low

Receptor Sensitivity	**Annual Mean PM_{10} Concentration**	**Number of Receptors**	**Distance from source (m) (See note E)**			
			<20	<50	<100	<250
	<24µg/m^3	>100	Medium	Low	Low	Low
		10-100	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
Medium	>32 µg/m^3	>10	High	Medium	Low	Low
		1-10	Medium	Low	Low	Low
	28-32 µg/m^3	>10	Medium	Low	Low	Low
		1-10	Low	Low	Low	Low
	24-28 µg/m^3	>10	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
	<24µg/m^3	>10	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
Low	-	>1	Low	Low	Low	Low

Source: IAQM (2024)[1]

A The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout.

B Estimate the total within the stated distance (e.g. the total within 250m and not the number between 100 and 250m), noting that only the highest level of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20 m of the source and 95 high sensitivity receptors between 20 and 50m, then the total of number of receptors <50m is 102. If the annual mean PM_{10} concentration is 29µg/m^3, the sensitivity of the area would be high.

C Most straightforwardly taken from the national background maps but should also take account of local sources. The values are based on 32µg/m^3 being the annual mean concentration at which an exceedance of the 24-hour objective is likely in England, Wales and Northern Ireland. In Scotland there is an annual mean objective of 18µg/m^3.

D In the case of high sensitivity receptors with high occupancy (such as schools or hospitals) approximate the number of people likely to be present. In the case of residential dwellings, just include the number of properties.

E For trackout, the distances should be measured from the side of the roads used by construction traffic.

Table 5: Sensitivity of the Area to Ecological Effects

Receptor Sensitivity	Distance from the source (m) (See note C)	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

Source: IAQM (2024)[1]

A The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout.
B Only the highest level of area sensitivity from the table needs to be considered.
C For trackout, the distances should be measured from the side of the roads used by construction traffic up to 250m from the site entrance.

Table 6: Risk of Dust Effects – Demolition

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

Source: IAQM (2024)[1]

Table 7: Risk of Dust Effects – Earthworks

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Source: IAQM (2024)[1]

Table 8: Risk of Dust Effects – Construction

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Source: IAQM (2024)[1]

Table 9: Risk of Dust Effects – Trackout

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Source: IAQM (2024)[1]