

An Coimisiún Pleanála  
46 Marlborough Street  
Dublin  
D01 V902

**Your Reference**  
Walterstown 110 kV  
Substation

**Our Reference**  
229101684

**Strategic Infrastructure Development application for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

19 January 2026

Dear Sir/ Madam,

Mott MacDonald  
South Block  
Rockfield  
Dundrum  
Dublin 16  
D16 R6V0  
Ireland

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

On behalf of the applicant, the Electricity Supply Board (ESB), we hereby submit a planning application under Section 182A of the Planning and Development Act 2000 (as amended), for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath.

This application is made following receipt of the formal notice from An Coimisiún Pleanála (the Commission), by letter dated 25 October 2024 (Ref: ABP-320535-24), that the proposed development constitutes strategic infrastructure development (SID). As requested by the Commission as part of this formal notice, we have notified the list of prescribed bodies in relation to the lodgement of this SID planning application.

This SID application, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure in the townland of Walterstown, Dunboyne Co. Meath. A full description of the proposed development is contained within the documentation and drawings enclosed here within.

In accordance with the Planning and Development Act 2000 (as amended) and the direction previously given by the Commission during the pre-application consultation process, 2no. hard copies, along with 8no electronic copies (containing the identical material), of the following are provided:

- Completed SID Application Form
- A copy of the newspaper notices
- Copy of the Site Notice
- Confirmation Receipt of Application Fee Payment to the Commission
- A copy of the An Coimisiún Pleanála Pre-Application Declaration Notice (including list of Prescribed Bodies who are required to be consulted)
- A copy of the schedule of Prescribed Bodies and the letters served on the listed Prescribed Bodies

Directors: B Williams BE (Hons) MEngSc  
CEng FIEI FCIBS (Managing), R  
Jefferson MScSI MRICS BSc Dip Con  
Law, T Keane BE (Hons) CEng MIET, D  
Kelly BEng (Hons) CEng FIEI, J H K Harris  
BSc CEng (British), C H Travers MEng  
CEng (British), R Risdon, E G Roud FCA  
MA (Hons) Economics (British)  
Innealtóirí Comhairleach (Consulting  
Engineers)  
Company Secretary: S O'Donovan BBS  
(Hons), CTA, FCCA  
Registered in Ireland no. 53280.  
Mott MacDonald Ireland Limited is a  
member of the Mott MacDonald Group

- A copy of the letter sent to the Chief Executive Officer of Meath County Council
- A Planning and Environmental Considerations Report
- An AA Screening Report
- Schedule of Drawings
- Planning Drawings
- Spatial data of the application site

A stand-alone website containing all of the application documentation has also been set up at the following web address: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

The appropriate fee of €100,000 has been lodged with An Coimisiún Pleanála by way of electronic fund transfer on 9 January 2026. We have enclosed a copy of the fee remittance sheet as evidence of same.

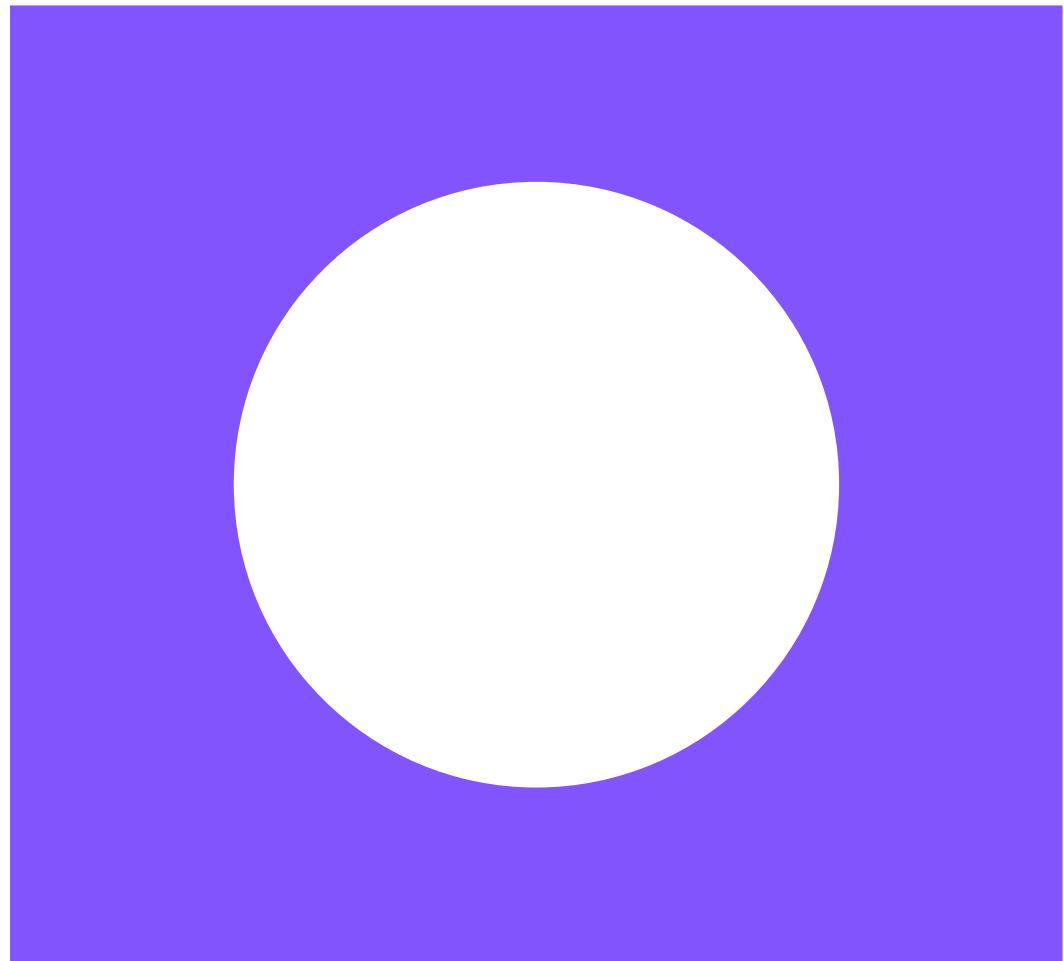
We trust all is in order and we look forward to a favourable and timely permission from the Commission, in due course. We would ask that all further correspondence in relation to the planning application is directed to this office.

Yours faithfully,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

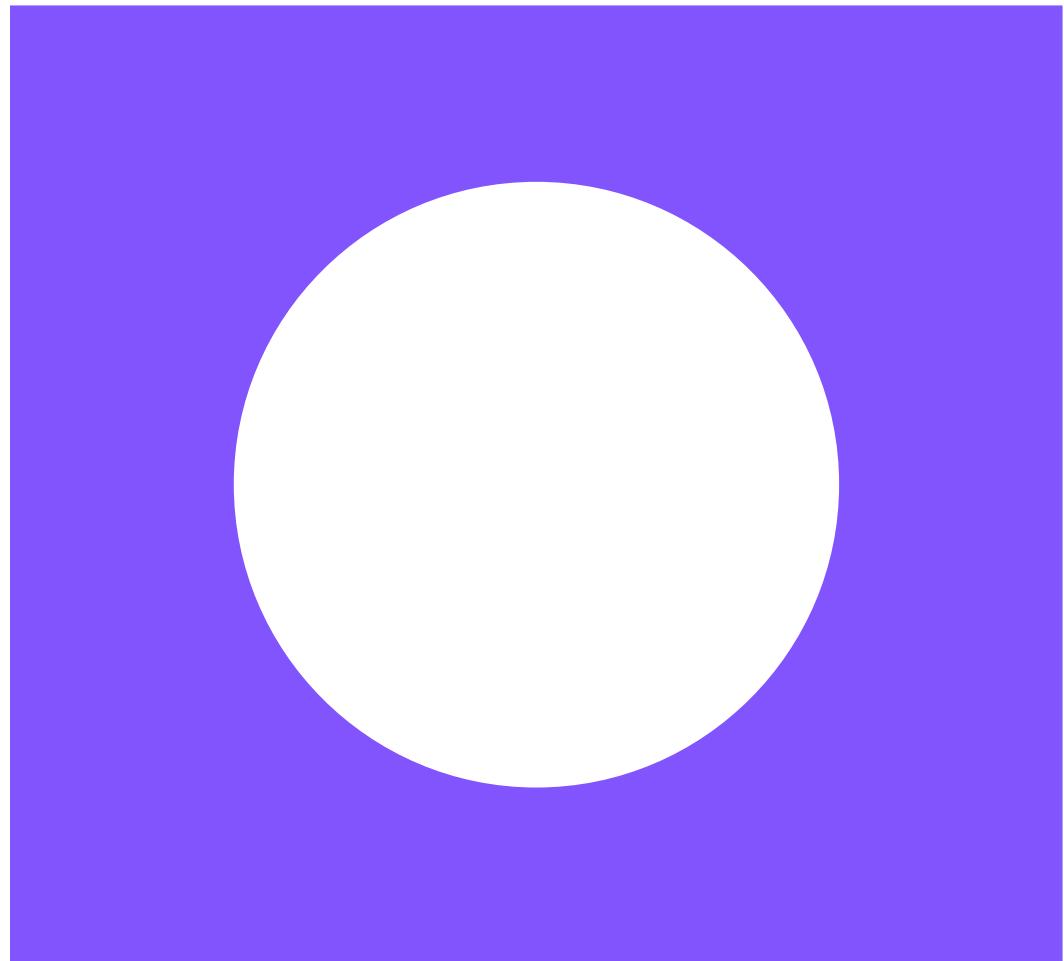
[niamh.roche@mottmac.com](mailto:niamh.roche@mottmac.com)



## **Schedule of Application Documents**

## Schedule of Application Documents

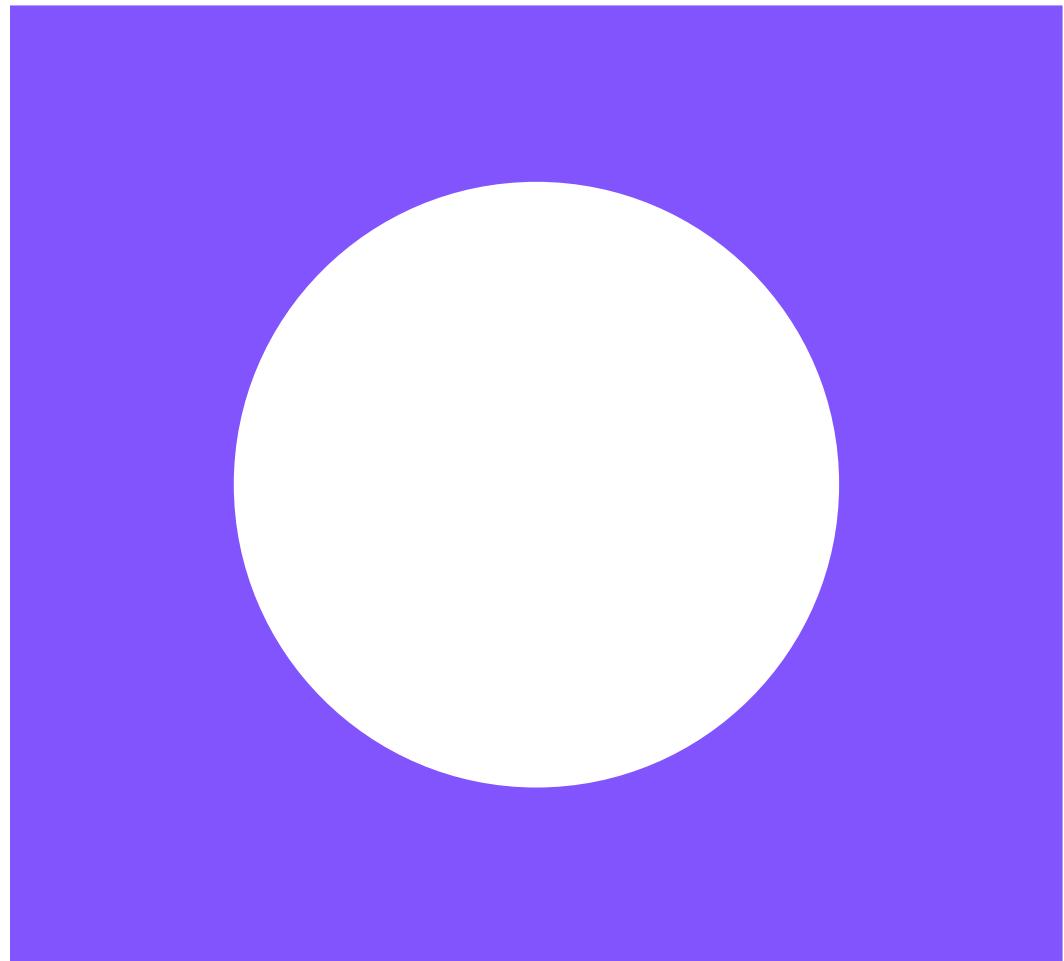
1	Cover Letter
2	Schedule of Statutory Particulars
3	23no. Planning Drawings
4	Report for the Screening of Appropriate Assessment
5	Planning and Environmental Considerations Report (PECR) and appendices
6	Construction Environmental Management Plan (CEMP)
7	Construction Phase Resource and Waste Management Plan (RWMP)
8	Construction Phase Traffic Management Plan (TMP)



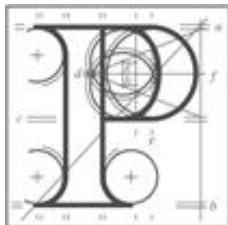
# **Walterstown 110 kV Substation**

**Schedule of Statutory Particulars**

**January 2026**



## **SID Application Form**



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

1.

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

Name of Applicant:	Electricity Supply Board (ESB)
Address:	ESB Head Office 27 Fitzwilliam Street Lower Dublin D02 KT92
Telephone No:	0861767511
Email Address (if any):	Heather.mcmeel@esb.ie

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

Name(s) of company director(s):	ESB is not registered under the Companies Acts 1963 to 2017. It is a statutory corporation set up under the Electricity Supply Act, 1927, as amended.
Registered Address (of company)	N/A
Company Registration No.	N/A as ESB is not registered under the Companies Act.
Telephone No.	N/A
Email Address (if any)	N/A

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

Name:	Niamh Roche
Address:	Mott MacDonald Ireland Limited South Block Rockfield Dundrum Co. Dublin D16 R6V0
Telephone No.	012916700
Mobile No. (if any)	N/A
Email address (if any)	Niamh.roche@mottmac.com

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

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

Yes: [  ] No:[  ]

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

Liam Mc Manus (+353 857828923)

**5. Person responsible for preparation of Drawings and Plans:**

Name:	Sinead Healy
Firm / Company:	Mott MacDonald Ireland Limited
Address:	Mott MacDonald South Block Rockfield Dundrum Co. Dublin D16 R6V0
Telephone No:	012916700
Mobile No:	NA
Email Address (if any):	sinead.healy@mottmac.com
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
Please refer to attached Schedule of Drawings	

**6. Site:**

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OSI Map References: OS3127-B, OS3127-D OS3128-A, OS3128-C Central ITM Grid Reference: 300336E, 239304N	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares		3.6 hectares
Site zoning in current Development Plan for the area:	RA-Rural Areas	
Existing use of the site & proposed use of the site:	Existing – Agricultural Field Proposed – Electricity Infrastructure Substation	
Name of the Planning Authority(s) in whose functional area the site is situated:	Meath County Council	

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

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p>ESB will purchase the land from the existing landowner whose consent to apply for planning is provided as part of this application. Additionally, ESB has statutory powers to undertake the proposed development, arising from the Electricity Supply Act, 1927, as amended, and Article 22(2)(g)(ii) of the Planning and Development Regulations, 2001, as amended. ESB are the legal owners of the electricity distribution network and derive sufficient legal interest from the Electricity Act 1927, as amended to enter onto lands for the purpose of any works relating to electrical infrastructure.</p>		
<p><b>If you are not the legal owner</b>, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>		
Daire O'Neill, Walterstown, Co. Meath (the letter of consent from this landowner is provided as part of this application)		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
N/A		

**8. Site History:**

**Details regarding site history (if known):**

Has the site in question ever, to your knowledge, been flooded?

Yes: [ ] No: [  ]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No:[  ]

If yes, please give details:

**Are you aware of any valid planning applications previously made in respect of this land / structure?**

Yes: [  ] No: [  ]

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
Meath County Council Reference DA6003	Construction of a story and a half style dwelling and detached garage, with septic 2000 domestic effluent treatment system and percolation area, new roadside entrance and all associated site works	Refused 30 May 2006
Meath County Council Reference DA20102	Two storey dormer dwelling house with vehicular access and waste treatment unit/septic tank and siteworks	Withdrawn 04 February 2004

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

**Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?**

Yes: [  ] No:[  ]

If yes please specify

An Coimisiún Pleanála Reference No.:

## 9. Description of the Proposed Development:

Brief description of nature and extent of development	<p>The proposed development will consist of the construction of a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and will include the following:</p> <ul style="list-style-type: none"><li>• Construction of 1 no substation compound (c. 5650sqm) securely enclosed with 2.6m high palisade fencing and gates, containing:<ul style="list-style-type: none"><li>- 1 no. 110 kV Gas Insulated Switchgear (GIS) building (c. 707sqm footprint; c. 12m in height);</li><li>- 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);</li><li>- 2 no. Bunded 110 / 38 kV Transformers (c. 5m in height) with associated electrical equipment, 2 no. Bunded 38 kV/ MV Transformers (c. 5m in height) with associated electrical equipment;</li><li>- 2 no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV/ MV Transformers;</li><li>- 3 no. bundled Arc Suppression Coils (c. 4m high) with associated electrical equipment;</li><li>- Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);</li><li>- 2 no. 110 kV double circuit Line Cable Interface Masts (LCIM) (c. 17m high);</li><li>- Concrete post and rail fence (1.4m high);</li><li>- Underground cabling between the 110 kV GIS building and the new Line Cable Interface Masts (LCIM);</li></ul></li><li>• Dismantling of 1 no. existing 110 kV Overhead Line timber poleset (c. 20m height);</li><li>• Diversion of the existing 110 kV Dunfirth-Kinnegad-Rinawade overhead line to connect to the new Line Cable Interface Masts (LCIM); and,</li><li>- All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m height), 3 no. lightning monopoles measuring c.15m high, 1 no. Emergency, stand-by Diesel Generator, telecommunications, landscaping, site services including drainage and all other ancillary works.</li></ul>
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**10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:**

<b>Class of Development:</b>	<b>Gross Floor Area in m<sup>2</sup></b>
N/A	N/A

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

Gross floor space of any existing buildings(s) in m <sup>2</sup>	N/A
Gross floor space of proposed works in m <sup>2</sup>	<p><b>1,749.9 m2</b></p> <p><b>Calculations:</b></p> <p>110 kV GIS Substation building: Ground floor area = 707m2. First floor area = 707m2 Gross floor space = 1,414m2</p> <p>38 kV GIS Substation building: Ground floor area = 232.8 m2. Cable room area = 103.1m2 Gross floorspace = 335.9m2</p> <p>Total gross floorspace area = 1,414m2 + 335.9m2 = 1,749.9 m2</p>
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	N/A
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	N/A

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

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

**13. Social Housing:**

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

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

Existing use (or previous use where retention permission is sought)
Agricultural Land
Proposed use (or use it is proposed to retain)
Electricity Infrastructure Substation
Nature and extent of any such proposed use (or use it is proposed to retain).
Electricity Infrastructure Substation compound area approx. 0.565 ha

**15. Development Details:**

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

## 16. Services:

<b>Proposed Source of Water Supply:</b>
Existing connection: [ ] New Connection: [ <input checked="" type="checkbox"/> ]
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: [ ] Private Well: [ ]
Other (please specify): <hr/>
Name of Group Water Scheme (where applicable): <hr/>
<b>Proposed Wastewater Management / Treatment:</b>
Existing: [ ] New: <input checked="" type="checkbox"/>
Public Sewer: [ ] Conventional septic tank system: [ ]
Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: A wastewater holding tank is proposed (refer to planning drawing 229101684-01-XX-DR-001), 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 licensed haulier _____
<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain: [ ] Soakpit: [ ]
Watercourse: [ ] Other: <input checked="" type="checkbox"/> Please specify: Discharge of intercepted flows from the roads within the substation compound area and roof drainage to the proposed SuDS attenuation basin located at the south of the site, which will then drain to a drainage ditch, prior to discharging to an existing field drainage ditch. Runoff from concrete bunds will discharge to the public road drainage system. Surface water runoff from the access road (excluding internal access within the substation compound) will drain to ground.

## 17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]  The Meath Chronicle: 17 <sup>th</sup> January 2026 (Newspaper is published on the 13th January 2026 and dated the 17th January 2026) The Herald: 14 <sup>th</sup> January 2026
Details of site notice, if any, - location and date of erection:
Copy of site notice enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]  Site Notice erected 15 <sup>th</sup> January 2026
Details of other forms of public notification, if appropriate e.g. website
www.esbwaltertownsubstation.ie

## 18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations – name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.  Enclosed: Please refer to sections 1.4.1 and 1.5.1 of the Planning and Environmental Considerations Report  Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]  Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.  Enclosed: Please refer to the schedule of statutory particulars.  Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]

**19. Confirmation Notice:**

<b>Copy of Confirmation Notice</b>
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.
N/A

**20. Application Fee:**

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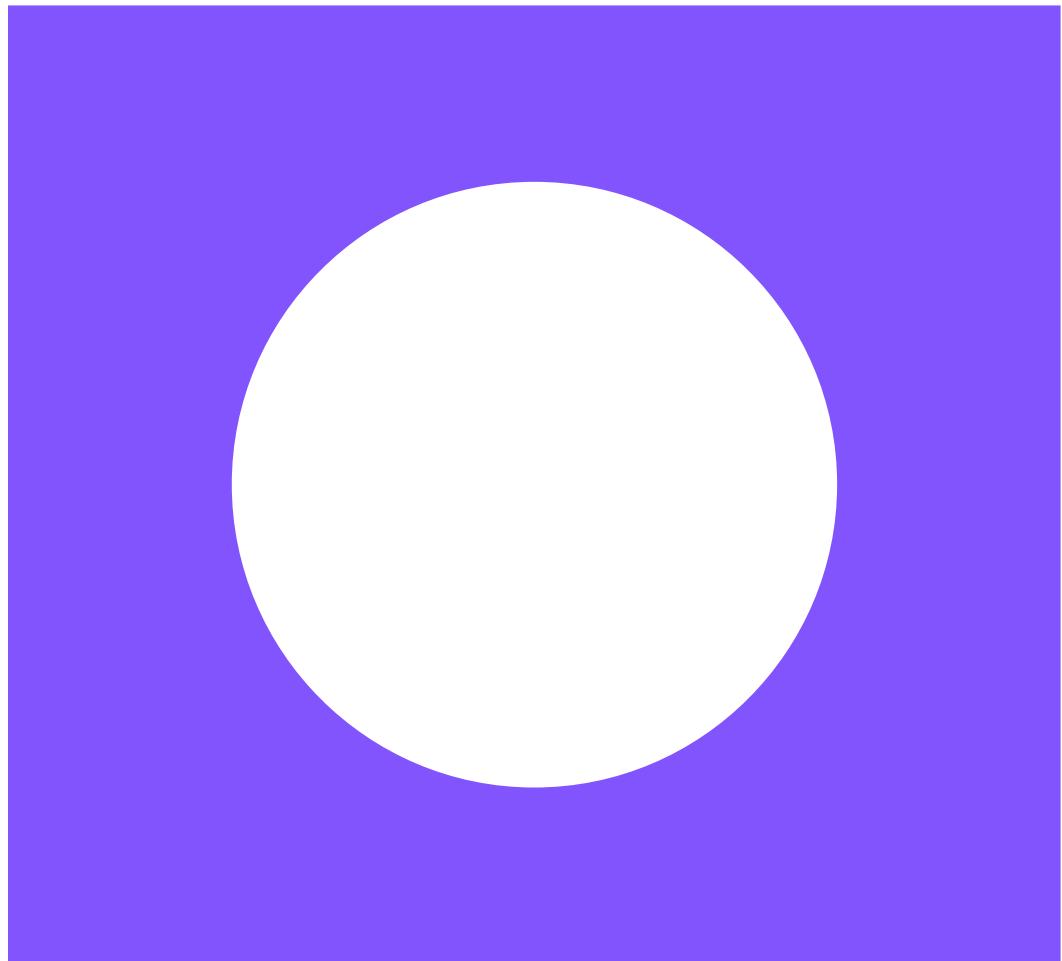
**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including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

Signed: (Applicant or Agent as appropriate)	Niamh Roche (Agent) 
Date:	19 <sup>th</sup> January 2026

**General Guidance Note:**

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

September 2018



## **Copy of Site Notice**

# SITE NOTICE

Planning and Development Act 2000, as amended

## Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development (SID) (Electricity Transmission Development)

### MEATH COUNTY COUNCIL

In accordance with Section 182A of the Planning and Development Act 2000 (as amended), the Electricity Supply Board (ESB), gives notice of its intention to seek approval from An Coimisiún Pleanála for development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath.

The proposed development will consist of the construction of a 110 kV/ 38 kV/ Medium Voltage (MV) electrical substation and will include the following:

- Construction of 1 no substation compound (c. 5650sqm) securely enclosed with 2.6m high palisade fencing and gates, containing:
  - 1 no. 110 kV Gas Insulated Switchgear (GIS) building (c. 707sqm footprint; c. 12m in height);
  - 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);
  - 2 no. Bunded 110 / 38 kV Transformers (c. 5m in height) with associated electrical equipment, 2 no. Bunded 38 kV/ MV Transformers (c. 5m in height) with associated electrical equipment;
  - 2 no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV/ MV Transformers;
  - 3 no. bundled Arc Suppression Coils (c. 4m high) with associated electrical equipment;
  - Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);
  - 2 no. 110 kV double circuit Line Cable Interface Masts (LCIM) (c. 17m high);
  - Concrete post and rail fence (1.4m high);
  - Underground cabling between the 110 kV GIS building and the new Line Cable Interface Masts (LCIM);
- Dismantling of 1 no. existing 110 kV Overhead Line timber poleset (c. 20m height);
- Diversion of the existing 110 kV Dunfirth-Kinnegad-Rinawade overhead line to connect to the new Line Cable Interface Masts (LCIM); and,
- All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m height), 3 no. lightning monopoles measuring c.15m high, 1 no. Emergency, stand-by Diesel Generator, telecommunications, landscaping, site services including drainage and all other ancillary works.

The planning application may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of seven weeks commencing on the 26th January 2026 at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin, D01 V902
- The offices of Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y291

The application may also be viewed/downloaded on the following website from 26th January 2026 – [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission'), 64 Marlborough Street, Dublin, D01 V902 or via the Commission's website <https://pleanala.ie/en-ie/observations>, during the above-mentioned period of seven weeks relating to –

- i. The implications of the proposed development for proper planning and sustainable development, and
- ii. The likely effects on the environment of the proposed development, and
- iii. The likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission in writing or online at [www.pleanala.ie](http://www.pleanala.ie) not later than 5:30pm on 16th March 2026. Such submissions/observations must also include the following information:

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

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application (for further details see "A Guide to Public Participation in Strategic Infrastructure Development" at [www.pleanala.ie](http://www.pleanala.ie)).

The Commission may in respect of an application for permission decide to –

- i. approve the proposed development, or
- ii. make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified, or
- iii. approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. refuse to approve the proposed development,

and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.

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

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading 'Legal Notices – Judicial Review Notice' on the Commission's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizen's Information website [www.citizensinformation.ie](http://www.citizensinformation.ie).

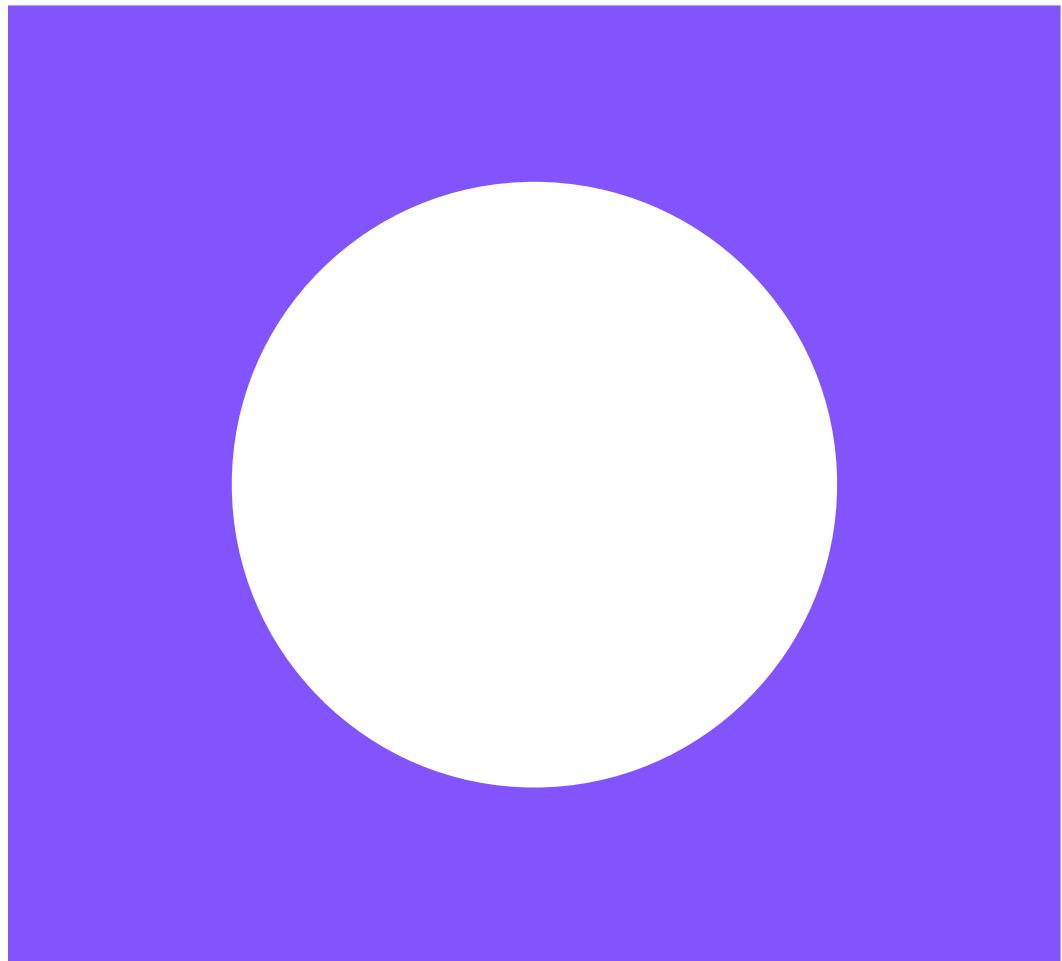
Signed:



Niamh Roche - Agent on behalf of ESB

Agent address: Mott MacDonald Ireland Limited, South Block, Rockfield, Dundrum, D16 R6V0

Date of erection of site notice: 15 January 2026



## **Copy of Newspaper Notice**

# Motoring

CarsIreland.ie

## BMW



22

D

A

€43,000

2022 BMW 5 Series D G30 M SPORT MHEV 4DR A AUTO, 2.0L, Diesel, Automatic, 50,000 km, Tax 07/26, NCT 02/26, Saloon, Full Service History, Air Conditioning, Co. Dublin Tel: 086 2652588 www.carsireland.ie/4290817

## BMW



18

P

A

€20,999

2018 BMW 5 Series E G30 M SPORT 4DR AUTO, 2.0L, Petrol Plug-in Hybrid, Automatic, 180,000 km, Tax 12/25, NCT 12/26, Saloon, Full Service History, Perfect working order, Co. Louth Tel: 089 9701449 www.carsireland.ie/4291841

## BMW



12

D

A

€14,000

2012 BMW X5 E70 XDRIVE 30D M SPORT 7SEATS 5DR A, 3.0L, Diesel, Automatic, 200,000 km, Tax 09/25, NCT 05/26, Estate, Perfect working order, Price Or Near Offer, Co. Offaly Tel: 087 1959636 www.carsireland.ie/4292724

## BMW



22

E

A

€22,000

2022 BMW i3 i3S 184 BHP 120Ah - Warranty 2030, 20.0L, Electric, Automatic, 35,750 km, Tax 12/99, NCT 10/26, Hatchback, Perfect working order, Air Conditioning, Central Co. Dublin Tel: 087 7863942 www.carsireland.ie/4288769

## FORD



11

D

M

€5,600

2011 Ford Galaxy 2.0 TDCI TITANIUM 140BHP 5DR, 2.0L, Diesel, Manual, 177,500 km, Tax 3/26, NCT 02/26, MPV, Central Locking, Electric Windows, ABS Brakes, Airbag, Co. Dublin Tel: 086 2685909 www.carsireland.ie/4297369

## FORD



## NISSAN



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€31,000

2010 Ford Transit NT 300LWB VAN 2.4 TDCI 115PS HR L3 H/R 5DR, 2.4L, Diesel, Manual, 338,466 km, Tax 10/25, NCT 09/26, Other, Central Locking, CD Player, Full Service Co. Mayo Tel: 087 3596723 www.carsireland.ie/4297100

## MERCEDES



## VOLKSWAGEN



16

P

O

€11,500

2019 Mercedes-Benz C Class 200 D AUTO 4DR, 2.0L, Diesel, Automatic, 140,000 km, Tax 12/99, NCT 06/26, Saloon, Central Locking, Electric Windows, Airbag, Cruise Control, Co. Galway Tel: 089 2781399 www.carsireland.ie/4290438

## MERCEDES



## CLASSIFIEDS



## PLANNING APPLICATIONS

Meath County Council, FURTHER INFORMATION / REVISED PLANS. We, Sumbury on Thame Ltd., of Limekiln Hill, Navan, Co. Meath, Planning Ref: 25/60924. The Significant Further Information / Revised Plans, in relation to the application have been furnished to the Planning Authority, and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during office hours. A submission or observation in relation to the Further Information / Revised Plans may be made in writing to the Planning Authority on payment of the prescribed fee (€20). Submission or observations to be sent to the Planning Authority within two weeks of receipt by the Planning Authority of the newspaper notice and site notice or in the case of a planning application accompanied by an Environmental Impact Statement (EIS), within 5 weeks of receipt of such notices by the Planning Authority. Signed: Declan Clabby, M.R.I.A.I., Declan Clabby & Associates, Haggard Street, Trim, (046) 9431900

South Dublin County Council. We, Ruth Kennington & Colm Merriman are applying for Planning Permission to demolish existing single storey, front, side and rear extension, and detached shed to rear. Construct two storey side with forward projecting front and rear two storey extended extension elements, single storey front extension, single storey rear extension, varied internal modifications at 94 Glenmaroon Road, Palmerstown, Dublin 20. D20 EV96. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

## MEETING POINT

Loving, Caring, Dublin Single lady 55 in Dublin only, seeks a nice gentleman genuine, caring honest professional and would like a partner for New Year & for long term friendship age 53-63. Phone 0870014942.

## USEFUL SERVICES

House Clearance / Removals Sofas, Beds, Electrical Appliances, Single Items, Garden sheds cleared and removed. No skips needed, we do the loading, 7 days service. To ask about our removal service, Nationwide/UK. 087 1782441

## LICENSED PREMISES

SELLING OR BUYING a 7 day liquor licence Call: 01 209 1935

## PLANNING APPLICATIONS

Navan Upholstery Tony: 086 8501002 • www.navanupholstery.ie Enquiries to ajmull@yahoo.com Queen Anne Style



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## PLANNING APPLICATIONS

## Planning and Development Act 2000, as amended

Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development (SID) (Electricity Transmission Development)

## MEATH COUNTY COUNCIL

In accordance with Section 182A of the Planning and Development Act 2000 (as amended), the Electricity Supply Board (ESB), gives notice of its intention to seek approval from An Coimisiún Pleanála for development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath.

The proposed development will consist of the construction of a 110 kV/38 kV/Medium Voltage (MV) electrical substation and will include the following:

- Construction of 1 no substation compound (c. 5650sqm) securely enclosed with 2.6m high palisade fencing and gates, containing:
  - 1 no. 110 kV Gas Insulated Switchgear (GIS) building (c. 707sqm footprint; c. 12m in height);
  - 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);
  - 2 no. Bunded 110 / 38 kV Transformers (c. 5m in height) with associated electrical equipment;
  - 2 no. Banded 38 kV / MV Transformers (c. 5m in height) with associated electrical equipment;
  - 2 no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV/MV Transformers;
  - 3 no. banded Arc Suppression Coils (c. 4m high) with associated electrical equipment;
  - Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);
  - 2 no. 110 kV double circuit Line Cable Interface Masts (LCIM) (c. 17m high);
  - Concrete post and rail fence (1.4m high);
  - Underground cabling between the 110 kV GIS building and the new Line Cable Interface Masts (LCIM);
- Dismantling of 1 no. existing 110 kV Overhead Line timber pole set (c. 20m height);
- Diversion of the existing 110 kV Dunfirth-Kinnegad-Rinawade overhead line to connect to the new Line Cable Interface Masts (LCIM); and,
- All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m height), 3 no. lightning monopoles measuring c. 15m high, 1 no. Emergency, stand-by Diesel Generator, telecommunications, landscaping, site services including drainage and all other ancillary works.

The planning application may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of seven weeks commencing on the 26th January 2026 at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin, D01 V902
- The offices of Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y291

The application may also be viewed/downloaded on the following website from 26th January 2026 – www.esbwalterstownsubstation.ie.

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission'), 64 Marlborough Street, Dublin, D01 V902 or via the Commission's website https://pleanala.ie/en-ie/observations, during the above-mentioned period of seven weeks relating to –

- The implications of the proposed development for proper planning and sustainable development, and
- The likely effects on the environment of the proposed development, and
- The likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission in writing or online at www.pleanala.ie not later than 5:30pm on 16th March 2026. Such submissions/observations must also include the following information:

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

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application (for further details see "A Guide to Public Participation in Strategic Infrastructure Development" at www.pleanala.ie).

The Commission may in respect of an application for permission decide to –

- approve the proposed development, or
- make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified, or
- approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- refuse to approve the proposed development,

and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.

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

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading 'Legal Notices – Judicial Review Notice' on the Commission's website www.pleanala.ie or on the Citizen's Information website www.citizensinformation.ie.

# Planning

t: 046 907 9662 | e: advertising@meathchronicle.ie

**Meath County Council - I**, Billy O'Connor, intend to apply for permission for development of a site at Tankardstown, Clonalvy, Co. Meath. The development will consist of the construction of a single storey style dwelling, a domestic wastewater disposal system, new site entrance and all associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application. Signed: mckenna + associates, High Street, Trim, Co. Meath, C15FY50. Tel: 0469486788 W: www.mckdesign.ie

**Meath County Council - We**, Navan O'Mahony's GAA Club, intend to apply for planning permission for development at Navan O'Mahony's 2nd Training Ground, Trim Road, Balrask Old, Navan, Co. Meath. C15 R9NR. The development will comprise of the erection of 10nr. 15m high floodlight poles with attached flood lighting to existing GAA pitches and necessary site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission. Signed: David P Cullinan B.Arch MRRAI AdvDip PMgt Architectural Conservation Gaffney & Cullinan Architects.

**Meath County Council - I** Aidan Doyle intend to apply for planning permission for development at Harristown, Kilcoole, Co. Meath. The development will consist of the construction of two storey detached dwelling house, with detached garage, new entrance gateway, setting back and replanting of the existing hedgerow, relocation of the existing agricultural entrance, along with all associated services, service connections, landscape and site development works. This application revokes permission 21/767 (which was amended under permission 25/15) previously granted to the applicant at Blackhall Little, Kilcoole, Co. Meath. The planning application may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

**Meath County Council - I**, Helena Bohan intend to apply for permission of development at Hickey's Lane, Baltralna, Ashbourne, Co. Meath, A84 EY91. The development will consist of - Permission is sought for extension and refurbishment of existing bungalow, and erection of a new 4 bedroom part double/part single storey dwelling, new waste water treatments system for each dwelling, revised vehicular access and boundary treatments and associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application. Signed: Foster Associates Architects (Registered Designer & Registered Assigned Certifier under new Building Control Regulations) Dean Hill, Hayes, Navan, Co. Meath - ph. 046 9024417.

**Meath County Council - Further Information/Revised Plans** Name of the applicant: Emmett Cunneen Shanco, Crossakiel, Co. Meath A82 V212 The reference number of the application on the register: 25/60310 That significant further information or revised plans, as appropriate, in relation to the application has or have been furnished to the Planning Authority, and is or are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during its public opening hours, and A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee (€20). Submission or observations to be sent to the Planning Authority within two weeks of receipt by the Planning Authority of the newspaper notice and site notice or in the case of a planning application accompanied by an Environmental Impact Assessment Report (EIA) or Natura Impact Statement (NIS), within 5 weeks of receipt of such notices by the Planning Authority. Submitted By: Michael Hetherington Architectural & Engineering Services Ltd, Cogan Street, Oldcastle Co. Meath 049/8542911

**Meath County Council - I**, Michael McHugh, intend to apply for retention permission for development at Court, Kilbride, Co. Meath, D15 KX39. The development will consist of the retention of a roofed porch to the front of the existing dwelling, the retention of a single-storey detached garage, the change of use of the original attached garage to habitable accommodation (games room), and a single-storey side extension incorporating a domestic swimming pool, together with all associated site development works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed: Paul O'Neill Architects, Beective Street, Kells, Co. Meath.

**Meath County Council - I**, Michael Keaveny, intend to apply for permission for development at Dunlough, Robinstown, Navan, Co. Meath. The development will consist of construction of a two storey style dwelling with detached domestic garage, install a proprietary sewage treatment system and form new entrance from public road. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application. Signed: Foster Associates Architects (Registered Designer & Registered Assigned Certifier under new Building Control Regulations) Dean Hill, Hayes, Navan, Co. Meath - ph. 046 9024417.

**Meath County Council - I** Cora Joyce intend to apply for planning permission for development at Kilcoole, Co. Meath. The development will consist of: New dwelling and detached garage, New shared entrance for proposed dwelling and agricultural entrance, Wastewater Treatment system with Percolation area, existing agricultural entrance to be decommissioned, new post and wire fence on opposite side of road with height of bank reduced by 0.5m in order to provide sight lines, Landscaping & all associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

**Meath County Council - I** Arturas Jakas intend to apply for planning permission at 74 Carne Hill, Johnstown, Navan, Co. Meath Planning permission is sought for alterations to existing planning reference number 23731, alterations consisting of adding additional 3 no. velux windows to single storey side extension to front and rear of existing house, also permission sought to remove chimney and all associated site works previous submission was for attic conversion with dormer projecting window to rear for study/play use, and all associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed: Paul O'Neill Architects, Beective Street, Kells, Co. Meath.

## Planning and Development Act 2000, as amended

### Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development (SID)

#### (Electricity Transmission Development)

#### MEATH COUNTY COUNCIL

In accordance with Section 182A of the Planning and Development Act 2000 (as amended), the Electricity Supply Board (ESB), gives notice of its intention to seek approval from An Coimisiún Pleanála for development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath.

The proposed development will consist of the construction of a 110 kV/38 kV/Medium Voltage (MV) electrical substation and will include the following:

- Construction of 1 no substation compound (c. 5650sqm) securely enclosed with 2.6m high palisade fencing and gates, containing:
  - 1 no. 110 kV Gas Insulated Switchgear (GIS) building (c. 707sqm footprint; c. 12m in height);
  - 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);
  - 2 no. Bunded 110 / 38 kV Transformers (c. 5m in height) with associated electrical equipment, 2 no. Bunded 38 kV / MV Transformers (c. 5m in height) with associated electrical equipment;
  - 2 no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV / MV Transformers;
  - 3 no. bundled Arc Suppression Coils (c. 4m high) with associated electrical equipment;
  - Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);
  - 2 no. 110 kV double circuit Line Cable Interface Masts (LCIM) (c. 17m high);
  - Concrete post and rail fence (1.4m high);
  - Underground cabling between the 110 kV GIS building and the new Line Cable Interface Masts (LCIM);
- Dismantling of 1 no. existing 110 kV Overhead Line timber poleset (c. 20m height);
- Diversion of the existing 110 kV Dunferrin-Kinnead-Rinawade overhead line to connect to the new Line Cable Interface Masts (LCIM); and,
- All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m height), 3 no. lightning monopoles measuring c. 15m high, 1 no. Emergency, stand-by Diesel Generator, telecommunications, landscaping, site services including drainage and all other ancillary works.

The planning application may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of seven weeks commencing on the 26th January 2026 at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin, D01 V902
- The offices of Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y291

The application may also be viewed/downloaded on the following website from 26th January 2026 - www.esbwaltertownsubstation.ie.

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission'), 64 Marlborough Street, Dublin, D01 V902 or via the Commission's website <https://pleana.ie/en-ie/observations>, during the above-mentioned period of seven weeks relating to -

- i. The implications of the proposed development for proper planning and sustainable development, and
- ii. The likely effects on the environment of the proposed development, and
- iii. The likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission in writing or online at [www.pleana.ie](http://www.pleana.ie) not later than 5:30pm on 16th March 2026. Such submissions/observations must also include the following information:

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

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application (for further details see "A Guide to Public Participation in Strategic Infrastructure Development" at [www.pleana.ie](http://www.pleana.ie)).

The Commission may in respect of an application for permission decide to -

- i. approve the proposed development, or
- ii. make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified, or
- iii. approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. refuse to approve the proposed development,

and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.

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

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading 'Legal Notices - Judicial Review Notice' on the Commission's website [www.pleana.ie](http://www.pleana.ie) or on the Citizen's Information website [www.citizensinformation.ie](http://www.citizensinformation.ie).

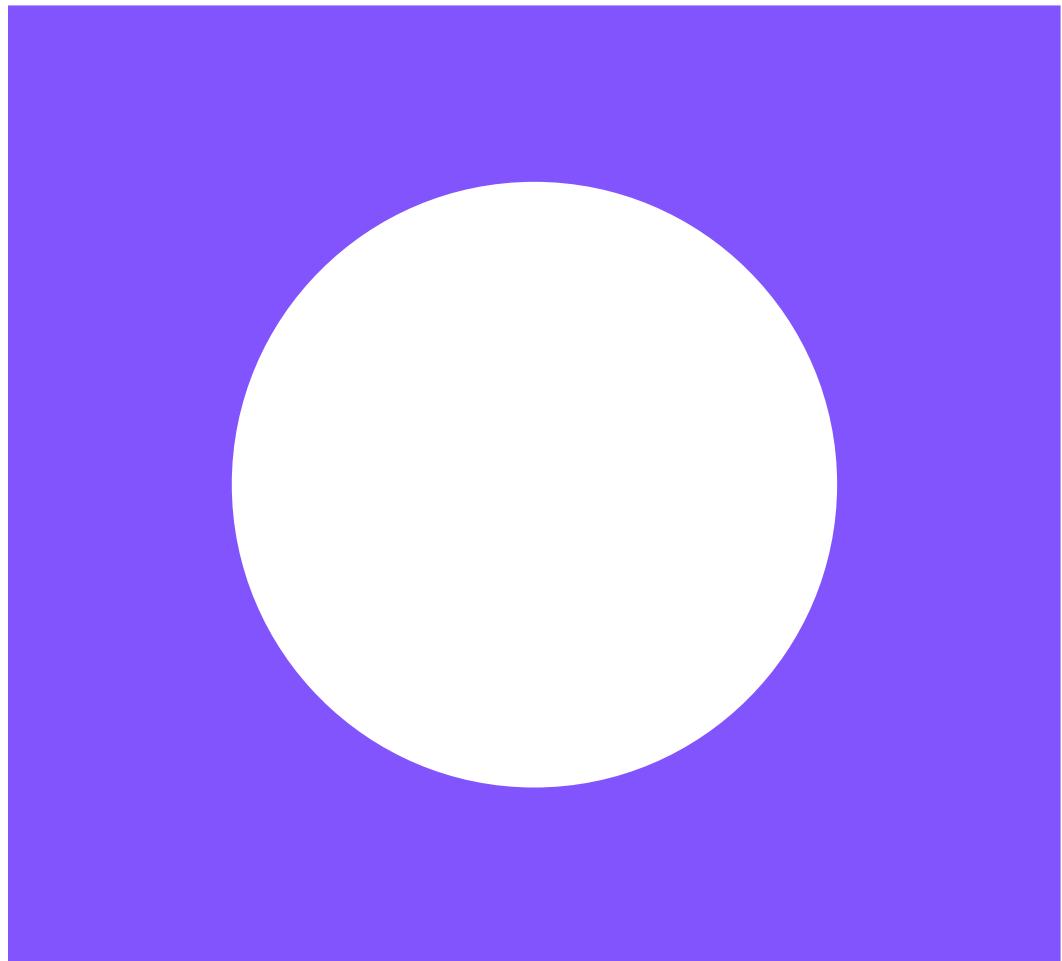
## PLANNING APPLICATION NOTICES CONTINUED ON PAGE 67

Deadline Monday at 4pm

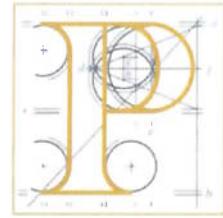
Contact

046-9079662

Email: [info@meathchronicle.ie](mailto:info@meathchronicle.ie)



# **An Coimisiún Pleanála Pre-Application Declaration Notice**



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

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
Láithreán Gréasáin	Website	<a href="http://www.leanala.ie">www.leanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@leanala.ie">bord@leanala.ie</a>

64 Sráid Macilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
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](http://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](mailto:sids@pleanala.ie) quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,



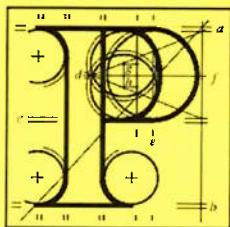
Raymond Muwaniri  
Executive Officer  
Direct Line: 01-8737125

VC11A

Teil Gao Áitiúil	Tel LoCall	(01) 858 8100 1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin Ríomhphost	Website Email	<a href="http://www.pleanala.ie">www.pleanala.ie</a> <a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhride  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



An  
Bord  
Pleanála

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

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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 12<sup>th</sup> 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

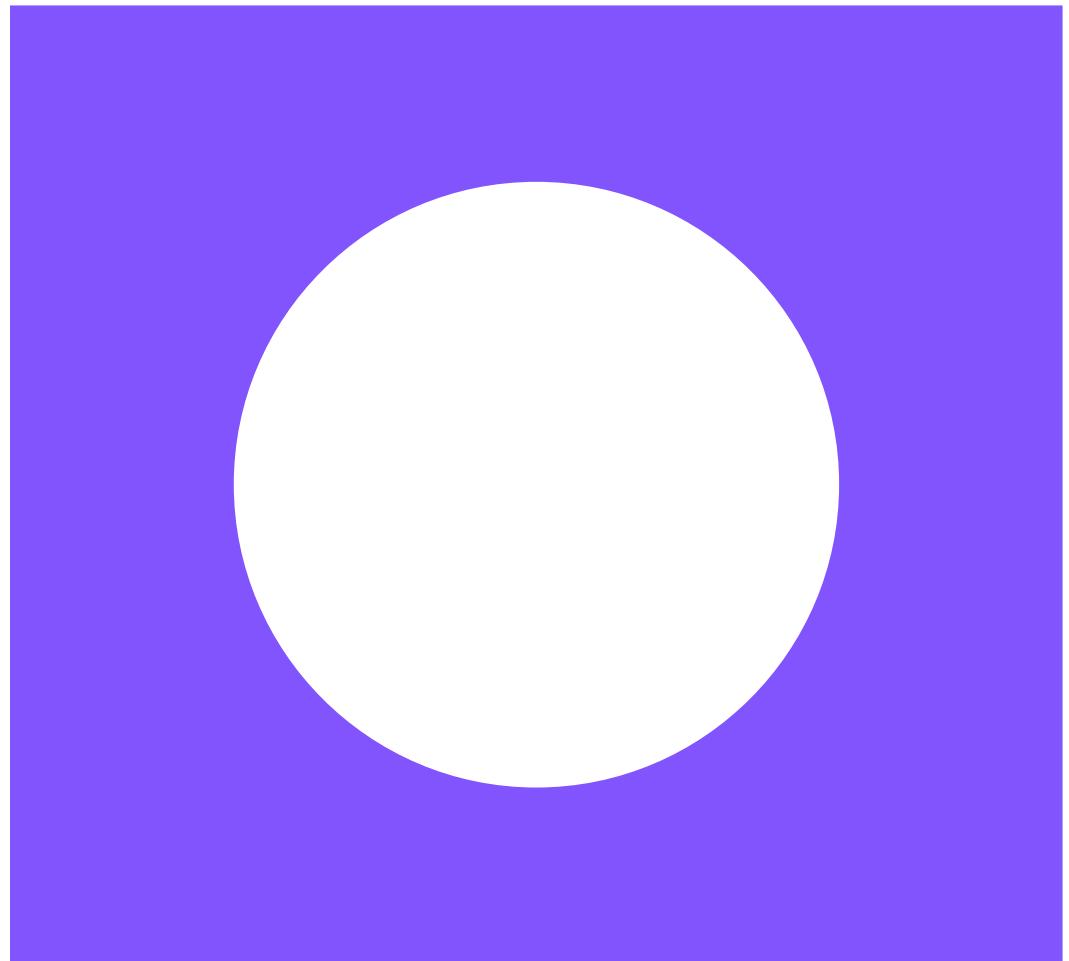
- An Chomhairle Ealaíon
- Fáilte Ireland

Further notifications should also be made, where deemed appropriate.

**Board Member**

  
Peter Mullan

**Date:** 25/10/2024



## **Schedule of Prescribed Bodies and Notification Letters**

## Schedule of Prescribed Bodies

Electricity Supply Board (the Applicant /ESB) notified the following prescribed bodies in writing and via email of the making of the planning application.

No.	Name of Prescribed Body
1.	*The Minister for Housing, Local Government and Heritage
2.	The Minister for the Environment, Climate and Communications,
3.	Meath County Council
4.	Kildare County Council
5.	The Commission for Regulation of Utilities
6.	Transport Infrastructure Ireland
7.	Uisce Éireann
8.	Inland Fisheries Ireland
9.	Office of Public Works.
10.	An Taisce
11.	The Heritage Council
12.	An Chomhairle Ealaíon
13.	Fáilte Ireland
	*Also contacted directly via the Development Applications Unit of the Department of Housing, Local Government and Heritage

The Minister for  
Housing, Local  
Government and  
Heritage  
Custom House,  
Custom House Quay,  
Dublin 1,  
D01 W6X0.

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
229101684-  
Walterstown

Mott MacDonald  
South Block  
Rockfield  
Dundrum  
Dublin 16  
D16 R6V0  
Ireland

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

**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Minister,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified The Minister for Housing, Local Government and Heritage as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of
- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Department of the Environment, Climate and Communications,  
29-31 Adelaide Road,  
Dublin 2,  
D02 X285

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
229101684-  
Walterstown

Mott MacDonald  
South Block  
Rockfield  
Dundrum  
Dublin 16  
D16 R6V0  
Ireland

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

**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Minister,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified The Minister for the Environment, Climate and Communications as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

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- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Chief Executive  
Meath County Council  
Buvinda House  
Dublin Road  
Navan  
County Meath  
C15 Y291

**Your Reference**  
Walterstown 110 kV  
Substation

**Our Reference**  
229101684

**Notification of intention to seek approval in accordance with Section 182A of the Planning and Development Act, 2000, as amended, for Strategic Infrastructure Development**

20 January 2026

Dear Mr. Kehoe,

Mott MacDonald  
South Block  
Rockfield  
Dundrum  
Dublin 16  
D16 R6V0  
Ireland

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

Please be advised that the Electricity Supply Board (ESB) gives notice of its intention to seek approval from An Coimisiún Pleanála for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19th January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended.

The proposed development will consist of the construction of a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and will include the following:

- Construction of 1 no substation compound (c. 5650sqm) securely enclosed with 2.6m high palisade fencing and gates, containing:
  - 1 no. 110 kV Gas Insulated Switchgear (GIS) building (c. 707sqm footprint; c. 12m in height);
  - 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);
  - 2 no. Bunded 110 / 38 kV Transformers (c. 5m in height) with associated electrical equipment, 2 no. Bunded 38 kV/ MV Transformers (c. 5m in height) with associated electrical equipment;
  - 2 no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV/ MV Transformers;
  - 3 no. banded Arc Suppression Coils (c. 4m high) with associated electrical equipment;
  - Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);
  - 2 no. 110 kV double circuit Line Cable Interface Masts (LCIM) (c. 17m high);
  - Concrete post and rail fence (1.4m high);
  - Underground cabling between the 110 kV GIS building and the new Line Cable Interface Masts (LCIM);
- Dismantling of 1 no. existing 110 kV Overhead Line timber poleset (c. 20m height);

- Diversion of the existing 110 kV Dunfirth-Kinnegad-Rinawade overhead line to connect to the new Line Cable Interface Masts (LCIM;); and,
- All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m height), 3 no. lightning monopoles measuring c.15m high, 1 no. Emergency, stand-by Diesel Generator, telecommunications, landscaping, site services including drainage and all other ancillary works.

As requested by Meath County Council, 2no hard copies and 1no soft copy of the full application are being provided to the local authority, which includes:

- A copy of the Statutory particulars (application form, site notice, newspaper notice, copies of letters to prescribed bodies
- A copy of the AA Screening Report and the Planning and Environmental Considerations Report and all associated Appendices
- A copy of all Planning drawings

The above documents can also be accessed and downloaded from the dedicated project website from the beginning of the consultation period (starting on 26th January 2026) – [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

As per An Coimisiún Pleanála's requirements, you are hereby requested to keep this planning application available for public inspection/ purchase in accordance with the terms of the public notice for a period of seven weeks, commencing on 26th January 2026 until at least the 16th March 2026, at the offices of Meath County Council's Planning Department, Buvinda House, Dublin Road, Navan, County Meath. It is the Commission's intention that all of the application documentation will remain available for public inspection during the currency of this application.

As a prescribed body, a link to the planning application has also been sent to Meath County Council's Senior Planner.

Public consultation in relation to this application runs for a seven-week period commencing on 26th January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16th March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of the
- ii. area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application can decide to:

Grant the permission, or

- i. ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- ii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iii. Refuse to grant the permission

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Yours faithfully,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[niamh.roche@mottmac.com](mailto:niamh.roche@mottmac.com)

Senior Executive Planner,  
Buvinda House,  
Dublin Road,  
Navan,  
Co. Meath

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
229101684-  
Walterstown

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South Block  
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Ireland

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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Meath County Council as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

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- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
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Submissions/ observations shall relate to:

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- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Senior Executive Planner,  
Kildare County Council,  
Devoy Park,  
Naas  
Co Kildare  
W91 X77F

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
229101684-  
Walterstown

Mott MacDonald  
South Block  
Rockfield  
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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Kildare County Council as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below:**  
[www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
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Submissions/ observations shall relate to:

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- ii. the area concerned, and
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Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Commission for Regulation of Utilities  
The Grain House  
Belgard Square North  
The Exchange Tallaght  
Dublin 24  
D24 PXW0

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/ Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified the Commission for Regulation of Utilities as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below:**  
[www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
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Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
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Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Land Use Planning,  
Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
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**Notification of intention to seek approval for Strategic Infrastructure  
Development off Jarretstown Lane, in the townland of Walterstown,  
Dunboyne, County Meath**

20 January 2026

Dear Sir/ Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Transport Infrastructure Ireland as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below:**  
[www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

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Kind regards,



Niamh Roche  
Senior Associate Environmental  
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[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Uisce Éireann  
Colvill House,  
24-26 Talbot St,  
Mountjoy,  
Dublin,  
D01 NP86,

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20 January 2026

Dear Sir/ Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Uisce Éireann as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below:**  
[www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of
- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
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[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Inland Fisheries Ireland  
Inland Fisheries Ireland  
3044 Lake Drive  
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Dublin  
D24 CK66

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/ Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Inland Fisheries Ireland as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of
- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Jonathan Swift Street,  
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Co Meath,  
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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified the Office of Public Works as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of
- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
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An Taisce  
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Back Lane  
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**Your Reference**  
Walterstown 38/110 kV  
Substation

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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified An Taisce as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below:**  
[www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of
- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
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[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

The Heritage Council  
Aras na hOidhreachta, Church Lane,  
Kilkenny, Eircode R95 X264

**Your Reference**  
Walterstown 38/110 kV  
Substation

**Our Reference**  
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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Mr Kelleher,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified The Heritage Council as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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

Submissions/ observations shall relate to:

- i. The implications of the Proposed Development for proper planning and sustainable development of
- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

An Chomhairle Ealaíon  
70 Merrion Square  
Dublin 2 D02 NY52

**Your Reference**  
Walterstown 38/110 kV  
Substation

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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified An Chomhairle Ealaíon as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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

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Submissions/ observations shall relate to:

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- ii. the area concerned, and
- iii. The likely effects on the environment of the Proposed Development, if carried out.
- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
Scientist  
+35312993448

[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)

Planning and Environment  
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Substation

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**Notification of intention to seek approval for Strategic Infrastructure Development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath**

20 January 2026

Dear Sir/ Madam,

Please be advised that the Electricity Supply Board (ESB) intends to apply to An Coimisiún Pleanála for approval for proposed development off Jarretstown Lane, in the townland of Walterstown, Dunboyne, County Meath, on or after the 19 January 2026, pursuant to the provisions of Section 182(A) of the Planning and Development Act 2000, as amended. The permission, if granted, will authorise the ESB to construct a 110 kV/ 38 kV/Medium Voltage (MV) electrical substation and associated infrastructure. A full description of the works is provided in the application documentation.

An Coimisiún Pleanála, under Article 213(1) of the Planning and Development Regulations 2001, as amended, has identified Fáilte Ireland as a prescribed body for the purposes of this Strategic Infrastructure Development application, and we are therefore providing you with the application documents.

The nature, extent and location of the proposed development is fully described in the application plans and particulars. **A copy of this application is available for viewing and downloading on the dedicated project website below: [www.esbwaltertownsubstation.ie](http://www.esbwaltertownsubstation.ie)**

Public consultation in respect to this application runs for a seven-week period commencing on 26<sup>th</sup> January 2026. Any submission / observation must be received by An Coimisiún Pleanála no later than 5.30p.m on 16<sup>th</sup> March 2026.

Such submissions / observations must also include the following information:

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Submissions/ observations shall relate to:

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- ii. the area concerned, and
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- iv. The likely significant effects of the Proposed Development on a European Site, if carried out.

Please note that An Coimisiún Pleanála, following its consideration of the application, can decide to:

- i. Grant the permission, or
- ii. Make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or
- iii. Grant permission in respect of part of the Proposed Development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

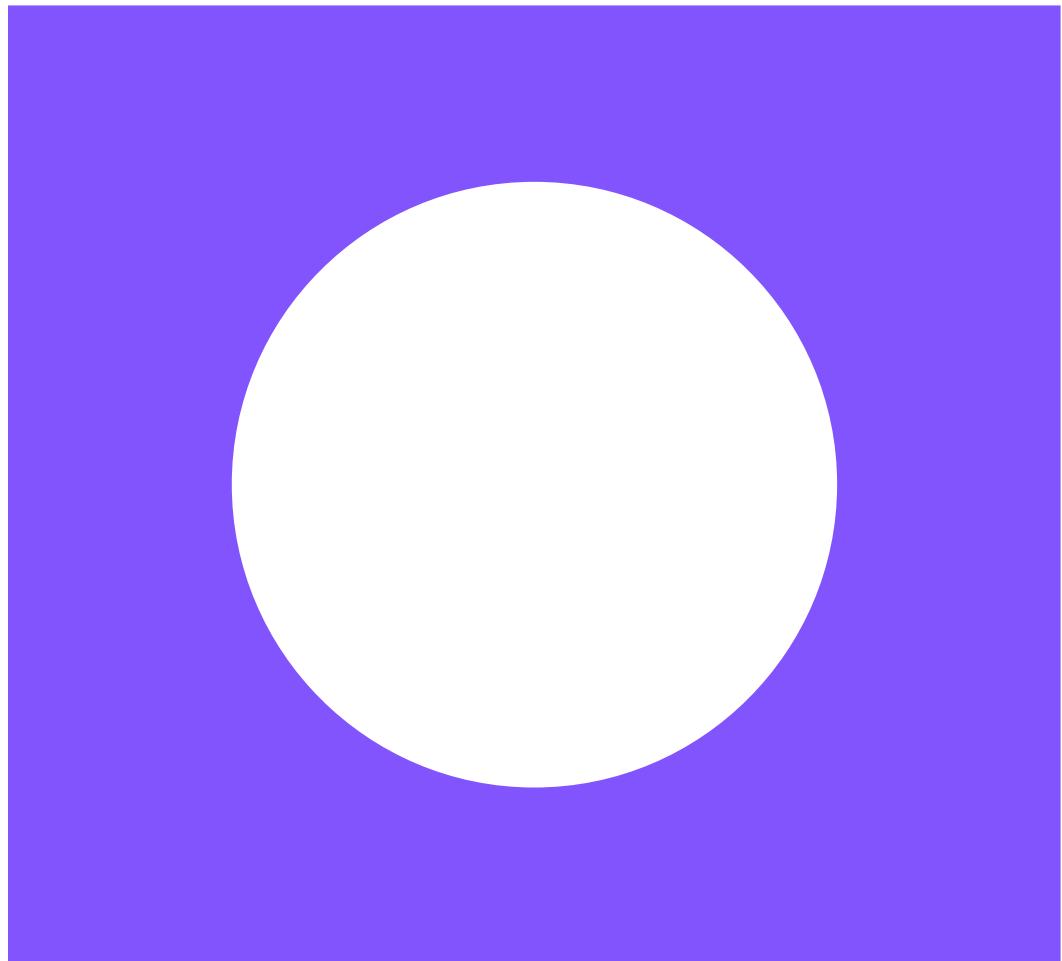
Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100 or [sids@pleanala.ie](mailto:sids@pleanala.ie)).

Kind regards,



Niamh Roche  
Senior Associate Environmental  
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[Niamh.Roche@mottmac.com](mailto:Niamh.Roche@mottmac.com)



## **Schedule of Drawings**

Planning Drawing Schedule - Walterstown 110 kV Substation		
Drawing Title	Drawing Number	Scale
Site Location Plan in Geographical Context	229101684-MMD-00-XX-DR-C-0100	1:20,000
Site Location Map	229101684-MMD-00-XX-DR-C-0110	1:2500
Site Layout - Key Plan	229101684-MMD-00-XX-DR-C-0120	1:1000
Site Layout - Sheet 1	229101684-MMD-00-XX-DR-C-0121	1:500
Site Layout - Sheet 2	229101684-MMD-00-XX-DR-C-0122	1:500
Contiguous Site Elevations	229101684-MMD-00-XX-DR-C-0130	1:250
110 kV GIS Substation Building - Floor Plans	229101684-MMD-00-XX-DR-C-0140	1:100
110 kV GIS Substation Building - Elevations	229101684-MMD-00-XX-DR-C-0141	1:100
110 kV GIS Substation Building - Roof Plan & Section	229101684-MMD-00-XX-DR-C-0142	1:100
38 kV GIS Substation Building - Floor Plan & Sections	229101684-MMD-00-XX-DR-C-0145	1:100
38 kV GIS Substation Building - Elevations	229101684-MMD-00-XX-DR-C-0146	1:100
Sightlines	229101684-MMD-00-XX-DR-C-0150	1:250
New 110 kV Line to Cable Interface Mast (LCIM) - Typical Details	229101684-MMD-00-XX-DR-C-0160	1:100
New Underground Cable Ducts - Details	229101684-MMD-00-XX-DR-C-0161	1:10
New Roads - Typical Details	229101684-MMD-00-XX-DR-C-0162	1:20
Fence & Gate Detail	229101684-MMD-00-XX-DR-C-0163	1:20
Ancillary Equipment Details - Sheet 1	229101684-MMD-00-XX-DR-C-0165	1:25 / 1:50
Ancillary Equipment Details - Sheet 2	229101684-MMD-00-XX-DR-C-0166	1:50
Ancillary Equipment Details - Sheet 3	229101684-MMD-00-XX-DR-C-0167	1:25 / 1:50
Drainage Layout - Sheet 1 of 1	229101684-MMD-00-XX-DR-D-0100	1:500
Typical Drainage Details - Sheet 1	229101684-MMD-00-XX-DR-D-0200	1:10 / 1:25 / 1:50
Typical Drainage Details - Sheet 2	229101684-MMD-00-XX-DR-D-0201	1:25
Landscaping Mitigation Plan	LD_WLTSTWN_LMP_1.0	1:750