

An
Coimisiún
Pleanála

Inspector's Report ACP-324058-26

Development

Proposed development of a 110kV
Loop-in substation, grid connection
and ancillary development

Location

Lands at Glenaree, County Kildare.

Planning Authority

Kildare County Council

Type of Application

Pre-application consultation under
section 182E of the Planning and
Development Act 2000, as amended

Prospective Applicant

GP Joule Ireland Ltd., Main Street,
Dunboyne, Co. Meath, A86 HX63

Inspector

Hugh O'Neill

1 Introduction

The Commission received a request on 03rd February 2026 from the prospective applicant, GP Joule Ireland Ltd., to enter into pre-application consultations under Section 182E of the Planning and Development Act, 2000, as amended ('2000 Act'), in relation to the proposed development of a 110Kv substation and associated development on lands at Glenaree, Co. Kildare.

The primary purpose of the pre-application consultation is to address the issue of whether or not the proposed development constitutes strategic infrastructure for the purposes of the 2000 Act.

One pre-application consultation meeting was held with the prospective applicant on 21 April 2026. A record of the meeting is on file. A request for closure of the consultation process was received on the 26th June 2026.

This report provides an overview of the proposed development, as well as details of legislative provisions, and relevant precedent.

2 Site Location & Description

The proposed site is within the townland of Cappanargid, Co Kildare, approximately 3km north east of Rathangan, circa 400m south of the southern edge of the cutover Bog of Allen. The site is unzoned and is in use as rough agricultural pasture.

The wider landscape is characterised by generally flat topography with a network of drainage ditches, embankments and associated hedgerows which form field boundaries.

The site of the proposed 110kV substation and associated IPP compound consists of improved wet grassland/rough pasture divided by a longstanding drain running in a southeast to northwest direction. The site is surrounded by hedgerow with mature and semimature trees. There is an area of longstanding scrub/woodland to the western boundary evident on the OS1 mapping.

Access to the site of the new substation and associated works is proposed via approximately 800m of new track via an existing agricultural entrance from the Rathangan to Allenwood road (R414).

. 110kV overhead line runs to the south of the proposed substation site.

3 Proposed Development

The proposed development is described in the application as follows:

- A new three-bay 110 kV loop-in air-insulated switchgear (AIS) transmission substation and associated Independent Power Producer (IPP) substation at Glenaree, County Kildare;
- An underground 110 kV electricity transmission cable connecting to the proposed loop-in substation.
- All associated electrical plant and ancillary works necessary to facilitate connection to the EirGrid transmission network.
- The development is intended to facilitate the export of electricity generated by the proposed Glenaree Solar Farm, with medium-voltage output stepped up to 110 kV for transmission purposes.

4 Prospective Applicant's Case

The prospective applicant's case, as outlined in the cover letter submitted can be summarised as follows:

The proposal includes a 110kV substation and high voltage underground transmission line connecting directly to the existing Eirgrid transmission network. As such the proposal is consistent with previous (unnamed) cases where An Coimisiún have determined that they fall within the scope of 182A.

5 Relevant Precedents

The Commission determined that similar development comprised SID under s182A. examples of recent cases that I consider to be of relevance, include:

ABP Ref. No.	Location	Development Description	Decision Date	Decision
ACP-323805-25	Co. Galway	110kV AIS Compound, Independent Power Purchaser	19/02/2026	Is SID

		(IPP) building, Grid connection - circa 248m of the existing overhead line from to be removed and replaced with two new towers and 975m of double 110kV underground circuit		
ACP-323353-25	Leitrim and Sligo	110kV electrical substation and grid connection including Independent Power Producer (IPP) control building	16/06/2026	Is SID
ACP-323167-25	Kerry	110kV Air Insulated Switchgear (AIS) tail fed substation with associated grid connection	05/01/2026	Is SID
ACP-322876-25	Cork	110kV export grid connection cable route from the permitted onsite substation	12/02/2026	Is SID
ACP-323569-25	Cork	110kV Substation and Grid Connection with a 33kV customer compound.	22/10/2025	Is SID
ACP-322289-25	Kildare	10kV customer substation, a 110kV underground cable and a new 110kV strategic station including 6 number LCIMs (Line to Cable Interface Masts)	14/07/2025	Is SID

6 Legislative provisions

6.1 Planning and Development Act 2000, as amended

6.1.1 Section 2(1) of the Planning and Development Act 2000, as amended ('2000 Act'), defines 'strategic infrastructure' as including, inter alia:

"any proposed development referred to in section 182A(1)"

6.1.2 Under subsection 182A(1) of the 2000 Act, where a person (the 'undertaker') intends to carry out development comprising or for the purposes of electricity transmission, the undertaker shall prepare, or cause to be prepared, an application for approval of the development under section 182B and shall apply to the Commission for such approval accordingly.

6.1.3 Subsection 182A(9) states that:

*“...‘**transmission**’, in relation to electricity, shall be construed in accordance with section 2(1) of the Electricity Regulation Act 1999 but, for the purposes of this section, the foregoing expression, in relation to electricity, shall also be construed as meaning the transport of electricity by means of—*

(a) a high voltage line where the voltage would be 110 kilovolts or more, or

(b) an interconnector, whether ownership of the interconnector will be vested in the undertaker or not.”

- 6.1.4 Section 182E(1) provides that a prospective applicant who proposes to apply for approval under section 182B or 182D shall, before making the application, enter into consultations with the Commission in relation to the proposed development.

6.2 Electricity Regulation Act 1999, as Amended

- 6.2.1 Section 2(1) of the Electricity Regulation Act 1999, as amended (‘1999 Act’), sets out the following definitions:

- **‘Transmission’:**

“...the transport of electricity by means of a transmission system, that is to say a system which consists, wholly or mainly, of high voltage lines and electric plant and which is used for conveying electricity from a generating station to a substation, from one generating station to another, from one substation to another or to or from any interconnector or to final customers but shall not include any such lines which the Commission may, from time to time, with the approval of the Commission, specify as being part of the distribution system but shall include any interconnector owned by the Commission.”

- **‘Electric line’:**

“...has the meaning assigned to it by section 4(1) of the ESB (Electronic Communications Networks) Act 2014.”

The definition set out in s.4(1) of the 2014 Act is as follows:

“...any line which is used solely or amongst other things for carrying electricity for any purpose and as including –

(a) any support for any such line, that is to say, any structure, pole or other thing in, on, by or from which any such line may be supported, carried or suspended,

(b) any apparatus connected to or associated with any such line for the purpose of carrying electricity or electronic communications services, whether such apparatus is owned by the Commission or by any company referred to in section 2 or by a company which has been provided access or services referred to in section 3, or

any wire, cable, tube, pipe or similar thing (including its casing or coating) which is used for the purpose of carrying electricity or electronic communications services and which surrounds or supports or is surrounded or supported by, or is installed in close proximity to, or is supported, carried or suspended in association with, any such line."

- **'Electric plant':**

"...any plant, apparatus or appliance used for, or for the purposes connected with, the generation, transmission, distribution or supply of electricity other than –

(a) An electric line

(b) a meter used for ascertaining the quantity of electricity supplied to any premises, or

(c) an electrical appliance under the control of a consumer"

- **'Distribution':**

"...the transport of electricity by means of a distribution system, that is to say, a system which consists of electric lines, electric plant, transformers and switchgear and which is used for conveying electricity to final customers".

7 Consultation Meeting

One pre-application consultation meeting was held with the prospective applicant on the 21/04/2026. The meeting record relating to this development proposal and the

presentation made by the applicant to the Commission's representatives are attached to the file.

8 Assessment

The definition of 'strategic infrastructure' includes development comprising or for the purposes of electricity transmission, with 'transmission' defined as either:

- The transport of electricity by means of a high voltage line of 110 kV or more, or an interconnector.
- The transport of electricity by means of a transmission system (a system of high voltage lines and electric plant used for conveying electricity from a generating station to a substation, from one generating station to another, from one substation to another or to or from any interconnector or to final customers, including interconnectors but excluding distribution system lines).

The development proposed entails the construction of electrical plant in the form of a substations and for the transport of electricity at a high voltage (110kV) via interface masts to an existing 110kV overhead line for the purpose of transmission. For that reason, as set out in section 2(1) of the Electricity Regulation Act, 1999, as amended the proposal forms part of the transmission system. It therefore follows that as set out in section 182A(1) of the Planning and Development Act, an application for approval of the development shall be under section 182B and shall be made to the Board.

In conclusion, therefore, I recommend that the Commission issue a determination that the:

Proposed development of a 110kV Loop-in substation, grid connection and ancillary development at Glenaree, County Kildare does fall within the scope of section 182A of the 2000 Act, as amended, and that a planning application should be made directly to the Commission.

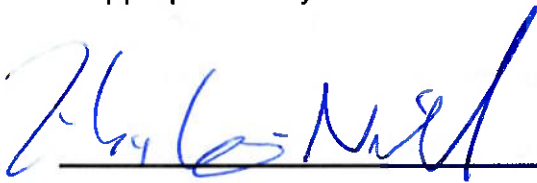
A list of prescribed bodies is set out in Appendix 1.

9 Recommendation

I recommend that the prospective applicant, GP Joule Ireland Ltd, be informed that:

- (i) the proposed development of a 110kV Loop-in substation, grid connection and ancillary development on lands at Glenaree, County Kildare, as set out in the plans and particulars received by An Bord Pleanála on the 03rd February 2026 and 7th May 2026 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 Commission;

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.



Hugh O'Neill

Planning Inspector

Date: 02/07/2026

Appendix 1: Prescribed Bodies

The following is a list of prescribed bodies considered relevant by the Commission:

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

Further notifications should also be made, where deemed appropriate.



Inspector Report Discharge Form

324058

Lead Reporting Inspe... Hugh O'Neill

General

File No: 324058

Please complete all relevant sections – (whether recommendation is to grant or to refuse)

(1) New Issues

New Issues No

If 'Yes', provide brief description:

(2) Residential Development

(i) Number of dwellings: _____ as per my recommendation 0
(enter...none...if refusal)

No. of Apts. 0

No. of Houses 0

Total No. of Units 0

(ii) Part V, Social and Affordable Housing

Section 96, Part V condition applies: No

(3) Development Contributions (s. 48, s. 48(2) (c) and s.49)

Section 48 Development Contribution Scheme condition applies: No

Section 48 (2) (c) Special Development Contribution condition applies: No

Section 49 Supplementary Development Contribution Scheme condition applies: No

(4) Material Contravention of Development Plan

Section 37(2)(b) provisions apply: No

(5) Statutory Notices (e.g. s.131/s.132)

Have all statutory notice periods expired? If 'No', the file should not be discharged. Yes

(6) Habitats Directive

Is the integrity of a European site likely to be negatively affected? No

Has AA, or screening for AA, previously been carried out by the EPA, and if so, has regard been had to this? N/A

(7) EIA Development (including sub-threshold)

Does this application relate to an activity for which an IPPC or Waste Licence (or review of a Licence) is required from the EPA? No

If an EIS was submitted, was the EPA notified and observations sought/received? N/A

In the case of sub-threshold development where the submission of an EIS has not been sought, has the EPA been notified of this view N/A

and observations sought/received?

INSPECTOR

 Hugh O'Neill

Date

02/07/2026

Notes

