

Strategic Infrastructure Division
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 9th February 2026
JSA Ref: LW 19219

Dear Sir / Madam,

RE: SECTION 146B REQUEST FOR PROPOSED ALTERATIONS TO A PERMITTED DEVELOPEMNT COMPRISING A 110KV GAS INSULATED SWITCHGEAR (GIS) SUBSTATION AND TWO 110KV UNDERGROUND TRANSMISSION LINES LOCATED WITHIN THE TOWNLANDS OF BOGLAND, KISH, COOLADANGAN, BALLINTOMBAY, BALLYROONAUN AND BALLYNATTIN, CO. WICKLOW

SID ABP REG. REF.: 315200-22

Introduction

On behalf of the applicant Crag Wicklow Limited, we wish to make a request to An Coimisiún Pleanála, pursuant to section 146B of the Planning and Development Act 2000 (as amended) for alterations to a Strategic Infrastructure Development (Electricity Transmission) Development permitted under ABP Reg. Ref.: 315200-22, which was subject of an Order to approve the development on the 30th of November 2023. The permitted development consists of the following:

“The proposed development primarily comprises the provision of a new 110 kV substation with Gas Insulated Switchgear (GIS) technology and two 110 kV underground transmission cables (connecting to existing 220 kV overhead lines to the northwest of the proposed substation) along with associated and ancillary works. The proposed development is located within the townlands of Bogland, Kish, Cooladangan, Ballintombay, Ballyroonaun, and Ballynattin, Co. Wicklow. The site of the proposed development has an area of c. 8.68 hectares.

The proposed 110kV GIS Substation is to be located on lands to the northwest of the ICT facility development permitted under Wicklow County Council Reg. Ref.: 20/1088, within an overall landholding bound to the south / southwest by the existing Kish Business Park, to the southeast by dwellings and Kish Road, to the west by the Dublin-Rosslare railway line (beyond which is the R772 and the M11), and to the east and north by agricultural lands.

The development is described as follows:

Managing Director: P. Turley. Executive Directors: R. Kunz | B. Cregan | L. Wymer | K. Kerrigan
Senior Associate Directors: M. Nolan | B. Coughlan | I. Livingstone | C. Healy Associate Director: T. Devlin
John Spain Associates Ltd. trading as John Spain Associates

The proposed substation compound is subdivided into two parts. The southern part of the compound will accommodate and a two storey 110kV GIS substation building (with a gross floor area of c. 1,299 sq.m). The northern part of the compound will accommodate four transformers, a single storey client control building (with a gross floor area of c. 419 sq.m) and associated underground services. Both parts of the substation compound are enclosed within c. 2.4 metre high security fencing.

The proposed dropdown 110kV transmission lines will connect the proposed 110kV GIS substation building to existing 110kV overhead transmission lines to the northwest of the proposed substation (the Arklow Banoge 110kV overhead line) and will comprise the provision of two dropdown masts (c. 17 metres in height) and associated overhead transmission line connections, transitioning to underground transmission lines set within ducts, that will subsequently progress into the 110kV GIS substation building.

The proposed 110kV underground transmission lines will primarily run through undeveloped lands, agricultural lands, and via public roads between the proposed 110kV GIS substation and existing Arklow – Banoge overhead lines to the northwest of the site.

The proposed 110kV underground transmission lines form a loop that will be divided into two circuits, Circuits A and B. Proposed Circuit A proceeds from the site of the SID Planning Report – Oaklands 110kV Substation and Transmission Line Connections John Spain Associates 4 Planning & Development Consultants proposed 110kV GIS substation westwards, crossing the nearby railway line, then proceeds south-west along the R772 to cross the Moneylane Stream and crosses underneath the M11 motorway at Junction 21, then proceeds along the L6187, enters agricultural lands adjacent to Knockenrahan Road, and terminates at the existing 110 kV Arklow – Banoge overhead line. Proposed Circuit B proceeds from the site of the proposed 110kV GIS substation westwards, crossing the nearby railway line, the Moneylane Stream, the R772, and the M11, then traverses lands within the Arklow IDA Business Park, and open agricultural lands adjacent to the M11 and Knockenrahan Road (L2190) and terminates at the existing 110 kV Arklow – Banoge overhead line.

The development includes adjacent access paths, connections to the substation and to the overhead lines, removal of redundant overhead lines, landscaping and landscape screening to the proposed GIS substation compound, security fencing, provision of internal access roads and car parking (9 no. spaces) within the substation compound, services, all associated construction works, and all ancillary works.”

Legislative Context for Proposed Alterations to SID Permissions

Section 146B of the Act provides for alteration by the Commission of strategic infrastructure development on request made of it. Therefore, an assessment of the proposed alterations under the provisions of section 146B is included in the accompanying Planning Report provided by John Spain Associates, Environmental Report prepared by AWN Consulting and Report for the purposes of Appropriate Assessment Screening prepared by Moore Group.

Under the terms of section 146B(2)(a) the Board must decide as soon practicable, whether or not the making of a proposed alteration would constitute “*the making of a material alteration of the terms of the development concerned*”. If the Board decides that the alteration proposed

would not constitute a material alteration, the Board must proceed to alter the permission (section 146B(3)(a)).

Section 146B(4) provides that before making a determination under subsection (3)(b), the Board shall determine whether the extent and character of the alteration requested, were it to be made, would be likely to have significant effects on the environment.

Please refer to the accompanying Planning Report which includes an assessment of the proposed development under the provisions of section 146B, informed by the separate Environmental Report, and which concludes that the proposed alterations are considered immaterial both in planning and environmental terms.

Description of Proposed Alterations

The proposed alterations to the Strategic Infrastructure Development permitted under ABP Reg. Ref.: 315200-22, which this Section 146B relate to, can be summarised as follows:

- Alterations to the alignment of the permitted underground transmission lines Circuit A and B, to realign Circuit B to run parallel to Circuit A.
- Alteration of the location of the permitted drop-down masts to facilitate the realignment of Circuit B.
- Change in the overall length of Circuit A from 2,888m to 2,872m and B from 2,164m to 3,074m to facilitate the realignment.
- Omission of HDD crossing under the M11 on account of the proposed alterations.

Please refer to the accompanying Planning Report (John Spain Associates), Environmental Report (AWN), Technical Note and drawings (CSEA) for a detailed description of the alterations proposed.

Fee Payable (Alterations Requests)

The fee for request for an alteration under section 146B of the Planning and Development Act 2000 (as amended) is €30,000. Confirmation of EFT payment by the applicant of this amount accompanies this request.

Enclosures

The following enclosures accompany this request:

- 1 no. planning fee of €30,000;
- 2 no. copies of this Cover Letter prepared by JSA;
- 2 no. copies of a Planning Report prepared by JSA;
- 2 no. of copies of permitted and proposed engineering drawings and Schedule of Drawings prepared by CSEA Consulting Engineers.
- 2 no. of copies of a Technical Note Prepared by CSEA Consulting Engineers;
- 2 no. copies of an Environmental Report prepared by AWN;
- 2 no. copies of Report for the purposes of Appropriate Assessment Screening prepared by Moore Group.

If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



John Spain Associates