



An
Coimisiún
Pleanála

Record of Meeting ACP-324084-26

Case Reference / Description	The proposed development of a new distribution 110 kV/MV substation at a site on the Grangegorman Campus, Dublin 7		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	30 June 2026	Start Time	11:30am
Location	MS Teams	End Time	12:10pm

Representing An Coimisiún Pleanála
Stephen Rhys Thomas (Assistant Director of Planning)
Donal Donnelly (Senior Planning Inspector)
Ellen Moss (Executive Officer)

Representing the Prospective Applicant
Janette McDonald – ESB
Heather McMeel – ESB
Amy O'Connell – ESB
Robert O'Toole – ESB

Introduction

The Commission referred to the letter received from the prospective applicant on the 12th February 2026, requesting pre-application consultations under section 182E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Commission; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Commission. The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant set out their presentation, which is on the file.

Discussion:

- The Commission's representatives began the discussion by giving their preliminary opinion that the proposed development falls within the scope of strategic infrastructure, but reminded the prospective applicant that the final decision lies with the Commissioners.
- The Commission's representatives recommended that the prospective applicant reference file ACP-322700-25, which was recently decided to be SID.
- The Commission's representatives reminded the prospective applicant that the Planning and Development Act 2000, as amended, is the primary legislation with respect to pre-application requests under Section 182A.
- The Commission's representatives reminded the prospective applicant to assess the relationship with the protected structure on the proposed development site.
- The Commission's representatives reminded the prospective applicant that visual assessment should be robust.
- The prospective applicant advised that the proposed building is of a lower height than what is permitted in the SDZ.
- The Commission's representatives advised that any welfare facilities should be included in the documentation submitted with any future application.
- The Commission's representatives reminded the prospective applicant of the importance of the WFD assessment and advised that it be included as a standalone document.
- The Commission's representatives advised that it is intended to complete a site visit prior to the completion of the Inspector's report.

- The Commission's representatives queried to what extent the structure would be visible from the surroundings. The prospective applicant advised that visibility is possible at the overpass, at the Grangegorman Campus and the surrounding undeveloped land. The prospective applicant noted that the LDA intends to develop lands in the area.
- The Commission's representatives reminded the prospective applicant that hazardous materials must be disposed of properly.

Conclusion:

The Commission's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 12:10.

 19/8/26

Stephen Rhys Thomas

Assistant Director of Planning