An Coimisiún Pleanála

Record of Meeting
ACP-324085-26 (VC)

Case Reference / Description	Proposed development of a new 440kV/220kV/110kV substation and associated ancillary development at Wards Cross, in the townland of Newpark, Fingal		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2nd Meeting Record		
Date	8 September 2026	**Start Time**	11am
Location	MS Teams	**End Time**	12pm

Representing An Coimisiún Pleanála
Ciara Kellett, Director of Planning, Chair
Liam Bowe, Senior Planning Inspector
Ellen Moss, Executive Officer

Representing the Prospective Applicant
Dara McGowan, EirGrid
Katelyn Larkin, EirGrid
Leah Kenny, EirGrid
Ursula O'Higgins, AtkinsRéalis
Colin Prendeville, AtkinsRéalis
Eimear Egan, AtkinsRéalis
Colin Wilson, AtkinsRéalis
Aiden O'Neill, Coakley O'Neill

Introduction

The Commission's representatives referred to the correspondence received from the prospective applicant requesting this second meeting and to the first meeting held on 13th July 2026.

The Commission's representatives also mentioned the general procedures for the pre-application consultation process referenced at the first meeting, which remain applicable.

Presentation made by the prospective applicant:

The prospective applicant began their presentation by discussing the proposed development.

The prospective applicant noted that the previous meeting record referenced Dublin City Council and clarified that it should more properly read as Dublin City Council and Fingal County Council.

Discussion:

- The Commission's representatives referred to the planning statement and the Greenbelt Zoning Objectives and reminded the prospective applicant to justify how the proposed development would contribute to achieving the targets set out in the Development Plan.
- The architectural approach was discussed. The prospective applicant confirmed that they would consult with Fingal County Council regarding the design. The Commission's representatives noted the comprehensive site analysis had been completed and highlighted that the scale of the proposed development may not be readily appreciated locally.
- The prospective applicant advised that their project reference CP1021 has not yet been constructed and has been handed over to the ESB for tender. The development is expected to be tendered towards the end of the year, with construction anticipated to be completed by 2029. Furthermore, it is envisaged that CP1021 will be completed before this proposed development; however, there is potential that both projects could be constructed concurrently.

- The Commission's representatives reminded the prospective applicant to consider both developments in the EIAR.
- The Commission's representatives noted that a new dwelling is under construction in close proximity to the proposed development. The prospective applicant noted that they are engaging with the occupants and advised that once operational, the proposed development would not generate much activity in the area.
- The prospective applicant advised that, following public consultation, the design has been modified to address local residents' concerns.
- The prospective applicant clarified that this proposed development may be listed as critical infrastructure.
- The Commission's representatives gave 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 Commission.

Conclusion:

The Commission's representatives advised that the onus is on the prospective applicant to 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 12:00 pm.

CKellett 28/9/26

Ciara Kellett

Director of Planning