

**An Coimisiún Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.**

7<sup>th</sup> May 2026

**Re: Direct application to An Coimisiún Pleanála in respect of an application for planning approval under Section 182A for a Strategic Infrastructure Development – construction of a new 110 kV / 38 MV substation on the R139, Belmayne, Clonsaugh, Dublin 17, County Dublin.  
SID Screening reference number ACP-323789-25**

Dear Sir/Madam,

### **1. Introduction**

Please find enclosed an application from the Electricity Supply Board (ESB) for approval of the construction of a new 110 kV/38kV MV substation on the R139, Belmayne, Clonsaugh, Dublin 17, County Dublin.

This application is being made directly to An Coimisiún Pleanála (ACP, “the Commission”) as ‘Strategic Infrastructure Development’ (SID) under the provisions of Section 182A of the Planning and Development Act 2000, as amended, and associated planning regulations.

The SID status and application process was confirmed by ACP to the applicant on the 28<sup>th</sup> of January 2026, (case number ACP-323789-25), a copy of the Commission determination is enclosed with this application – please refer to Appendix A of the Planning and Environmental Report enclosed.

### **2. The Proposed Development**

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

1. Construction of 1 no. substation compound (c. 5,650 sqm) securely enclosed with 2.6 m high palisade fencing and gates, containing:



- i. 1 no. 110 kV Gas Insulated Switchgear (GIS) building (c. 707 sqm; c. 12 m in height).
  - ii. 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232 sqm; c. 7 m in height).
  - iii. 2 no. Bunded 110 kV/38 kV Transformers (c. 5 m in height) with associated electrical equipment.
  - iv. 2 no. Bunded 38 kV/MV Transformers (c. 5 m in height) with associated electrical equipment.
  - v. 2 no. fire walls (c. 5.5 m in height by c. 5 m length) separating the 110 kV/38 kV Transformers and 38 kV/MV Transformers.
  - vi. 3 no. bunded Arc Suppression Coils (c. 4 m in height) with associated electrical equipment.
  - vii. 2 no. Neutral Earth Resistor (c. 2 m in height) and Neutral Earth Switch (c. 3.9 m in height).
  - viii. Perimeter RC wall with Stone Facing on West, North and South Elevations (2.6 m high).
2. Removal and reinstatement of 2 No. Gate Piers at existing entrance and provision of vehicular gate (c. 5 m wide x c. 2.6 m in height) and all associated works at the existing entrance on the R139.
  3. All associated site development works including internal access roads, lighting poles (c. 5.75 m in height), 3 no. lightning monopoles (c. 15 m in height), 1 no. emergency stand-by diesel generator, telecommunications, landscaping, site services including drainage, trenching and ducting and all other ancillary works.

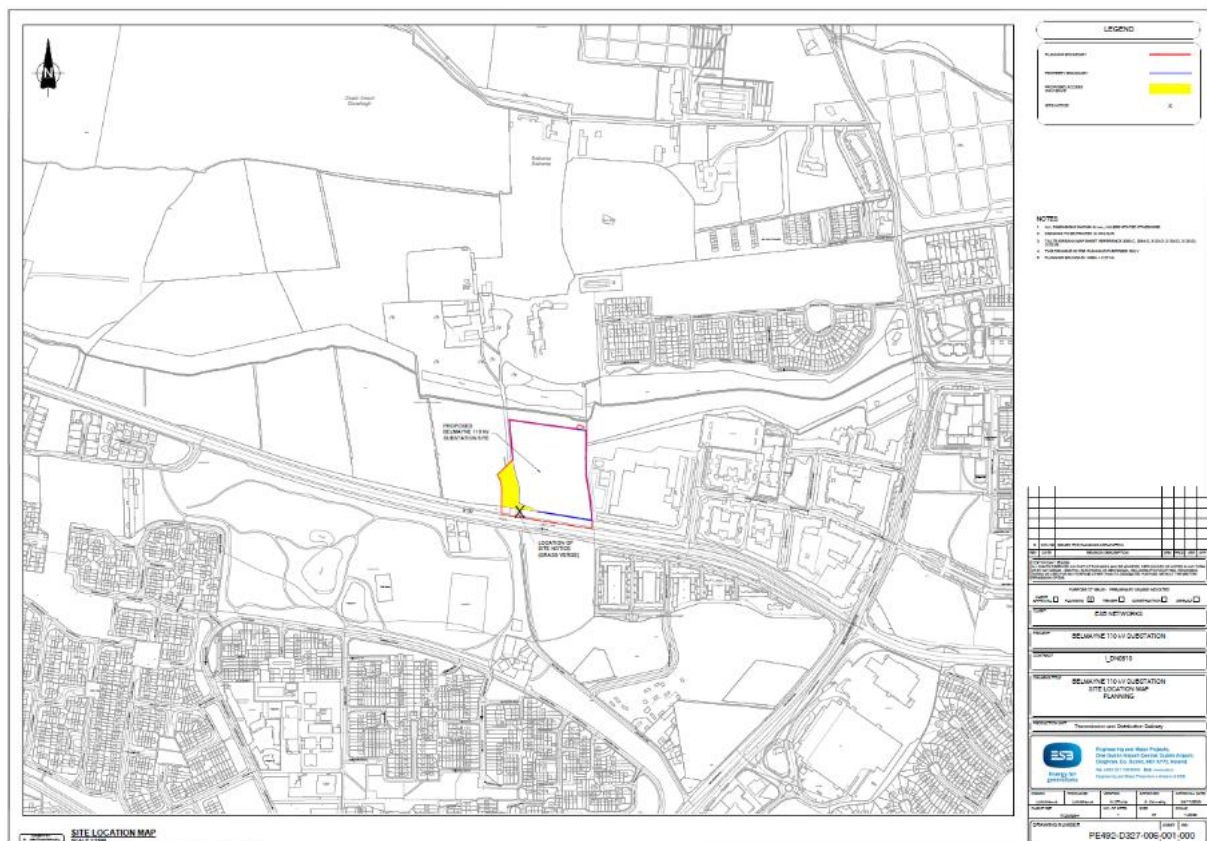


Figure 1 Location of Proposed Development

### 3. Application Documents

#### 3.1 Statutory Particulars

The following documents are included in the ACP planning application package:

1. The completed ACP SID application form;
2. Fee paid by EFT; *reference included on EFT payment is ACP-323789-25.*
3. The site notice;
4. Newspaper notice - placed in Irish Examiner on the 1<sup>st</sup> May 2026 and Irish Daily Star 1<sup>st</sup> May 2026;
5. Planning application notification letter to Dublin City Council (DCC) – the planning authority has received 2 hard copies and 2 CDs;
6. Planning application notification letter issued to each prescribed body and a related schedule. All prescribed bodies advised by the Commission have been provided with a letter detailing the application and a link to the application website. If the prescribed bodies do ultimately request hard or electronic copies these will be provided. Additionally, Fingal County Council (FCC) have received a copy of the application given the proximity to the DCC/FCC border.
7. Website - The application may also be viewed / downloaded on the following website [www.belmayne110kvsubstation.ie](http://www.belmayne110kvsubstation.ie)



8. Spatial data: - .dwg file of the red line application site boundary.

### **3.2 Plans and Drawings**

Planning application drawings and drawing schedule.

### **3.3 Planning and Environmental Documents**

- Outline Construction Environmental Management Plan
- AA Screening
- Biodiversity Enhancement and Management Plan
- Planning Report which includes;
  - Appendix A – An Coimisiún Pleanála SID Determination
  - Appendix B – Engineering Services Report
  - Appendix C – Site-Specific Flood Risk Assessment
  - Appendix D – Noise Impact Assessment Report
  - Appendix E – Cultural Heritage Assessment Report
  - Appendix F – Landscape and Visual Impact Assessment
  - Appendix G – LVIA Photomontages
  - Appendix H – Landscape and Ecological Mitigation Plan

### **3.4 CDs of all documents and drawings**

Electronic version of all application documentation has been included on CD.

The application to ACP includes 3 no. hard copies of the application and 7 no. electronic copies (CDs) enclosed with this letter. I trust that you have all the required information to progress the assessment of the application. If you have any queries, please contact the undersigned at [janette.mcdonald@esb.ie](mailto:janette.mcdonald@esb.ie) or 0860840492.

**Yours Sincerely**

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**Janette McDonald**

**Planning and Environmental Team Lead**

**ESB Engineering and Major Projects**