



An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 182A Planning and Development Act - Electricity Transmission Lines
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2. **Applicant:**

Name of Applicant:	Electricity Supply Board (ESB)
Address:	ESB Head Office 27 Fitzwilliam Street Lower Dublin 2 D02 KT92
Telephone No:	0860840492
Email Address (if any):	janette.mcdonald@esb.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	ESB does not have any company directors as it is not registered under the companies acts, it is a statutory corporation.
Registered Address (of company)	ESB Head Office 27 Fitzwilliam Street Lower Dublin 2 D02 KT92
Company Registration No.	N/A – as ESB is not registered under the companies act
Telephone No.	N/A
Email Address (if any)	N/A

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Janette McDonald
Address:	6 Eastgate Ave, Castleview, Little Island, Co. Cork, T45 YW71
Telephone No.	
Mobile No. (if any)	0860840492
Email address (if any)	janette.mcdonald@esb.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Tel: Janette McDonald 0860840492

Email: janette.mcdonald@esb.ie

5. Person responsible for preparation of Drawings and Plans:

Name:	Liam McManus
Firm / Company:	ESB
Address:	The Sidings, Grand Canal Quay, Dublin 2, D02 E7K8.
Telephone No:	0860840492
Mobile No:	0860840492
Email Address (if any):	janette.mcdonald@esb.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. See enclosed drawing schedule	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>2.27 ha site on the R139, Belmayne, Clonshagh, Dublin 17</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>3065-C, 3133-01,3133-02, 3133-03</p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>	<p>2.27 ha</p>	
<p>Site zoning in current Development Plan for the area:</p>	<p>Z14 Strategic Development and Regeneration Area (SDRA 1)</p>	
<p>Existing use of the site & proposed use of the site:</p>	<p>Existing : Greenfield Proposed : Electrical Substation</p>	
<p>Name of the Planning Authority(s) in whose functional area the site is situated:</p>	<p>Dublin City Council</p>	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner √	Occupier
	Other √	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p>ESB own the majority of the site, however, the proposed access road and the area to the north of the site in the vicinity of the Uisce Éireann foul sewer connection remains in the ownership of a 3rd party.</p> <p>A letter of consent from Glenveagh Homes Limited is submitted with the planning application.</p>		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
<p>Glenveagh Homes Limited Block C Maynooth Business Park Straffan Road, Maynooth, Co. Kildare W23 F854</p>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
No		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: [X]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[X]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [X] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
ACP 313494	10 year permission for the construction of 2,527 no. residential units (473 no. houses, 2054 no. apartments), creche and associated site works.	Withdrawn
3162/04	Planning permission for an illuminated advertising sign structure. The Structure shall be 7M high and has two signs affixed each of which is 6M wide and 3M high.	Grant

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?

Yes: [] No:[X]

If yes please specify

An Coimisiún Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	<ol style="list-style-type: none"> 1. Construction of 1 no. substation compound (c. 5,650 sqm) securely enclosed with 2.6 m high palisade fencing and gates, containing: <ol style="list-style-type: none"> 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
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	c. 939 sqm (110 kV GIS building and 38 kV GIS building)
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							N/A
Apartments							N/A
Number of car-parking spaces to be provided		Existing:	Proposed:			Total: N/A	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		√
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Greenfield site
Proposed use (or use it is proposed to retain)
Electricity Substation
Nature and extent of any such proposed use (or use it is proposed to retain).
Substation compound c. 5,650 sqm Total site area c. 2.27 ha

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			√
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			√
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			√
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			√
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			√
Does the development require the preparation of a Natura Impact Statement?			√
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			√
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			√
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			√
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			√
Do the Major Accident Regulations apply to the proposed development?			√
Does the application relate to a development in a Strategic Development Zone?			√
Does the proposed development involve the demolition of any habitable house?			√

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Newspaper Notices published in the Irish Examiner on the 1 st of May 2026 and the Irish Star on the 1 st May of 2026. Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of site notice, if any, - location and date of erection
Site Notice erected on the 1 st May 2026 Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of other forms of public notification, if appropriate e.g. website
<i>Standalone website created which includes all the application documentation: www.belmayne110kvsstation.ie</i>

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. <ul style="list-style-type: none">• An online pre-planning consultation meeting with Dublin City Council was held on 15th January 2026.• Strategic Infrastructure Development Screening was submitted to ACP, ref. ACP-323789-25. Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: List of prescribed bodies found in Appendix A of the Planning Report Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

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19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. <i>N/A – No EIAR required</i>

20. Application Fee:

Fee Payable	€100,000 - This has been paid to An Coimisiún Pleanála by EFT (payment ref ACP- 323789-25)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed: (Applicant or Agent as appropriate)	
Date:	07/05/2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018