

Strategic Infrastructure Division,  
An Coimisiún Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902

Date: 17<sup>th</sup> June 2026  
Ref.: LW 26067

**Re: Section 146B request for proposed alterations to a permitted development comprising a 110kV gas insulated switch gear (GIS) substation and two 100kV underground transmission lines located within the townlands of Milltown and Clutterland, Co. Dublin - SID ACP Reg. Ref.: 309773-21**

Dear Sir / Madam,

## Introduction

On behalf of the applicant Data & Power Hub Services Ltd, we wish to make a request to An Coimisiún Pleanála, pursuant to section 146B of the Planning & Development Act 2000 (as amended) for alterations to a Strategic Infrastructure (Electricity Transmission) Development permitted under ABP Reg Ref.: 309773-21 on the 9<sup>th</sup> of December 2021. The permitted development consists of the following:

*“The proposed development primarily comprises the demolition of the existing two storey dwelling of Bulmer and associated outbuildings and stable building; and the provision of two no. 110kV transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound and Transformers / MV switch room compound along with associated and ancillary works. The site of the proposed development has an area of c. 4.6 hectares, and the proposed development is described as follows:*

*The proposed 110kV GIS Substation and Transformers / MV control room compounds are to be located on lands to the south-east of the Power Generation Facility that was permitted under SDCC Reg. Ref. SD20A/0058 and to the north-west of the concurrent application for 2 no. two storey Information Communication Technology (ICT) facilities each with three storey plant levels and associated ancillary development that will have a gross floor area of 30,518sqm under SDCC Reg. Ref. SD20A/0324, and within an overall landholding bound to the south by the Peamount Road (R120); and on lands that contain the 2 no. residential properties of Little Acre and Bulmer as well as agricultural lands and buildings within the townland of Milltown, Newcastle, Co. Dublin.*

*The proposed demolition of the existing two storey dwelling of Bulmer and associated outbuildings and stable building to the front of the site. The existing Little Acre dwelling and associated buildings are permitted to be demolished under SDCC Reg. Ref. SD20A/0058.*

*The proposed 110kV Gas Insulated Switchgear (GIS) Substation Compound includes the provision of a two storey GIS Substation building (with a gross floor area of 1,430sqm) (known as the Peamount Substation), car parking, lighting, associated underground services and roads within a 3.0m high fenced compound, and all associated construction and*

ancillary works. The Transformers / MV switch room compound includes three transformers plus MV control room (200sqm), lighting and lightning masts, car parking, associated underground services and roads within a 3.0m high fenced and separate compound, and all associated construction and ancillary works.

Two proposed underground single circuit 110kV transmission lines will connect the proposed Peamount 110kV GIS Substation to the existing Castlebaggot-Kilmahud circuit to the east. The proposed transmission lines cover a distance of approximately 940m within the townlands of Milltown and Clutterland. They will pass outside of the site and along and under the following: R120, the former Nangor Road, Griffeen River and the newly realigned Baldonnel Road.

The development includes the connections to the proposed Peamount substation as well as to the Castlebaggot-Kilmahud circuit, as well as changes to the attenuation pond and landscaping permitted under SDCC Reg. Ref. SD20A/0058 and all associated construction and 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 JSA Planning, Environmental Report prepared by AWN Consulting and Appropriate Assessment Screening Report and Ecological Technical Note prepared by Scott Cawley which informed the AWN report.

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 the Proposed Alterations**

The proposed alterations being sought can be summarised as follows:

- Modifications to the permitted alignment of two 110kV underground transmission lines, Circuit 01 Left and Circuit 02 Right, between the GIS substation permitted under Reg. Ref. SD20A/0058 and the proposed connection points to the existing 110kV Castlebaggot-Kilmahud circuit within the open field north-east of the Baldonnel Road / Old Nangor Road intersection.
- Realignment of the HDD crossing under the Griffeen River and Baldonnel Road as a part of the proposed modifications.
- Change in the overall length of Circuit 01 Left from 946m to 991m.
- Change in the overall length of Circuit 02 Right from 938m to 977m.

- Minor amendments to the permitted GIS substation building to meet EirGrid requirements including change in footprint, building height increase from c. 14.9m to 16.7m, change in external finishes, addition of external stair route for fire and Part B compliance, changes to internal layout, updates to boundary treatments, lighting poles and all associated development.

Please refer to the accompanying Planning Report (JSA Planning), Environmental Report (AWN), Design Amendments Summary and drawings (CSEA) for a detailed description of the proposed alterations.

### **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**

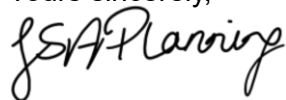
The following enclosures accompany this request:

- 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 prepared by CSEA Consulting Engineers, Kirbys & ARC MC.
- 2 no. of copies of a Technical Note (Section 146b Design Amendments Summary) Prepared by CSEA Consulting Engineers;
- 2 no. copies of an Environmental Report prepared by AWN;
- 2 no. copies of Appropriate Assessment Screening Report prepared Scott Cawley;
- 2 no. copies of Ecological Technical Note prepared by Scott Cawley.

Please see drawing register appended to the back of this letter.

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

Yours sincerely,



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**JSA Planning**

## Appendix A – Drawing Register

| Drawing No.                     | Title                                                     | Size | Scale  |
|---------------------------------|-----------------------------------------------------------|------|--------|
| DUB40-R120-SE-XX-CSE-DR-C-01105 | Site Location Map                                         | A1   | 1:2500 |
| DUB40-R120-SE-XX-CSE-DR-C-01105 | 110Kv Alignment Alterations<br>Overall Layout Plan        | A1   | 1:1250 |
| DUB40-R120-SE-XX-CSE-DR-C-01097 | 110Kv Alignment Alterations<br>Layout Plan Sheet 01 of 04 | A1   | 1:250  |
| DUB40-R120-SE-XX-CSE-DR-C-01098 | 110Kv Alignment Alterations<br>Layout Plan Sheet 02 of 04 | A1   | 1:250  |
| DUB40-R120-SE-XX-CSE-DR-C-01099 | 110Kv Alignment Alterations<br>Layout Plan Sheet 03 of 04 | A1   | 1:250  |
| DUB40-R120-SE-XX-CSE-DR-C-01100 | 110Kv Alignment Alterations<br>Layout Plan Sheet 04 of 04 | A1   | 1:250  |
| 27135 00 DTM DR MWP CE 5101     | Proposed Substation Ground<br>Floor Plan                  | A1   | 1:200  |
| 27135-S1-L01-DR-MWP-SE-5110     | Proposed Substation -<br>Proposed First Floor Layout      | A1   | AS     |
| 27135-S1-RFL-DR-MWP-SE-5112     | DUB40 Substation –<br>Proposed Roof Plan                  | A1   | AS     |
| 27135-S1-RFL-DR-MWP-SE-5112     | DUB40 Substation Proposed<br>Sections                     | A1   | AS     |
| 27135-S1-ZZZ-DR-MWP-SE-5310     | DUB40 Substation Proposed<br>Elevations                   | A1   | AS     |
| D40-ARC-SS-ZZ-DR-A-015          | DUB40 - Substation – GA<br>Plans - Permitted              | A0   | AS     |
| D40-ARC-SS-ZZ-DR-A-016          | DUB40 – Substation –<br>Elevations - Permitted            | A0   | AS     |
| D40-ARC-SS-ZZ-DR-A-017          | DUB40 – Substation –<br>Sections - Permitted              | A0   | AS     |

