An Coimisiún Pleanála

Record of Meeting
ACP-324451-26 (VC)

Case Reference / Description	Proposed development of a 110kV/10kV Primary Substation at Dublin Airport, Swords, Co. Dublin.		
Case Type	Pre-Application Consultation		
1st / 2nd / 3rd / 4th Meeting	1st Meeting		
Date	29/09/2026	**Start Time**	11:30 am
Location	MS Teams	**End Time**	12:00 pm

Representing An Coimisiún Pleanála
Stephen Rhys Thomas, Assistant Director of Planning, Chair
Barry O'Donnell, Senior Planning Inspector
Niamh Hickey, Executive Officer
Daniel O'Connor, Executive Officer

Representing the Prospective Applicant
Sean Breslin, DAA plc
Andrei Bettinson – Atkins Realis
AJ Browne, Atkins Realis
Jack Kennedy, Atkins Realis
Aiden O'Neill, Coakley O'Neill

Introduction

The Commission referred to the letter received from the prospective applicant on the 3rd July 2026, requesting pre-application consultations under section 182A 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

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

Discussion

General Matters:

- The prospective applicant confirmed that they do not intend to apply for a BESS as part of this proposed development.
- The Commission noted that the Airport area is well understood in terms of planning and environmental considerations and is not sensitive to this type of development. It was noted that there is an existing substation on the north side of Old Airport Road, within the airport grounds.
- The prospective applicant stated that there would be no interaction with the Dardistown Metrolink site, which is to the west of the subject site.

Archaeology:

- There are multiple archaeological finds to the west, in the MetroLink Dardistown site, and the potential for additional finds. The prospective applicant should engage with the National Monuments Service regarding its requirements for the application.

Surface Water Drainage:

- There are attenuation tanks proposed for both the north and south sites. The CDP supports SUDS measures for surface water drainage and Fingal County Council should be consulted for its requirements in respect of surface water drainage arrangements.
- The prospective applicant stated that they cannot provide any nature-based solutions on the site and have developed other solutions in consultation with the planning authority. The Commission's representatives advised providing justification for any data gaps.

Traffic and Transport:

- The prospective applicant stated that the Horizontal Directional Drilling works to connect the north and south sites does not require closure of the Old Airport

Road. The Commission's representatives advised the prospective applicant to liaise with Fingal County Council regarding its requirements for traffic management.

PFAS:

- The Commission's representatives stated that PFAS has been detected in the groundwater in several areas at Dublin Airport. Information provided by Transport Infrastructure Ireland as part of the MetroLink application indicates that trial pit testing took place in the immediate vicinity of the northern part of this site and did not yield detectable PFAS levels. This should not be construed as determinative, and the application is likely to receive submissions that raise the issue.
- Consideration should be given to both soil and groundwater investigations as part of the application, together with the preparation of a management strategy, as were developed for both the MetroLink development and the associated electric cables application.
- The prospective applicant advised they have an agreed arrangement for testing and manging of the PFA's.

Substation Site:

- The Commission's representatives noted that the site layout drawing identifies the entire site as lying within an 'ESB compound' and asked for clarification regarding the operation of the substation, in particular how the substation will be isolated from the rest of the national grid and serve Dublin Airport only. The Commission's representatives also queried whether the substation would be capable of extension or amendment by ESB, to serve other non-airport developments in the future.
- The prospective applicant stated that they are still in discussions with ESB regarding the substation, which will own and operate the proposed substation element on the south side of Old Airport Road. The development elements on the

north side of Old Airport Road will be owned by DAA and will not be available to other parties for connection or distribution.

SID Determination:

- Discussion held regarding the SID determination. The Commission's representatives confirmed that proposed 110kV substations are generally considered to be SID and that, in this instance, a key factor would likely be the operational ownership of the substation and its ability to operate as a network node in the future.
- The Commission's representatives gave their preliminary opinion that the proposed development would likely constitute strategic infrastructure development but noted that this is a decision for the Commission.

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.

15/10/26

Stephen Rhys Thomas
Assistant Director of Planning.