

Donore 110 kV Substation

PECR Appendix 1.1 - Team
Credentials

July 2026

1.1 Team Credentials

Chapter	Lead Author	Qualifications	Background
4. Population and Human Health	Niamh Roche	B.Sc. (Hons) Environmental Full Member of Institute of Environmental Science (MIEnvSc) Practitioner Member of the Institute of Sustainability and Environmental Practitioners (PISEP) Chartered Environmentalist (CEnv)	Niamh has over 18 years' experience in the environmental and energy sector. Working on a wide range of projects from pre-planning to the construction design phase. She has considerable knowledge of key issues and requirements particularly within the fields of energy infrastructure and strategic planning. Niamh is an experienced project manager of multidisciplinary project teams through the preliminary design, environmental assessment and statutory approval processes for energy infrastructure projects in Ireland.
	Rhiannon Izzard	B.Sc. (Hons) Environmental Geoscience (with Placement year) Practitioner Member of the Institute of Sustainability and Environmental Practitioners (PISEP)	Environmental and sustainability consultant with over five years' professional experience in carrying out environmental assessments and co-ordination for small and large scale infrastructure projects in the UK and Ireland including water, electricity transmission, electricity generation and rail. She is experienced in Strategic Environmental Assessments, Sustainability Appraisals and Environmental Impact Assessment Reports. Rhiannon holds Practitioner Membership with the Institute of Sustainability and Environmental Practitioners.
5. Air Quality	James Brookes	MSc Air Pollution Management and Control BSc (Hons) Environmental Science	James is an environmental scientist with over 10 years' consultancy experience specialising in air quality. James is experienced in undertaking air quality assessments, utilising both monitoring and advanced detailed dispersion modelling techniques for projects including major highway development schemes, small and large scale power generation projects, strategic assessments, environmental permit applications, EIARs and international ESIAs. James has undertaken many air quality assessment for power generation projects both in Ireland and internationally, some of which include Belcamp Peaking Plant in Ireland, Huntstown Power Station Expansion in Ireland, Tilbury Energy from Waste in the UK, Stanley Power Station in The Falkland Islands, Fujairah F3 Independent Power Plant in the UAE and CHP5 in Mongolia.
6. Climate	Alex Greenwood	MSc Environmental Management BSc Biological Sciences (Environmental Biology);	Alex Greenwood is an MSc qualified Chartered Environmentalist specialising in carbon management and assessment, a Member of the Institute of Sustainability & Environmental Professionals (ISEP) with over 15 years' environmental assessment experience. She has multisector experience, including working on major transport and power sector projects. Alex has considerable experience of delivering and reviewing climate mitigation assessments, as well as in data management and assessment for carbon footprinting and managing carbon reduction. Alex was the technical lead for the climate assessment for the Celtic Interconnector project.

Chapter	Lead Author	Qualifications	Background
7. Noise and Vibration	Andrew Monk-Steel	MSc Automotive Dynamics, Noise and Vibration – Institute of Sound and Vibration Research, University of Southampton (1999) BEng (Hons) Mechanical Engineering Design – University of Huddersfield (1995) Chartered Engineer (2009) Member of the Institute of Acoustics (2005)	Andrew Monk-Steel is a noise and vibration specialist with over 25 years post-graduate experience of assessment of the environmental noise and vibration impacts associated with the power & energy, transportation, utilities and urban development projects, and research and development in the rail and automotive industries. Andrew has broad experience in the noise and vibration aspects of power and energy projects in the UK, Ireland and worldwide, and in assessments in accordance with World Bank/IFC standards.
8. Biodiversity	Roger Macnaughton	MSc Environmental Sciences BSc Zoology and Ecology	Roger is a qualified and experienced environmental consultant specialising in ecology. He has over 19 years' professional experience in the environmental consultancy sector and an additional seven years of primarily research-based experience in freshwater and marine ecology. He specialises in the delivery of Ecological Impact Assessment (EclA) and Appropriate Assessment (AA) for a broad range of projects potentially affecting; terrestrial, freshwater and marine ecology. His project related experience to date includes two 400kV overhead lines, five 110kV overhead lines, overhead line up-rates, electricity substations, underground power cables, 35 terrestrial wind farms, two marine wind farms and five solar farms.
	Siún Ní Cheallaigh	MSc Ecological Management and Conservation Biology BSc Zoology	Siún is an Ecologist with 4 years of professional experience in ecology. She has prepared Appropriate Assessments (AA) Screening Reports and Natura Impact Statements (NIS) reports for a variety of projects. Siún has experience carrying out walkover field surveys for protected species including birds, mammals and amphibians. She also has experience performing Fossitt (2000) habitat surveys, breeding bird surveys, wintering bird surveys, and marine mammal surveys.
9. Surface Water Resources and Flooding	Aastha Sethi	Advanced Diploma in Planning and Environmental Law, 2022 MSc Environmental Sciences, 2019 BPlan Urban Planning, 2018 Member of the Institute of Sustainability and Environmental Practitioners (ISEP)	Aastha is a Senior Environmental Scientist with over 6 years' experience in carrying out and coordination of environmental assessments for large scale infrastructure projects including energy generation, electricity transmission, water, wastewater, road and rail. She is experienced in Environmental Impact Assessment Reports, environmental and social constraints assessments, site selection, route options appraisal, environmental and planning assessments, flood risk assessment, stakeholder and landowner engagement and submission of various planning applications types; standard [Section 34] applications, local authority own development, Strategic Infrastructure Development (SID) as well as planning applications through other consenting regimes (Roads Act, Transport (Railway Infrastructure) Act).
	Csanad Godor	MSc in Infrastructure Engineering, Budapest University of Technology and Economics, 2017 BSc in Civil Engineering, Budapest University of Technology and Economics, 2015	Csanad is a Flood Risk Engineer with 7 years of experience in the water engineering field. Initially worked in Hungary on a dam project and on the hydromorphology aspects of the Rhine – Danube transport corridor as designer and worked for two years on road drainages as designer. He also worked as a flood modeller on the Flood Directive of Romania. As a consultant engineer, he is a planning advisor for the flood risk team of the City of Edinburgh Council since 2023 and also worked on flood studies in Edinburgh.

Chapter	Lead Author	Qualifications	Background
	Niamh Roche	As detailed above.	As detailed above.
10. Land, Soil, Geology and Hydrogeology	Alex Crow	MSc Hydrogeology, University of Birmingham, 2010 (with Distinction) BSc (Hons) Geology, University of Bristol, 2009	Alex is a chartered (CGeol) hydrogeologist with 15 years post graduate experience in water resources, contaminated land and civil engineering including work in the Republic of Ireland and the United Kingdom. Alex has led numerous environmental assessments including PECR and EIAR.
	Julie Southall	MSc Land Reclamation and Restoration, University of Cranfield; BEng (Hons) Environmental Engineering, University of Cardiff; CL:AIRE Qualified Person for Materials Management Plans (2015 – 2018).	Julie Southall is a Senior Associate in contaminated land with over eighteen years' experience and chartered through the Chartered Institute of Water and Environmental Management (CIWEM). Project experience includes working on large and small Environmental Impact Assessments including DCO projects such as Cambridge wastewater treatment relocation and national infrastructure projects such as Thames Tideway Tunnel. Experience relates to soils, geology and contaminated land EIA scoping and Environmental Statements including identification of potentially significant impacts and appropriate mitigation measures. Julie also has experience in contaminated land risk assessment and producing remediation strategies as part of the planning process.
11. Architecture, Archaeology and Cultural Heritage	Rachel Morgan-James (Rubicon Heritage Services)	MA (distinction) Conservation Studies (Historic Buildings), University of York (2015) BSc Archaeology, University of Wales: Cardiff (1999) PGCert Sustainable Management and Leadership, Cardiff Metropolitan University (2019) Associate of the Chartered Institute for Archaeologists (ACIfA)	Rachel has been working in the commercial heritage sector since 2002 prior to this she was employed as a planning advisor. Consequently, she has a wealth of experience dealing with heritage projects and concerns within the planning framework of Scotland, Wales and England. Rachel has managed and authored numerous cultural heritage environmental impact assessment chapters, desk-based assessments, heritage impact statements and historic building recordings, successfully negotiating her client's project through to completion. She is a skilled historic building specialist, au fait with GPS, total station, photogrammetry, and more traditional techniques. She has also undertaken historic area assessments and has authored conservation management plans for listed buildings. She co-edited and co-authored a book on the excavation results at Five Mile Lane, Vale of Glamorgan, and co-wrote a chapter on Berkeley Castle in the Bristol University publication of their project.
12. The Landscape	Richard Barker (Macro Works)	Irish Landscape Institute Professional Practice Qualification – 2005 MLA – Lincoln University – 2003 PG Diploma Forestry – Canterbury University - 1996 BA Environmental Science – Massey University – 1995	Richard manages the LVIA department in Macro Works undertaking assessment work on a broad spectrum of projects from wind and solar energy to roads and large scale industrial and infrastructural development. Richard has personally completed the landscape and visual assessment of over 90 wind farms 80 solar farms and numerous other commercial and infrastructural projects including more than a dozen SID projects. Consequently, he has considerable oral hearing training and expert witness experience.
13. Road and Traffic	John Dooley	IEng, MICE (Incorporated Engineer (1993), Member of the Institution of Civil Engineers (2001))	Project Principal and Chartered professional. He has extensive knowledge and experience of public transport, public realm, active travel (cycling and walking), bus priority, traffic and highway engineering schemes leading and collaborating within multi-disciplinary teams, with 30 years + working within local government but predominantly the private sector. An expert in the field of road safety engineering and audit, with significant UK and overseas experience; due diligence, collision reduction engineering, auditing and lecturing

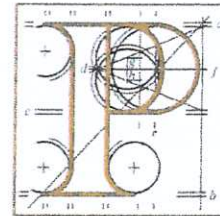
Chapter	Lead Author	Qualifications	Background
14. Material Assets including Waste	Diskit Dolkar	MSc Environmental Science, Trinity College Dublin, 2020 BSc Life Sciences, University of Delhi, 2018 Member of the Institute of Environmental Management and Assessment	Diskit has over 3 years' experience in the environmental sector with specialism in scientific report writing such as Environmental Impact Assessment reports, and GIS systems. She has experience in preparation and coordination of environmental and planning reports across diverse sectors including transport, rail, water services and residential development. Diskit also has experience in coordinating and carrying out stakeholder consultation/engagement for various project phases.
	Niamh Roche	As detailed above.	As detailed above.

Donore 110 kV Substation

PECR Appendix 1.2 - SID
Determination

July 2026

Our Case Number: ABP-319735-24



An
Bord
Pleanála

ESB
Engineering and Major Projects
One Dublin Airport Central
Dublin Airport
Cloghran
K67 XF72

Date: 19 August 2024

Re: Installation of a new 110kV / 38kV/MV distribution on a 1.64ha site north of the Drogheda IDA
Business and Tech Park.
Donore Road, Drogheda, Co Meath

Dear Sir / Madam,

Please be advised that following consultations under section 182E of the Planning and Development Act 2000, as amended, the Board hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 182A of the Planning and Development Act 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Bord Pleanála under section 182A(1) of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage.
2. Minister for the Environment, Climate and Communications.
3. Meath County Council
4. Louth County Council
5. An Taisce
6. An Chomhairle Ealaíon

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
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64 Marlborough Street
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7. Fáilte Ireland
8. The Heritage Council
9. Uisce Eireann
10. Health Service Executive
11. Commission for the Regulation of Utilities
12. Eirgrid

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Board and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As a meeting was not required / only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Judicial review of An Bord Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Board. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient

interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Board or email sids@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,

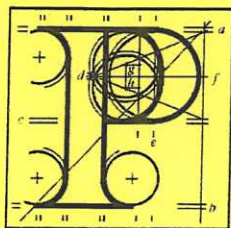


Raymond Muwaniri
Executive Officer
Direct Line: 01-8737125

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**An
Bord
Pleanála**

**Board Direction
BD-017246-24
ABP-319735-24**

The submissions on file and the inspector's report were considered at a Board Meeting held on 16/08/2024.

The Board decided that the prospective applicant Electricity Supply Board be informed that the proposed development consisting of a 110kV/38kV/MV Electrical substation and associated development at Donore Road, Drogheda, Co. Meath, to connect to Oldbridge 110kV substation via 110kV underground cables, as set out in the plans and particulars received by An Bord Pleanála falls within the scope of section 182A of the Planning and Development Act 2000, as amended, and that a planning application should be made directly to the Board.

The applicant shall be informed that the application documentation should be forwarded to the following prescribed bodies:

- Minister for Housing, Local Government and Heritage.
- Minister for the Environment, Climate and Communications.
- Meath County Council
- Louth County Council
- An Taisce
- An Chomhairle Ealaíon
- Fáilte Ireland
- The Heritage Council
- Uisce Eireann
- Health Service Executive

- Commission for the Regulation of Utilities
- Eirgrid

Further notifications should also be made, where deemed appropriate.

Board Member 

Peter Mullan

Date: 16/08/2024

Donore 110 kV Substation

PECR Appendix 2.1 - Planning History
in Respect of Relevant Development

July 2026

2.1 Planning History in Respect of Proposed Development

Table 1: Planning History

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
Meath County Council	2560892	the construction of a Medium Voltage (MV) substation building and associated underground cabling at Carranstown and Caulstown, Platin, Duleek, Co. Meath, to serve the OCGT development approved under Meath County Council Planning Reg. Ref. 23/60212 (ABP Ref. PL17.319278) [The approved OCGT development is a development that comprises or is for an activity requiring an Industrial Emissions Directive license and is also an establishment to which the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 1025) apply]. The proposed development will include (i) a Medium Voltage (MV) substation building (24 sq. m.) within the site of the approved OCGT development ; (ii) a 20kV underground cable connecting the MV substation building to the existing 20kV line which runs alongside the R152 road to the north and also to the consented 110kV substation to the south (ABP Ref. VA17.303678); and (iii) a low voltage underground cable connecting the MV substation building to the onsite offices approved under Planning Reg Ref. 23/60212 (ABP Ref. PL17.319278)	4	28/11/2025
Louth County Council	2560529	The proposed development consists of alterations to a commercial development approved under PD Ref 221020, ABP Ref ABP-317657-23. The proposed alterations to the scheme include the following: The scheme will now include for a total gross floor area of 2,839 sq.m. comprising 3 commercial units in two separate single storey buildings with a maximum height of 10.35 m. The approved scheme includes for 4 commercial units in one 2309sq.m. single storey building with a maximum height of 9.8m. The three proposed commercial units will comprise the following: • Unit 1: Retail Unit with a gross floor area of 67 sq.m and a net retail sales area of 46.8 sq.m. • Units 2: a Stand Alone building to be used as a Coffee Shop/Restaurant with a gross floor area of 179.6 sq.m. • Unit 3: Convenience/Food Store Retail Outlet with a gross floor area of 2,494.6 sq.m including off-license, stores, staff facilities and toilets together with a delivery area, plant at roof level and a net retail sales area of 1,767.5 sq.m. These alterations mean that there is one less retail unit and an increase in the overall gross floor area of approximately 530sq.m when compared to the permitted scheme. The proposed alterations also include for elevational changes, signage, revised parking and servicing arrangements including an ESB substation and switch room and alterations to the approved landscaping scheme to take account of the changes proposed to the buildings. Access points for car-parking and service vehicles are all as per the permitted scheme. The proposed scheme also includes minor alterations to bin store and bike parking arrangements, parking layout and boundary treatments, drainage arrangements and public lighting to reflect the changed footprint of the building(s). The scheme includes for a total of 177 parking spaces.	3	13/11/2025
Louth County Council	2560530	The proposed development is a mixed-use commercial scheme consisting of 2 buildings with a combined gross floor area of 3,340sq.m. Building No.1 is a three-storey building with a gross floor area of 2273.6sq.m. and a maximum height of 15.95 m. It will have 2 retail units at ground floor level and a medical centre on the upper floors providing for separate medical and dental suites, consulting rooms and diagnostic scanning and imaging. Building No. 1 will also have a service yard at ground floor level including ESB substation and switch room with plant at roof level. Building No. 2 will be a two-storey building with a gross floor area of 1066.4sq.m. and have a maximum height of 9.225m. It will have 4 retail units on the ground floor, one of which will be reserved for takeaway food use, and office use at first floor level.	3	13/11/2025

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		The proposed scheme includes for bin & bike stores and 31 no. car parking spaces, a loading bay, landscaping, boundary treatments, all associated access roads, footpaths and cycle facilities, foul and surface water drainage, and public lighting etc.		
Meath County Council	2461063	a 150kW Solar Panel Array fixed to metal frames and anchored to the ground, with inverter control room, underground cable ducts and all associated works, within the curtilage of lands. Significant further information/revised plans submitted on this application.	6	22/09/2025
ACP	322341	Large-scale residential development: Construction of a mixed-use development comprising 322 dwellings, a community centre and sports hall, a neighbourhood centre and a district public park, a convenience anchor retail until and a creche together with all other associated site works. EIAR and an NIS was submitted to PA. Revised NIS submitted with Further Information. The application is available to view on www.boynevillagelrd.ie	15	28/07/2025
Meath County Council	2460133	The proposed development includes the removal of interim accommodation permitted under Ref. No. LB190739 and Ref. 21/2336, and the construction of a new, 1,000 no pupil post-primary school (Roll No. 68348A), which will comprise of 43 no. classrooms, with associated laboratories and specialist classrooms, Multi-Purpose Hall, a Physical Education Suite including a Physical Education Hall, and all ancillary teacher and pupil facilities with a gross floor area of c. 11,302 sqm over 3 no. storeys. The proposal includes the removal of all interim accommodation on site, arranged across 12 no. blocks, with a cumulative GFA of c.4,203sq m (previously permitted under Reg. Ref. LB190739 and Reg. Ref. 21/2336) including the removal of 1 no. interim accommodation block, constructed under exempted development (c.249 sq m). The proposal also includes the demolition of a single-storey c. 190 sqm derelict building, associated with the former agricultural use of the site. Vehicular access to the subject site is proposed via a new priority-controlled T-junction located on the new link road to the southwest of the site, with associated tie-in works to the existing road network; 2 no. pedestrian and cyclist access points and 2 no. pedestrian only access points to the southwest boundary of the site; staff and visitor parking spaces and designated drop-off and set down facilities. The development will also include the provision of 1 no. external storage building (c.50 sqm); 1 no. bin store; bicycle and scooter parking; vehicle and bus drop off/set down areas; internal access roads; hard and soft play areas including 6 no. hard play court areas; piped infrastructure and ducting; plant and plant room; LPG Tanks Compound; electrical switch room; landscaping and boundary treatments; PV panels; EV parking facilities; external courtyards; disabled car parking spaces; site clearance works, comprising of the partial removal of hedgerows and a number of trees; stepped access routes; street and security lighting; signage; 2 no. attenuation tanks; surface water drainage and SUDs measures (including green roof provision); 5 no. flagpoles; piped infrastructural services and connections, hard and soft landscaping, ESB Substation, changes in level and all associated site development and excavation works above and below ground. The total site area is 5.26Ha. Significant further information/revised plans submitted on this application	5	27/02/2025
Meath County Council	2360212/ABP -319278-24	the proposed development will comprise a 170MW (electrical output) Open Cycle Gas Turbine (OCGT) Power Plant. The proposed development will comprise an electricity generating plant which will use Hydrotreated Vegetable Oil (HVO) as fuel and will be connected to a previously consented 110kV substation (ABP-303678-19) and associated site works and improved access from the R152. The development comprises the following elements: a) Three gas turbine buildings (each 990m2) each housing 1 no. turbine, 1 no. generator and auxiliary equipment with a total of 269 MWth (thermal output) generating capacity all on concrete plinths. b) The power plant will have three exhaust stacks (25m in height), one	6	21/01/2025

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		exhaust stack per OCGT. Therefore, each OCGT will comprise a standalone Large Combustion Plant. The power plant may need to utilise, selective catalytic reduction (SCR) (18m high, 4.5 width, 14m length) for nitrogen oxides abatement. c) Water treatment plant comprising: • a 275m² Deionising Building (6m high x 11m wide x 25m long) • a raw water treatment tank of 2,262m³ (12.8m high) • a deionised water tank (max. volume of 3,925m³). 15.4m high • a processed water tank of 450m³ (9m high) • 1 no. 20m² firefighting water tank of 45m³ (2m high) • 1 no. 25m² firewater module (4m high x 5m wide x 5m long) • 1 no. 41m² sanitary foul water cesspool tank of 79m³ located underground (1.98m high x 2.5m wide x 16m long) • a bulk chemical storage area (4.75m wide x 7.75m long) d) 2 no. HVO tank (max. storage of 2300 m³ of HVO per tank), 13m high with a diameter of 15m and associated fuel pumping and filtering equipment and pipework, within a 43.5m L x 45.5m W x 1.5m Bund capacity is 2970m³. e) 1 ammonia tank –1.8m high x 3.5m length with bund 2.5 m x 5 m with a height of 1.5 m. f) 1 no. fuel polishing system (3m high x 6m wide x 24m long). g) 2 no. 110 kV transformers each 160m², and each measuring (5m high x 10m wide x 15m long). 3 no. Lightning Masts (18m in height) and kiosks,cable gantry connection to the adjoining consented 110 kV Substation. h) A 520m² services building (6m high x 13m wide x 40m long). i) A 160m² Switchgear (MV) building (5m high x 6.1m wide x 26.3m long). j) All other miscellaneous and ancillary site works, including: 12 no. Car parking spaces and 1 No. fuel unloading bay, one lowered site platform area, new internal roads and hard and soft landscaping including material berms (1.2m to 2m high), a temporary construction compound, temporary		
ACP	319278	The development will comprise of an open cycle gas turbine power plant and all associated site works. Natura Impact Statement received with application.	2	21/01/2025
ACP	317568	Upgrade of Gorman to Platin 110 kV overhead line (OHL) (19.76 km long and comprising 109 supporting structures) along with all associated site works. NIS lodged with application.	2	22/10/2024
Meath County Council	22972 / ABP-317209-23	the development will consist of a 10-year permission for the construction of a solar PV energy development within a total site area of approximately 18.92ha, include solar PV panels ground mounted on steel support structures, IPP electrical control building and associated compound, electrical transformer/inverter station modules, battery storage modules, storage containers, CCTV cameras, access tracks, fencing and associated electrical cabling, ducting and ancillary infrastructure. Significant further information/revised plans submitted on this application	6	16/08/2024
ACP	317209	10 year permission for the construction of a solar PV energy development.	6	16/08/2024
Meath County Council	2360336	The development will consist of a facility for the recovery of waste concrete on a 1.8ha area at Annagor Quarry, as conducted previously at this site. The recovered materials will meet the Environmental Protection Agency End of Waste Criteria. A Waste Facility Permit will be sought for this activity.	6	13/08/2024

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
Meath County Council	23495	a 10-year planning permission for a Solar PV Energy Development with a total site area of c. 41.3ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 11 No. MV Power Stations, 1 No. Client Substation, 10 No. Battery Storage Containers, 1 No. Temporary Construction Compound, tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works. A Natura Impact Statement (NIS) has been submitted to the Planning Authority with the Application. Significant further information/revised plans submitted on this application	7	20/02/2024
Louth County Council	23184	Retention and completion of an ESB Substation Kiosk at Tullybrook, Slane Road, Tullyallen, Drogheda, Co Louth.	3	16/01/2024
Meath County Council	2360296	EirGrid PLC, with the consent and approval of the Electricity Supply Board (ESB), intends to apply to Meath County Council for permission for works associated with the proposed uprate of the existing Louth – Woodland 220 kV overhead powerline (OHL) between the existing Louth 220 kV substation in the townland of Monavallet, County Louth and the existing Woodland 220 kV substation in the townland of Woodland, County Meath. The Louth – Woodland 220 kV OHL is approximately 61.5 km long and comprises 207 no. steel lattice tower structures. The existing circuit is located within the functional area of Louth County Council and Meath County Council. Approximately 38.5 km of the existing OHL circuit is located within the functional area of Meath County Council and approximately 23 km is within the functional area of Louth County Council. A separate planning application is being lodged with Louth County Council. The Proposed Development within the functional area of Meath County Council is located in the townlands of Cardrath, Broomfield, Balrenny, Higginstown (Slane Electoral Division), Coalpits, Mooretown (Slane Electoral Division), Cashel, Crewbane, Rosnaree, Fennor (Painestown Electoral Division), Newtown (Painestown Electoral Division), Rathdrinagh, Thurstanstown, Painestown (Painestown Electoral Division), Knockharley, Veldonstown, Kentstown, Danestown, Proudstown (Skreen Electoral Division), Macetown (Skreen Electoral Division), Painestown (Macetown Electoral Division), Frankstown, Riggins (Kilbrew Electoral Division), Reask (Kilbrew Electoral Division), Hallstown, Cabinhill, Flemingtown (Ratoath Electoral Division), Twentypark, Lagore Little, Brownstown (Ratoath Electoral Division), Bradystown, Curkeen, Commons (Ratoath Electoral Division), Gormanstown, Wilkinstown (Dunshaughlin Electoral Division), Powderlough, Raynestown, Derrockstown, Mill Land (Dunshaughlin Electoral Division), Parsonstown, Rathregan, Portan (Dunshaughlin Electoral Division), and Woodland. Five (5) temporary construction compounds and associated access routes are located in the townlands of Knockmooney, Slane, Rath, Flemingstown and Tuiterrath. The Proposed Development works within the functional area of County Meath will comprise: • the replacement ("restringing") of the existing overhead line circuit conductor with a new higher capacity conductor; • the strengthening of up to 25 no. tower foundations; • the replacement of hardware and fittings, such as insulators, insulator ha	10	04/01/2024
Louth County Council	2360272	The development will consist of the construction of an ESB substation (approx. 43m2) and generator compound to supplement the existing electrical supply to the St Mary's Hospital campus and support the various HSE facilities found on the St Mary's site. In addition to the proposed ESB substation, an enclosed medical gas manifold store building (approx. 17m2) will be constructed within the landscaped area between St Mary's Hospital and the new community nursing unit building to provide additional healthcare support and provision. The proposals will also incorporate realignment of previously agreed car parking and landscaped areas to facilitate the inclusion of the proposed ancillary support buildings.	4	23/10/2023

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
ACP	310502	Importation of 345,000 tonnes of uncontaminated soil and stone as a non-waste by product over a five year period to improve 12 hectares of agricultural lands. NIS submitted	6	10/05/2023
Meath County Council	221718	The proposed development will consist of an uprate of the existing Drybridge to Platin 110 kV Overhead line (OHL) (approximately 5.6 km long and comprising 33no. structures (excluding LCIM 13a and LCIM 14 which are consented under separate planning application) and 2no. gantries between the existing Drybridge 110 kV substation in the townland of Tullyallen, Co. Louth and the existing Platin 110kV substation in the townland of Platin, Co. Meath). The majority of the existing OHL circuit is located within the functional area of Meath County Council with less than 0.5 km in the functional area of Louth County Council. The proposed uprate development is located in the townland of Tullvallen in County Louth and the townlands of Oldbridge, Sheephouse, Rathmullan, Donore and Platin in County Meath. The proposed uprate development will comprise: • the replacement ("restringing") of the existing overhead line circuit conductor wires with a new higher capacity conductor including installation of a new fibre communication connection; • the replacement of 11 No. existing polesets (including 1 No. wooden poleset conversion from strain to suspension poleset structure) and 5 No towers (4 No steel angle masts and 1 No. steel end mast in Platin 110kV substation - this unit will be replaced and reoriented) - any replacement structures will be constructed at, or immediately adjacent to the existing structures they will replace, will be along the same alignment as existing, and will be of a generally similar appearance with minor increases in height generally between 0.5-1m with the highest increase in height of a structure being 2m; • replacement and reorientation of steel end mast in Platin 110kV substation; • replacement of gantry in Drybridge 110kV substation; • foundation strengthening works at 1 No. steel angle mast; • the replacement of steel members at 3 No. steel angle masts; • painting of all steel members at 2 No. steel angle masts; • replacement of hardware and fittings at all structure locations; • replacement and relocation of fibre communication structures; • all associated site development works; • all associated temporary site development works to gain access to the existing structures including clearance of vegetation, disassembly and reassembly of gate posts/ piers and removal and reinstatement of existing fencing; and	3	04/04/2023
ACP	310768	Continuation of the use and further quarrying of limestone within the site which was granted by Substitute Consent (PL17.SU0088)	6	03/03/2023
Louth County Council	22663	Retention permission for a new Kingspan Environmental BA Biodisc waste water treatment unit coupled with a twin set of Kingspan modular reedbeds and tertiary treatment provided by a constructed integrated filter bed which replaces the original septic tank and soakaway along with any associated site works	6	05/12/2022
Meath County Council	22162	to provide for artificial lighting to serve the substation compound, transformers, 110kV Gas Insulated Switchgear Substation (GIS) substation building and client control building permitted under ABP Ref: 308628-20 and also provides an external access ladder to provide for maintenance access to the roof of the permitted client control building along with all associated and ancillary works	1	21/09/2022
ACP	312205	Amendments to mixed use development resulting reduction from 522 residential units to 517 units. Alterations for revised open public spaces, roads, and services layout.	4	30/08/2022
ACP	310729	Two-storey data storage facility containing data halls, electrical and mechanical plant rooms, loading bay maintenance and storage space, office administration areas, internal roads and circulation areas, car parking and cycle parking spaces and associated site works. An Environmental Impact Assessment Report (EIAR) will be submitted with the planning application.	2	14/04/2022

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
ACP	311427	New 110kV substation and associated compound and ancillary equipment to facilitate the connection of Gaskinstown solar farm to the electricity transmission network.	6	14/04/2022
ACP	309401	Planning permission for a period of 10 years to construct and complete a solar PV development.	15	05/01/2022
Meath County Council	SH311028	201 no. residential units (all apartments) on a site of 1.74 hectares. Residential units proposed are located within 5 no. proposed apartment buildings of 5 no. storeys in height over basement. The proposed apartment units comprise 53 no. 1 bedroom apartments, 132 no. 2 bedroom apartments, and 16 no. 3 bedroom apartments. The 5 no. apartment buildings comprise the following: • Block 1 is five storeys in height, and will accommodate 53 no. apartment units, comprising 18 no. 1 bedroom units, 31 no. 2 bedroom units, and 4 no. 3 bedroom units. • Block 2 is five storeys in height and will accommodate 37 no. apartment units, comprising 8 no. 1 bedroom units, 26 no. 2 bedroom units, and 3 no. 3 bedroom units. • Block 3 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units. • Block 4 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units. • Block 5 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units. A single basement level is proposed beneath Blocks 1 and 2, to accommodate car parking, bicycle parking areas, bin stores, and circulation areas. The development includes associated site and infrastructural works including all associated road infrastructure, bicycle and pedestrian facilities (including bicycle and pedestrian route through the site resulting in alterations to the existing Southgate Centre car park), foul and surface / storm water drainage, surface water management features, 181 no. car parking spaces, public and communal open space, bin and bike stores, lighting, landscaping and boundary treatments, 1 no. ESB substation, services, access arrangements, and all ancillary works. The development includes associated site and infrastructural works including all associated road infrastructure, bicycle and pedestrian facilities (including bicycle and pedestrian route through the site resulting in alterations to the existing Southgate Centre car park), foul and surface / storm water drainage, surface water management features, 181 no. car parking spaces, public and communal open space, bin and bike stores, lighting, landscaping and boundary treatments, 1 no. ESB substation, services, access arrangements, and all ancillary works.		23/11/2021
Meath County Council	211479	a solar panel array consisting of up to 500m2 of solar panels fixed to metal frames and placed on the ground and all associated works	6	05/11/2021
Meath County Council	211479	a solar panel array consisting of up to 500m2 of solar panels fixed to metal frames and placed on the ground and all associated works	6	05/11/2021

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
ACP	309308	20 year permission for a 13.5 hectare extension to existing Overburden Management Facility The application is accompanied by an Environmental Impact Assessment Report (EIAR). The application requires an Industrial Emissions Directive (IED) Licence and the facility operates pursuant to an existing IED Licence (EPA Ref No. P0030-05.	2	08/07/2021
ACP	309668	275 no. apartments, creche and associated site works.	3	29/06/2021
ACP	308628	110kV gas insulated switchgear substation compound, associated dropdown transmission lines, and associated development at Drogheda IDA Business and Technology Park, Donore Road, Drogheda, Co. Meath	1	28/04/2021
Meath County Council	LB200484	the Phase #2 development is for 86 units consisting of 14no. 3 bedroom two storey semi-detached dwellings, 24no. 3-bedroom end of terrace dwellings, 14no. 3-bedroom mid terrace dwellings, 8no. 2-bedroom mid terrace dwellings, a standalone two storey Creche and 26no. 1-bedroom apartments within a 5 storey block with associated Bin/Bicycle storage, shared car parking, communal roof top garden to apartment block, new site entrance onto Matthews Lane with all associated landscaping, site development and civil works. Significant further information/revised plans submitted on this application	2	15/03/2021
ACP	306021	544 no. residential units (260 no. houses and 284 no. apartments), creche and associated site works.	15	07/07/2020
Meath County Council	LB191735	alterations to existing road infrastructure within the site and clearance of the site (including removal of existing internal roadways and removal / diversion of services) to make way for the proposed development; Construction of a two storey (with mezzanine levels at both storeys) data storage facility building with a maximum overall height of c. 25 metres, containing data halls, associated electrical and AHU Plant Rooms, a loading bay, maintenance and storage space, office administration areas, screened plant and solar panels at roof level, all within a building with a total gross floor area (GFA) of c. 28,573 sq.m; Emergency generators (26 no.), emission stacks and associated plant are provided in a fenced compound adjacent to the data storage facility, along with a single emergency house supply generator; A 6 MVA substation and associated 6MVA electricity connection; A water sprinkler pump room, MV Building, unit substation, water storage tanks, humidifier tanks and diesel tanks and filling area; Modification of the existing entrance to the subject site (from the estate road to the east), which will function as a secondary entrance providing for emergency and construction access. A new main entrance and access control point to the lands is proposed (also from the estate road to the east) and a single-storey gate house/ security building at this entrance with a GFA of c. 29.5 sq.m.; Construction of internal road network and circulation areas, footpaths, provision of 50 no. car parking spaces and 26 no. cycle parking spaces within a bicycle shelter; Landscaping and planting (including provision of an additional planted berm to the northern boundary, and alterations to existing landscaping adjacent to the entrance to the Business and Technology Park), boundary treatments, lighting, security fencing, bollards and camera poles, bin store, and all associated site works including underground foul and storm water drainage network, attenuation areas, and utility cables, on an application site area measuring 19.46 hectares. An EIAR has been submitted with this application	1	31/03/2020
Meath County Council	SH305552	"DIRECT APPLICATION TO AN BORD PLEANALA - SUBMISSION TO AN BORD PLEANALA". (i) demolition of existing farm buildings/structures (1160sqm) on site; (ii) construction of 661 no. residential dwellings and a neighbourhood centre adjacent to the site's eastern boundary, consisting of a childcare facility (486sqm), café (63sqm) and retail unit (318sqm); (iii) a 4-arm signalised junction and	2	05/03/2020

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		works to Rathmullan Road, including the widening of the existing carriageway to 6 metres and the provision of a 2 metre wide footpath linking the proposed development to the River Boyne Boardwalk; (iv) 2 no. priority junctions (one along the site's eastern boundary to provide access to the neighbourhood centre and one along the site's southern boundary to provide a second access to the development), realignment and upgrade works to the un-named local road along the site frontage to the south of the new signalised junction with Rathmullan Road; (v) Construction of a strategic foul water pumping station in the north-eastern corner of the site; and (vi) all associated site, landscaping and infrastructural works, including foul and surface water drainage, attenuation areas, open space areas, boundary walls and fences, internal roads and cycle paths and footpaths. The 661 no. residential dwellings consist of the following: • 509 no. double storey semi-detached and terraced houses comprising 158 no. 2-bed houses, 269 no. 3-bed houses and 82 no. 4-bed houses; and • 152 no. apartments (in Blocks B1, B2, B3, C, D, E & G which vary from 3 to 5 storeys in height) comprising 13 no. 1-bed apartments and 139 no. 2-bed apartments. A total of 1,366 no. car parking spaces are proposed, including 1018 no. spaces (2 no. on curtilage spaces per dwelling) serving the proposed dwellings, 195 no. spaces serving the proposed apartments; 111 no. spaces serving visitors to the development; and 42 no. spaces serving the proposed neighbourhood centre. A total of 188 no. bicycle parking spaces are proposed, including 154 no. spaces serving the proposed apartments and 34 no. spaces serving the proposed neighbourhood centre. The development also features 9.15 hectares of public open space, including landscaped play spaces and pocket parks throughout the development and 6.13 hectares of landscaped open space provided adjacent to the Boyne River and M1 motorway frontages. This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).		
ACP	305819	217 no. residential units (137 no. houses, 80 no. apartments) creche and associated site works.	5	28/02/2020
Meath County Council	LB190812	the construction of a total of 67no. dwellings, two and three storey in height, comprising 41no. 3-bed, 8no. 4-bed, 6no. 2-bed dwellings and 12no. 2-bed apartments in detached, semi-detached and terraced format, together with all associated site development works including a pumping station, landscaping and boundary treatment, public lighting, roads, footpaths and cycle paths and regrading of the site and construction of retaining walls/structures. The application site falls within lands previously granted planning permission for development under ABP Ref. PL17.235104 (P.A. Ref. SA/900673) and will be accessed via the permitted and partially constructed roadway off the R150 through the residential development known as Glen Boann under construction as permitted under ABP Ref. PL17.235104 (P.A. Ref. SA/900673) (as extended by LB/150160 and further extended by LB/181265 and amended by LB/180738 & LB/180982). Significant further information/revised plans submitted on this application	8	22/01/2020
ACP	303678	Air insulated switchgear 110kV transmission substation.	6	17/01/2020
ACP	303568	Proposed electrical substation and associated 110kV and MV infrastructure required to connect ground mounted solar PV generation to the electrical transmission system, underground cabling and all associated ancillary site development work.	6	22/07/2019
Meath County Council	LB160898 / PL17.248146	the development will consist of a permission for a period of 10 years to construct and complete the development of a Solar PV Energy development with a total site area of 150.29 hectares, to include two electrical substation buildings and associated compounds, electrical transformer and inverter station modules, storage modules, Solar PV panels ground mounted on support structures, access roads and internal access tracks, spare parts storage container, fencing, electrical cabling and ducting, including undergrounding of existing	6	17/07/2019

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		electrical cabling, CCTV and other ancillary infrastructure, additional landscaping and habitat enhancement as required and associated site development works. Significant Further Information/Revised plans submitted on this application		
ACP	303799	250 no. dwelling units (94 no. houses, 156 no. duplex/apartments), creche and associated site works.	3	10/06/2019
Meath County Council	QD13/17.QD.0013	APPLICATION MADE TO AN BORD PLEANALA FOR SUBSTITUTE CONSENT - REFERENCE 17.SU.0101 - REFER TO AN BORD PLEANALA FOR DETAILS - Hilltown Little & Bellewstown	8	24/10/2018
ACP	QD0013	Further quarry development comprising continued use of the existing site and ancillary facilities.	9	24/10/2018
Meath County Council	1750	Application made directly to An Bord Pleanala under Section 37E of the Planning and Development Act 2000, as amended, including and EIA and Natura Impact Assessment for Irish Cement Ltd at Platin, Duleek, Co Meath	6	11/04/2018
ACP	PA0050	10 year permission to facilitate further replacement of fossil fuels with alternative fuels and allow for the introduction of alternative raw materials in the manufacturing of cement at :	3	11/04/2018
Meath County Council	1750	Application made directly to An Bord Pleanala under Section 37E of the Planning and Development Act 2000, as amended, including and EIA and Natura Impact Assessment for Irish Cement Ltd at Platin, Duleek, Co Meath	6	11/04/2018
Meath County Council	LB160998/ PL17.248028	the development will consist of the development of a solar photovoltaic panel array with a maximum export capacity of 20 MW, comprising up to 88,800 no. solar panels on ground mounted steel frames, 1 no. on site 38kV substation (consisting of single storey substation control building, transformers, battery storage container and associated cabling and infrastructure), 20 no. electrical transformer/invertor station modules, underground cable ducts, hardstanding areas, perimeter fencing and security gates access tracks, CCTV and all associated site services and works on a site area of 43 hectares, located in the townlands of Julianstown East, Julianstown West and Ninch, Co. Meath. Permission is sought for 10 years. The application is accompanied by a Natura Impact Statement	9	13/03/2018
ACP	248028	Solar voltaic panel array with a maximum export capacity of 20 MW of 88,800 no. solar panels. A Natura Impact Statement accompanied the planning application.	10	13/03/2018
ACP	245760	Upgrading of the existing water and sludge treatment process system at Staleen Water Treatment Plant, provision of new external perimeter fence.	4	07/03/2016
Meath County Council	LB201519/ ABP-310768-21	the continuation of the use and further quarrying of limestone within the 57.5Ha site, granted by Substitute consent (PL17.su0088), comprising extraction from a 20.6Ha area which includes a lateral extension of 6.2Ha, using conventional drilling and blasting techniques and mineral reduction using mobile crushing and screening to a depth of 30mAOD. The development includes some 3.4Ha of advanced woodland planting, new administration office and workshop, associated septic tank with raised sand polishing filter and an oil interceptor with soak-away trench. A weighbridge with an associated dispatch office and ancillary structures to include a wheelwash and the potential in line relocation of 110kv transmission poles and the reuse of the northern void 3.24Ha at a reprofiled level of some 40mAOD using on site overburden to provide for a new low level location for a replacement concrete batching plant for the existing plant (01/4203) and a concrete block making yard with restoration of the lands to biodiverse habitats upon completion of extraction. The application is	6	03/03/2023

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. Significant further information/revised plans submitted on this application		
Meath County Council	211669/ ABP-313190-22	the construction of 96 no. dwellings consisting of 4 no. one-bed apartments accommodated in 1 pair of two-storey semi-detached maisonettes (type A & A1), 6 No.2 bedroom two storey terraced dwellings (type G, G1) and 83 no. 3 bedroom terraced and semi-detached dwellings (Type B2, B3, D2, D3, E2, G2, G3) and 3 no. 4 bed detached dwellings (Type H) including landscaping, new roads, footpaths, cycle paths and open space including play area and all associated works. Anew pedestrian and cycle link is proposed to Sheephouse Road from the site. The vehicular access to the development will be from the public road at 'The Boulevard', Oldbridge Manor. A Natura Impact Statement will be submitted to the Planning Authority with the application	2	Live Case
Meath County Council	212412/ ABP-314352-22	a residential development comprising 95 no. residential units, a childcare facility and associated outdoor play area, road infrastructure, all associated open space, cycle and pedestrian infrastructure, services and all other associated development on a site of c. 6.138 hectares. The 95 no. residential units proposed consist of 49 no. houses (comprising 31 no. 3 bedroom units, and 18 no. 4 bedroom units), 6 no. duplex apartments (all 3 bedroom) and 40 no. apartments (7 no. 1 bedroom units, 30 no. 2 bedroom units, and 3 no. 3 bedroom units) in 1 no. apartment building and above the proposed childcare facility. The proposed childcare facility with a GFA of 532 sq. m is located within a two storey building with apartments above. The proposed houses are 2 to 3 storeys in height and the duplex/apartment blocks are 3 to 4 storeys in height (with the apartment building including a 5 storey corner element). The development includes road infrastructure comprising of a link street (including changes to the previously permitted road infrastructure under Reg. Ref.: LB/180620), junction arrangements, pedestrian crossings and a road to the east to facilitate a connection to the existing school on Mill Road (Gaelscoil an Bhradain Feasa). The road infrastructure also includes proposed cycle lanes/paths, footpaths, grass verges. The development includes associated site and infrastructural works including all associated road infrastructure, foul and surface / storm water drainage (including upgrading of water services on Mill Road), surface water management including attenuation and storage features, a pumping station, watermains and utilities, 177 no. car parking spaces, 159 no. cycle parking spaces, public open space including a linear park, bin and bike stores, landscaping consisting of new tree planting, hedges, berms and grass planting, boundary treatments, public lighting, ESB substation, and all associated site and infrastructural works. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application. The lands are primarily located to the north of Colpe Road and to the west of Mill Road and Gaelscoil an Bhradain Feasa and are bordered to the south west by the Dublin-Belfast railway line. The site also takes in a section of Mill Road to northeast of the main application site. The lands are within the townlands of Colp West, Stameen, and Mornington. Significant further information/revised plans submitted on this application	6	Live Case
ACP	309301	20 year permission for development of existing Overburden Management Facility,	2	Live Case
Louth County Council	2560548	Lagan Homes Tullyallen Ltd intend to make a planning application for planning permission to modify a permitted Strategic Housing Development (SHD) ABP-311678-21 (as amended by P.A.Ref. 2360368 and P.A.Ref. 2460266) by way of a planning application for a large scale residential development (LRD) permission at Old Slane Road and R168, Mell/Tullyallen, Drogheda, Co.Louth. The proposed development will consist of alterations to the permitted SHD including change of house type, relocation of a permitted ESB substation, relocation of public open space, alterations to drainage network design and levels and construction of 47no. additional dwellings (5no. 1-bed, 16no. 2-bed, 23no. 3-bed and 3no. 4-bed) with a new vehicular entrance onto Old Slane Road together with all	2	Live Case

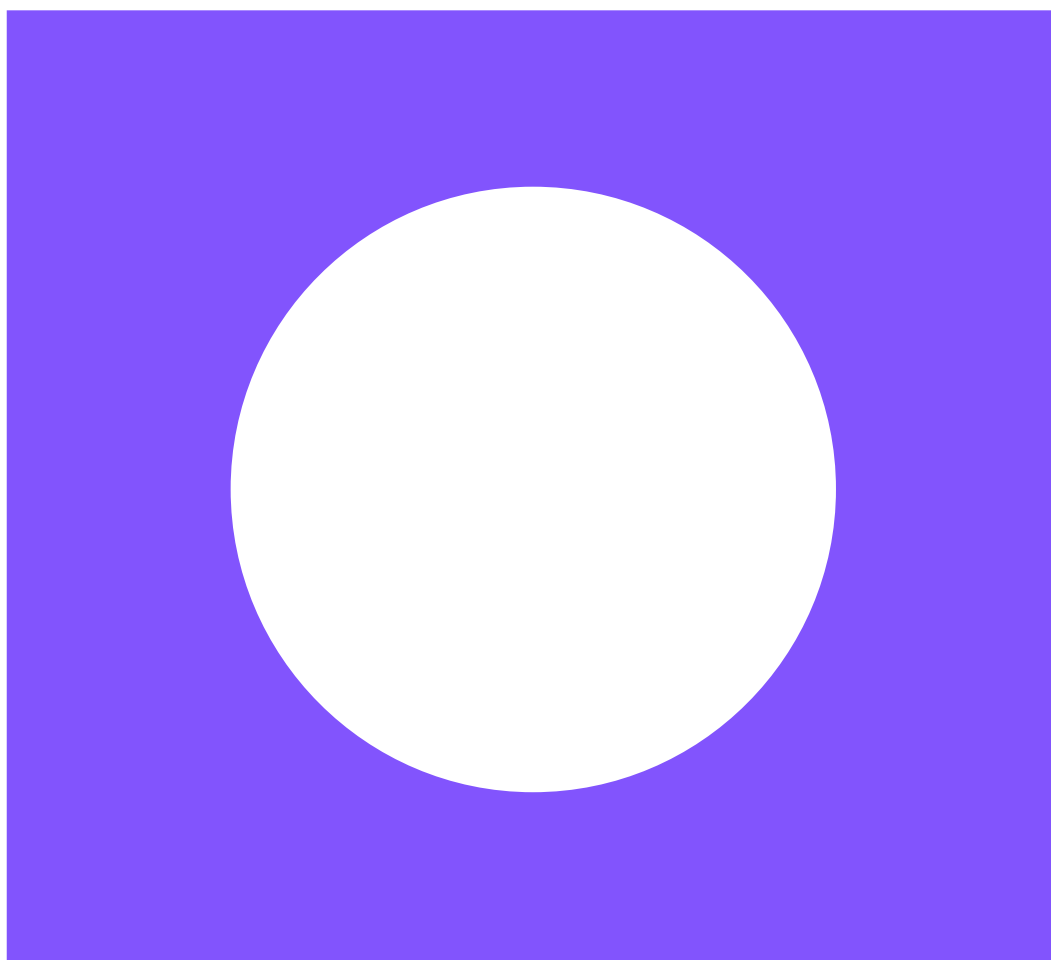
Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		associated site development works, public lighting, landscaping, public open space, car parking, roads, footpaths and boundary treatments. Works proposed on Old Slane Road include the provision of a roundabout to facilitate bus turning and a bus stop. The proposed modifications to the permitted SHD will increase the number of units from 237no. (21no. 1-bed, 49no. 2-bed, 142no. 3-bed and 25no. 4-bed) to 284no. in total (26no. 1-bed, 65no. 2-bed, 165no. 3-bed, 28no. 4-bed). The planning application will be accompanied by a Natura Impact Statement (NIS). The LRD planning application and the NIS may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. The LRD planning application and NIS may also be inspected online at the following website set up by the applicant www.gortmell-lrd-3.com A submission or observation in relation to the application and/or NIS may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission. *Significant Further Information Received on 17/12/2025*		
Louth County Council	2560671	Permission for a Largescale Residential Development (LRD). This proposal can be viewed via www.Southbanklrd.ie The development comprises a Large Residential Development (LRD 020), "South Bank", of five No, six storey blocks, comprising 172 apartments, commercial (non-residential) units, and all associated roads/parking/paths, landscaped areas (including a public square to the river) and ancillary buildings,. A permission of 10 year duration is sought, at the discretion of the Louth County Council. The upper five stories comprise apartments all with balconies, and the 5th floor penthouse will be recessed with terraces. At ground floor level there is, variously, further apartments, parking and ancillary storage for the apartments and other non-residential uses. There are 172 apartments in total comprising 73 no. 1- bed apartments, 71 no. 2-bed apartments and 28 no. 3-bed apartments. There are 132 no. car parking spaces, 304 long stay and 121 short stay bicycle parking spaces being provided within the site. The non-residential uses comprise three retail units/café(s) of a total area 253 sq. m. and a crèche of 247 sq. m.. The ancillary buildings comprise provision for an E.S.B. substation (if required) of 25.5 sq. m. and a bicycle store of 33.2 sq. m. The existing, partially built, concrete building which occupies part of the site will be demolished, along with the remains of a building and a shed abutting No. 4 Marsh Road, and two old storage buildings on a lane North of Marsh Road. Vehicular and pedestrian access to the development is via, "New Road" to the East of Scotch Hall Shopping Centre, off Marsh Road. An existing lane off Marsh Road will be used to provide continued access to the Industrial/warehouse units to the South of Marsh Road, for pedestrian and bicycle access and egress for the proposed development, and as an exit for bin lorries and larger delivery vehicles only. A Natura Impact Statement accompanies this application	3	Live Case
Meath County Council	2561187	RED III - Erection of a 19.48 MWp ground-mounted Solar Photovoltaic (PV) farm on lands off Station Road located to the west of Platin Cement Works and associated quarry north of Duleek, Co. Meath. The project will occupy approximately 22.35 hectares of agricultural fields adjacent to the existing cement facility and is designed to directly supply renewable electricity to the plant, thereby improving its energy efficiency and sustainability profile. The development will consist of photovoltaic panels mounted on fixed-tilt frames oriented to the south, with associated underground cabling and electrical infrastructure, including three transformer cabins and inverters. It will also include internal access tracks, a temporary construction compound and set-down area, perimeter security fencing, and CCTV where	4	Live Case

Planning Authority	Reference Number	Description	Approx Distance (km)	Grant Date
		required. The grid connection will be made via the existing on-site substation at the Irish Cement Plant, enabling the generated power to be consumed on-site		
ACP	323134	A ten year development comprising of the demolition of existing structures on site and the construction of the first phase of a new sustainably powered enterprise campus and all associated site works. This application includes an EIAR and NIS.	4	Live Case
ACP	500624	The construction of 5 no. wind turbines and all other site works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) were submitted with the application.	3	Live Case
ACP	323483	10 year planning permission for 180 Megawatt gas fired peaking power plant and all site works. The Planning Application will be accompanied by a Natura Impact Statement (NIS). Significant further information/revised plans submitted on this application	10	Live Case

Donore 110 kV Substation

PECR Appendix 3.1 - Surface Water
Management Plan

July 2026



Donore 110 kV Substation

PECR Appendix 3.1 - Surface Water
Management Plan

July 2026

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Donore 110 kV Substation

PECR Appendix 3.1 - Surface Water Management Plan

July 2026

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Issue and Revision Record

Document reference: PL1 | 229101684-MMD-02-XX-RP-D-001

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1 Introduction

1.1 Purpose of Report

Mott MacDonald Ireland Limited (Mott MacDonald) have been appointed by the Electricity Supply Boards (ESB) to prepare a Surface Water Management Plan (SWMP) to accompany a planning application for a new 110 kV/38kV/MV Gas Insulated Switchgear (GIS) substation located in the townland of Rathmullan, County Meath, Ireland.

This report will review the existing site information, confirm the design intent. It will outline the proposed surface water and foul water drainage strategy for the proposed site, in line with the drainage hierarchy and the requirements of national and local guidance documents.

1.2 Terms of Reference

Mott MacDonald will follow accepted procedure in providing the services, but given the residual risk associated with any prediction and the variability which can be experienced in flood conditions they take no liability for and give no warranty against actual flooding of any property (Client's or third party) or the consequences of flooding in relation to the performance of the service.

2 Site Conditions

2.1 Site Location

The Proposed Development involves the installation of a new 110 kV/38 kV/MV distribution station on a c. 1.64 ha site north of the Drogheda IDA Business and Technology Park, Donore Road, Drogheda, Co. Meath (see Figure 2.1).

The proposed site is located north of the existing development within the Drogheda Business and Technology Park, immediately north of Drogheda College. The M1 is located approx. 400m due west of the site, while the Meath/Louth County border is approx. 300m east. The primary land uses in the surrounding area comprise of agricultural, residential, educational and industrial. Access to the site is proposed to be from the existing Business Park access road at the Donore Road and the existing roundabout at Drogheda College. The Amazon Data Centre and Oldbridge 110 kV substation site are located to the south/south-west of the subject site within the adjacent Business Park.

Figure 2.1: Location of the proposed development



Source: Mott MacDonald, 2025

2.2 Existing Ground Conditions

Chapter 10 Land, Soil, Geology and Hydrogeology of the Planning and Environmental Considerations Report (PECR) submitted as part of this planning application provides details on existing ground conditions.

A preliminary ground model has been derived based on published geological maps only. No geological strata depths can be advised currently as there is insufficient information available onsite or within close proximity of the site.

The following preliminary ground model is provided below:

- Superficial deposits comprising Topsoil, underlain by Glacial Till derived from Lower Palaeozoic sandstones and shales
- Bedrock of the Platin Formation comprising crinoidal peloidal grainstone locally conglomeratic.

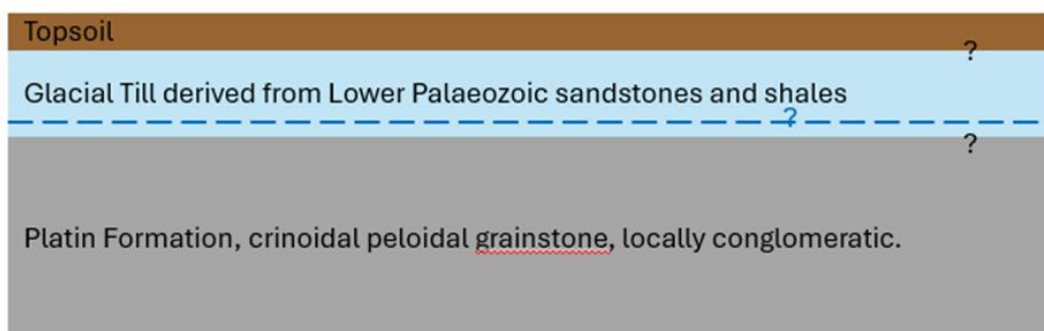
The following preliminary ground model presented in Table 2.1 is based upon published geology; therefore, no depth or strata thickness can be inferred from this data. This ground model should be used as an indication of the likely ground conditions to be encountered only and should be updated when further information becomes available. An illustrative ground model is presented Table 2.1 and in Figure 2.2.

No intrusive ground investigation has been undertaken yet.

Table 2.1: Preliminary Ground Model

Strata	Typical Description	Comment
Topsoil	Potentially clayey sandy gravelly topsoil of unknown thickness	Anticipated to be present across the fields within the site
Glacial Till	Till derived from Lower Palaeozoic sandstones and shales potentially comprising sandy gravelly clays with cobbles and boulders	Anticipated to underlie the topsoil.
Bedrock	Platin Formation, crinoidal peloidal grainstone. locally conglomeratic. Cherty and micritic units are also present.	Anticipated to underlie the superficial deposits across the site.

Figure 2.2: Illustrative Preliminary Ground Model



NOT TO SCALE

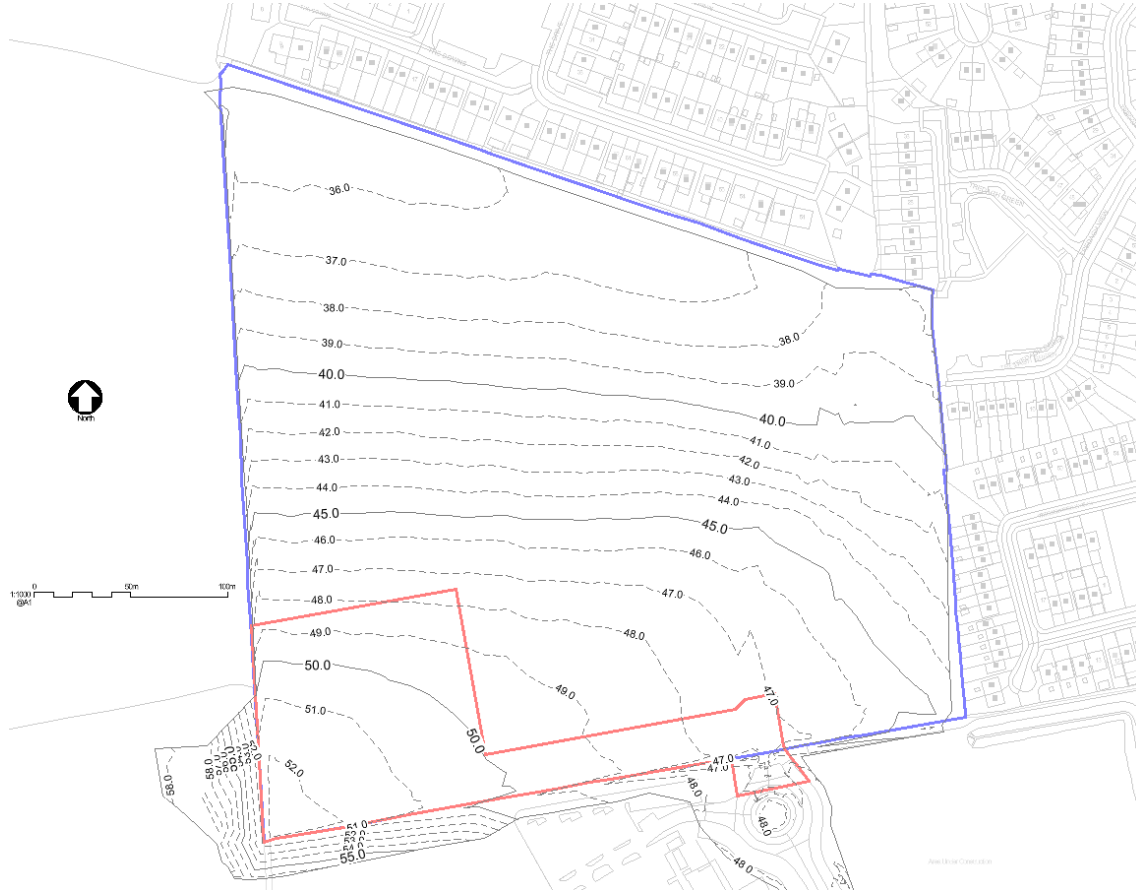
Source: Mott MacDonald, 2025

2.3 Existing Ground Levels

The site is agricultural land at present and has a slope towards north. The highest elevation within the land ownership boundary is approximately 52.5m above Datum at the southwest corner of the site, while the lowest being 36.0m above Datum at the north boundary. The site has an approximately 5.3-6.3% slope towards north.

The adjacent developed land at south sits slightly higher than the site while the agricultural land to the west of the site has similar slope and level characteristics as the development's land.

Figure 2.3: Site Topography



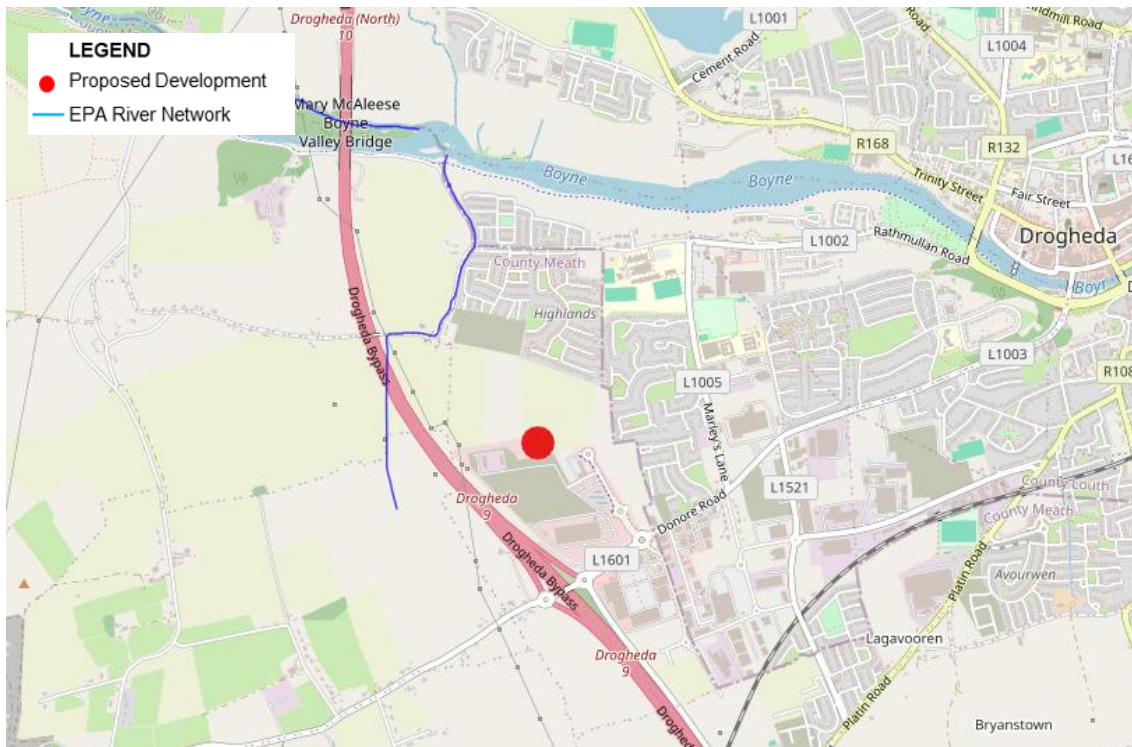
Source: Mott MacDonald, 2025; ESB, 2025

2.4 Existing Surface Water Drainage

The site is currently undeveloped greenfield. An existing earth ditch runs along the west and south boundary of the site. These ditches currently intercept surface water runoff from the adjacent, 'uphill' lands of the development area. The western ditch flows towards north while the south flow towards east, creating the highest, 'dividend' point in the southwestern corner of the site.

There is an existing culvert below the road connection to the existing roundabout at the proposed access road. The culvert ensures the continuity of the south ditch.

Figure 2.4: River Network in vicinity of Proposed Development



Source: Mott MacDonald, based on EPA Maps 2025

2.5 Existing Foul Water Drainage

There is no existing foul water sewerage present at the site. There is an existing gravity sewer network at the roundabout, approximately 150m east to the proposed compound, according to the data provided by Uisce Éireann (see Appendix J).

2.6 Existing Water Supply

An existing water supply connection (Uisce Éireann) is present at the access road / roundabout (see Appendix H).

This area is likely to be grubbed up as the result of road construction and culvert replacement.

3 Surface Water Management Strategy

3.1 Design standards and relevant policies

The following design standards and specifications will be used for the design of the new surface water drainage system:

- Water Framework Directive (WFD) 2000/60/EC
- Greater Dublin Strategic Drainage Study (GDSDS) Volume Two (2005)
- Meath County Development Plan 2021-2027
- Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (Department of Housing, Local Government and Heritage, Government of Ireland)
- Greater Dublin Regional Code of Practice for Drainage Works V6.0
- ESB – Specification for MV Substation Buildings (ESB Networks, 2019)
- SuDS Manual (C753), (CIRIA, 2015)
- Code of Practice for Wastewater Infrastructure Revision 2 (Uisce Éireann, 2020)

Within the Meath County Development Plan 2021-2027, the following objectives and policies relate to surface waters:

Wastewater

INF OBJ 13: *To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council to minimise the impact on surface water of discharges.*

Sustainable Urban Drainage Systems

INF OBJ 15: *To require the use of SuDS¹ in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).*

INF OBJ 16: *To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.*

INF OBJ 18: *To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.*

INF OBJ 19: *To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations.*

3.2 Methods of Surface Water Discharge

The preliminary information regarding soil conditions suggests that infiltration at the site is not viable due to assumed weak permeability properties (refer to Section 2.2). The displacement of surface water runoff from the site is therefore proposed via discharging to the existing ditch that runs along the west of the site.

¹ Sustainable Drainage System (SuDS)

The proposed surface water drainage shall not exceed the natural greenfield runoff characteristics of the existing area. This will be achieved by discharging the intercepted flows from the roads within the compound area and roof drainage to the proposed attenuation basin located at the north of the site, next to the existing drainage ditch, prior to discharging to it (see planning drawings 229101684-MMD-01-XX-0100, 0200 and 0201).

The discharged flow from the attenuation basin will be controlled through a 'hydrobrake' system.

To create a flat area for the compound the existing ground will be re-graded. As a result of these earthworks the site will be in a cut along its south and west boundaries, the deepest cut being the southwest corner (approximately 2.0m below existing ground level). Surface water runoff from the cut slope will be intercepted by shallow ditches along the foot of the cut and discharged into the existing field drains adjacent to the site without attenuation.

The existing culvert at the site access at the roundabout will need replacement as the result of the road construction and ground cable laying works.

3.3 Design Rainfall and Climate Change Allowance

The design rainfall is the 1 in 100-year (1% AEP) storm event with the critical duration for the site and proposed surface water management system.

The rainfall Depth-Duration-Frequency model was obtained for the site from Ireland's National Meteorological Service, Met Éireann. Rainfall events up to 48hour duration were considered.

To allow for future climate change the drainage calculations included a +30% increase in rainfall intensity to align with national best practices and policy intent.

3.4 Discharge rates

The following greenfield runoff rates were calculated to the site using the UK SuDS tool using the IH124 method (see the calculations in Appendix A).

- Qbar: 1.24l/s
- 1:2-year greenfield runoff rate: 1.2l/s
- 1:10-year greenfield runoff rate: 2.1l/s
- 1:100-year greenfield runoff rate: 3.2l/s

The discharge rate of 4.0 l/s is used in accordance with the guidance given in Section 6.3.3.1 of the GSDS to maintain an appropriate orifice size and reduce the risk of frequent flooding of critical local infrastructure.

3.5 Proposed Drainage Features

3.5.1 Runoff from Internal Roads

The surface water runoff from the roads within the substation area will be collected via a filter drain system. The filter drain system will discharge to the proposed surface water drains and water will be attenuated in the attenuation basin before discharging to the recipient field ditch.

3.5.2 Runoff from Bunded Areas

Transformers and arc suppression coil areas will be built on reinforced concrete slabs with connecting concrete bunds (see also in Section 3.7.1 Oily Water). Surface water from these areas will be discharged through oil discriminating pumps to a Class 1 Full Retention oil separator. The pumps will discharge to the road drainage system which will pass forward flow.

3.5.3 Runoff from Access Road

The access road will be approximately 160m in length and will create a connection between the proposed substation compound and the existing roundabout. The proposed long section of the access road will follow the existing topography and have a 2% slope towards the roundabout. The elevation at the roundabout connection is approximately 47m above Datum while the proposed substation's finished stone level is 50.50m above Datum.

Due to the access road's limited catchment area, it is not anticipated that surface water runoff would be collected and concentrated at a dedicated discharge point. Instead, a roadside infiltration trench system is proposed along the south edge of the access road.

It is envisaged that the filter drain will promote surface water discharge into the ground. Exceedance flows will locally disperse northwards on the undeveloped agricultural land, following the natural topography and gradually infiltrate, replicating the existing drainage pattern for the pre-development site.

3.5.4 Attenuation Basin

An end-of-line attenuation basin is proposed to allow restricted discharge from the site.

The attenuation basin will be formed with an impermeable geomembrane lining to avoid any oily water infiltration to the ground in the event of any contaminants appearing in the drainage system. For these events, to avoid any discharge into the recipient ditch, a shut off valve will also be incorporated in the manhole at the basin outlet.

The technical parameters of the basin are as follows:

Volume: 260m³

Design depth: 0.5m + 0.3m freeboard

Discharge rate: 4l/s (via flow control)

Side slopes: 1:3

3.6 Operation and Maintenance

Maintenance of the manhole chambers, pipework and drainage features inside the red line boundary will be the responsibility of ESB and will be undertaken in accordance with the manufacturer's product guidelines by a competent contractor following appropriate health, safety and environmental practices.

The attenuation basin will be kept free of excessive vegetation growth and silt build up.

A more detailed Maintenance and Operation Manual will be produced at a later stage.

3.7 Water Quality

Drainage systems on the site will be designed to meet the water quality criteria and good practice pollution control measures as outlined in the CIRIA SuDS Manual.

Assessment of the level of pollution risk and determination of suitable pollution mitigation measures have been determined for the proposed site based on the Simple Index Approach detailed in CIRIA C753 (see appendix D).

The proposed surface water management system will incorporate SuDS elements and oil/water separator pumps that prevent the concentration of pollutants at the surface water discharge

location and minimizes the risk of contamination entering to soil, ground water or the recipient ditch.

3.7.1 Oily Water

The transformer and arc suppression coil areas will be protected by concrete bunds connecting to the concrete slab foundation to prevent oil and oil contaminated surface water entering the soil and groundwater.

Surface water from these areas will be discharged through oil discriminating pumps to a Class 1 Full Retention oil separator via channel drains situated adjacent to these bunds.

To mitigate the risk of oil spillage during transformer delivery, replacement or refilling, the road in front of the transformer bunds will be constructed of a concrete hardstand. This area will drain to the oil separator via the filter drain.

3.7.2 Access Road

The site will be typically unmanned during its operation. The traffic expected on the access road is therefore minimal and the proposed roadside filter drains will be sufficient to treat the runoff from road.

4 Water supply and Foul Water Strategy

4.1 Water Supply

A new potable water supply is required for the proposed welfare facilities (toilet and wash hand basin) within the GIS building. The potable water demand will be relatively low as the proposed substation will normally be unmanned and operated remotely.

The water demand calculation is based on assumed 50 l / day / person demand for two person crew visiting the site for 3 days a week as expected highest visitation.

The potable water supply for the GIS building is proposed to be sourced via a new connection from the existing public watermain located at the site access road at the roundabout. A Confirmation of Feasibility (CoF) was received from Uisce Éireann on Pre-connection enquiry (reference: CDS25007951), as provided in Appendix 3.2 of the PECR.

4.2 Foul Water Strategy

During construction, portable chemical toilets will be provided for the duration of the works and all waste material will be removed from site and disposed of to an appropriately licensed facility.

Once the substation is operational, domestic type wastewater will be produced by the onsite welfare facilities (toilet, wash hand basin and mess room sink).

The wastewater will be collected in a proposed waste water storage tank. The waste water storage tank will be located outside the substation compound (refer to planning drawing 229101684-MMD-01-XX-DR-D-0100), next to the site access road. This will ensure easy access for wastewater to be tankered off the site, by a licenced haulier.

The potable water demand calculation is based on assumed 50 l / day / person demand for two person crew visiting the for 3 days a week as expected highest visitation. This assumption results in 300 litres / week wastewater.

It is proposed that the site will be serviced with a foul water holding tank of 4000 litres capacity that is emptied every 3 months.

5 Conclusion

Rainfall on the proposed substation compound will be managed by a site drainage system comprising a variety of SuDS features to align with current best practice and mimic natural runoff processes.

The surface water runoff from the proposed platform will be restricted to greenfield runoff rates up to and including 1 in 100-year storm event including a 30% allowance for climate change for protection of operational areas and off-site flooding.

The surface water runoff will be managed through the use of a combination of SuDS methods, including filter drains and attenuation basin.

Oily water from bunded areas will be controlled using oil-discriminating pumps and will pass through a Class 1 Full Retention oil separator prior to discharge into the road filter drain system.

The access road serving the substation shall be served by roadside infiltration drain system and local overflow dispersion zones replicating the existing regime.

Foul water will be stored in a sealed waste water storage tank, outside the palisade fence along the proposed site access road near the roundabout. The tank will be periodically emptied by a suitable Contractor approved by ESB.

The site will be serviced with potable water through connection to the local Uisce Éireann water main. A Confirmation of Feasibility (CoF) was received from Uisce Éireann on Pre-connection enquiry (reference: CDS25007951), as provided in Appendix 3.2 of the PECR.

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A. Greenfield Runoff Calculations

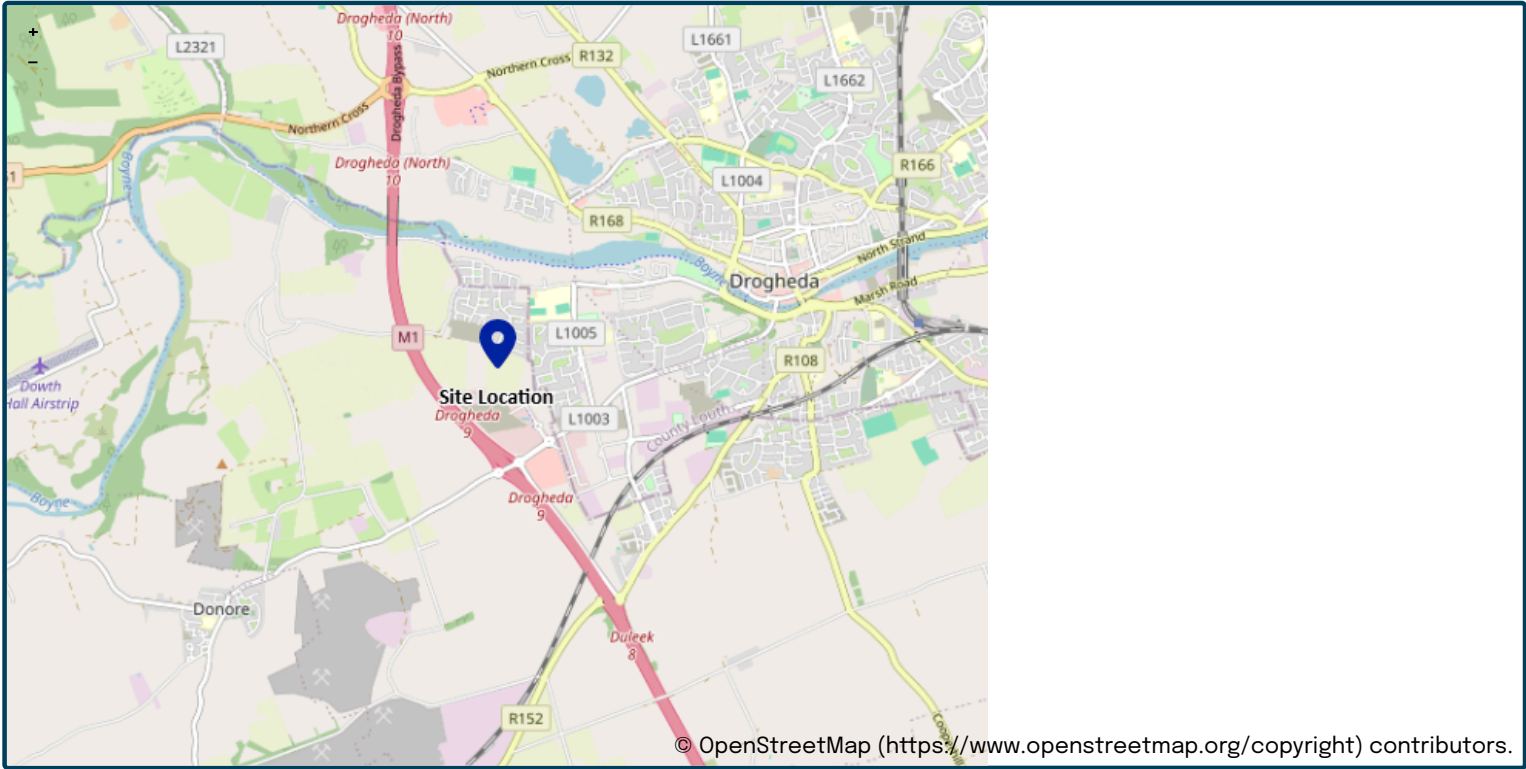
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	27/08/2025
Calculated by	c.g.
Reference	
Model version	2.1.2

Location

Site name	ESB Donore 110kV substation (compound only)
Site location	



Site easting (Irish Grid)	306712
Site northing (Irish Grid)	274279
Site easting (Irish Transverse Mercator)	706641
Site northing (Irish Transverse Mercator)	774297

Site details

Total site area (ha)	0.5646	ha
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Greenfield runoff

Method

Method	IH124		
IH124			
	<u>My value</u>		<u>Map value</u>
SAAR (mm)	820 mm		820
How should SPR be derived?	WRAP soil type		
WRAP soil type	2		2
SPR	0.3		
QBar (IH124) (l/s)	1.24 l/s		

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	12		12
1 year growth factor	0.85		
2 year growth factor	0.95		
10 year growth factor	1.72		
30 year growth factor	2.13		
100 year growth factor	2.61		
200 year growth factor	2.86		

Results

Method	IH124
Flow rate 1 year (l/s)	1.1 l/s
Flow rate 2 year (l/s)	1.2 l/s
Flow rate 10 years (l/s)	2.1 l/s
Flow rate 30 years (l/s)	2.6 l/s
Flow rate 100 years (l/s)	3.2 l/s
Flow rate 200 years (l/s)	3.5 l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.1.2) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

B. Topographical Survey



C. Rainfall Depth-Duration-Frequency table

Met Eireann
Return Period Rainfall Depths for sliding Durations
Irish Grid: Easting: 300341, Northing: 239282,

DURATION	Interval		Years										
	6months,	1year,	2,	3,	4,	5,	10,	20,	30,	50,	75,	100,	120,
5 mins	2.4,	3.5,	4.1,	5.0,	5.7,	6.2,	7.8,	9.6,	10.9,	12.7,	14.2,	15.5,	16.3,
10 mins	3.4,	4.9,	5.8,	7.0,	7.9,	8.6,	10.8,	13.4,	15.2,	17.6,	19.9,	21.6,	22.8,
15 mins	4.0,	5.8,	6.8,	8.3,	9.3,	10.1,	12.7,	15.8,	17.8,	20.7,	23.4,	25.4,	26.8,
30 mins	5.3,	7.5,	8.7,	10.6,	11.8,	12.8,	16.0,	19.7,	22.1,	25.5,	28.6,	31.0,	32.6,
1 hours	6.9,	9.7,	11.2,	13.5,	15.0,	16.2,	20.1,	24.5,	27.4,	31.4,	35.0,	37.9,	39.7,
2 hours	9.1,	12.6,	14.4,	17.2,	19.1,	20.5,	25.2,	30.4,	33.9,	38.7,	42.9,	46.2,	48.4,
3 hours	10.7,	14.6,	16.8,	19.9,	22.0,	23.6,	28.8,	34.6,	38.4,	43.7,	48.4,	52.0,	54.4,
4 hours	12.0,	16.3,	18.6,	22.0,	24.3,	26.0,	31.6,	37.9,	42.0,	47.6,	52.6,	56.5,	59.0,
6 hours	14.0,	19.0,	21.6,	25.4,	27.9,	29.9,	36.1,	43.1,	47.6,	53.8,	59.3,	63.5,	66.3,
9 hours	16.5,	22.1,	25.0,	29.3,	32.1,	34.3,	41.3,	49.0,	53.9,	60.8,	66.8,	71.3,	74.4,
12 hours	18.5,	24.6,	27.8,	32.5,	35.5,	37.9,	45.4,	53.6,	58.9,	66.3,	72.6,	77.5,	80.8,
18 hours	21.7,	28.7,	32.2,	37.5,	40.9,	43.5,	51.9,	61.0,	66.8,	74.9,	81.8,	87.2,	90.7,
24 hours	24.3,	31.9,	35.8,	41.5,	45.2,	48.0,	57.0,	66.8,	73.0,	81.6,	89.1,	94.7,	98.5,
2 days	30.2,	38.7,	43.0,	49.2,	53.3,	56.3,	65.9,	76.2,	82.7,	91.6,	99.2,	105.0,	108.8,
3 days	35.0,	44.4,	49.1,	55.7,	60.0,	63.3,	73.5,	84.3,	91.1,	100.3,	108.2,	114.2,	118.1,
4 days	39.4,	49.4,	54.4,	61.5,	66.1,	69.5,	80.2,	91.5,	98.6,	108.2,	116.3,	122.5,	126.5,
6 days	47.2,	58.4,	64.0,	71.8,	76.8,	80.5,	92.2,	104.4,	112.0,	122.2,	130.8,	137.3,	141.6,
8 days	54.2,	66.5,	72.5,	80.9,	86.3,	90.4,	102.8,	115.8,	123.8,	134.6,	143.7,	150.5,	155.0,
10 days	60.7,	73.9,	80.4,	89.4,	95.1,	99.4,	112.6,	126.3,	134.7,	146.0,	155.5,	162.6,	167.3,
12 days	66.9,	81.0,	87.8,	97.3,	103.4,	107.9,	121.8,	136.1,	144.9,	156.7,	166.6,	173.9,	178.7,
16 days	78.5,	94.2,	101.7,	112.2,	118.8,	123.7,	138.8,	154.2,	163.7,	176.3,	186.9,	194.8,	199.9,
20 days	89.4,	106.5,	114.7,	126.0,	133.1,	138.4,	154.5,	171.0,	181.1,	194.5,	205.7,	214.0,	219.4,
25 days	102.4,	121.1,	130.0,	142.2,	149.9,	155.7,	173.0,	190.7,	201.4,	215.7,	227.6,	236.3,	242.1,

NOTES:

These values are derived from a Depth Duration Frequency (DDF) Model update 2023

For details refer to:

'Mateus C., and Coonan, B. 2023. Estimation of point rainfall frequencies in Ireland. Technical Note No. 68. Met Eireann',

Available for download at:

<http://hdl.handle.net/2262/102417>

D. Simple Index Method

SUMMARY TABLE		DESIGN CONDITIONS			
		1	2	3	4
Land Use Type	Commercial/Industrial roofing: Low potential for metal leaching	This classification should be informed by an assessment of the leachability of metals from the adopted roofing materials. Particular risks are likely to be posed by materials that include copper and galvanised steel			
Pollution Hazard Level	Low				
Pollution Hazard Indices					
TSS	0.3				
Metals	0.4	SuDS components can only be assumed to deliver these indices if they follow design guidance with respect to hydraulics and treatment set out in the relevant technical component chapters of the SuDS Manual. See also checklists in Appendix B	Filter drains should be preceded by upstream component(s) that trap(s) silt, or designed specifically to retain sediment in a separate zone, easily accessible for maintenance, such that the sediment will not be re-suspended in subsequent events		
Hydrocarbons	0.05				
SuDS components proposed					
Component 1	Filter drain (where the trench is not designed as an infiltration component)				
Component 2	Detention basin	SuDS components can only be assumed to deliver these indices if they follow design guidance with respect to hydraulics and treatment set out in the relevant technical component chapters of the SuDS Manual. See also checklists in Appendix B			
Component 3	None				
SuDS Pollution Mitigation Indices					
TSS	0.65				
Metals	0.65				
Hydrocarbons	0.7				
Groundwater protection type	None				
Groundwater protection					
Pollution Mitigation Indices					
TSS	0				
Metals	0				
Hydrocarbons	0				
Combined Pollution Mitigation Indices		Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see Chapter 7 The SuDS design process). The implications of developments on or within close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England			
TSS	0.65				
Metals	0.65				
Hydrocarbons	0.7				
Acceptability of Pollution Mitigation					
TSS	Sufficient				
Metals	Sufficient				
Hydrocarbons	Sufficient				

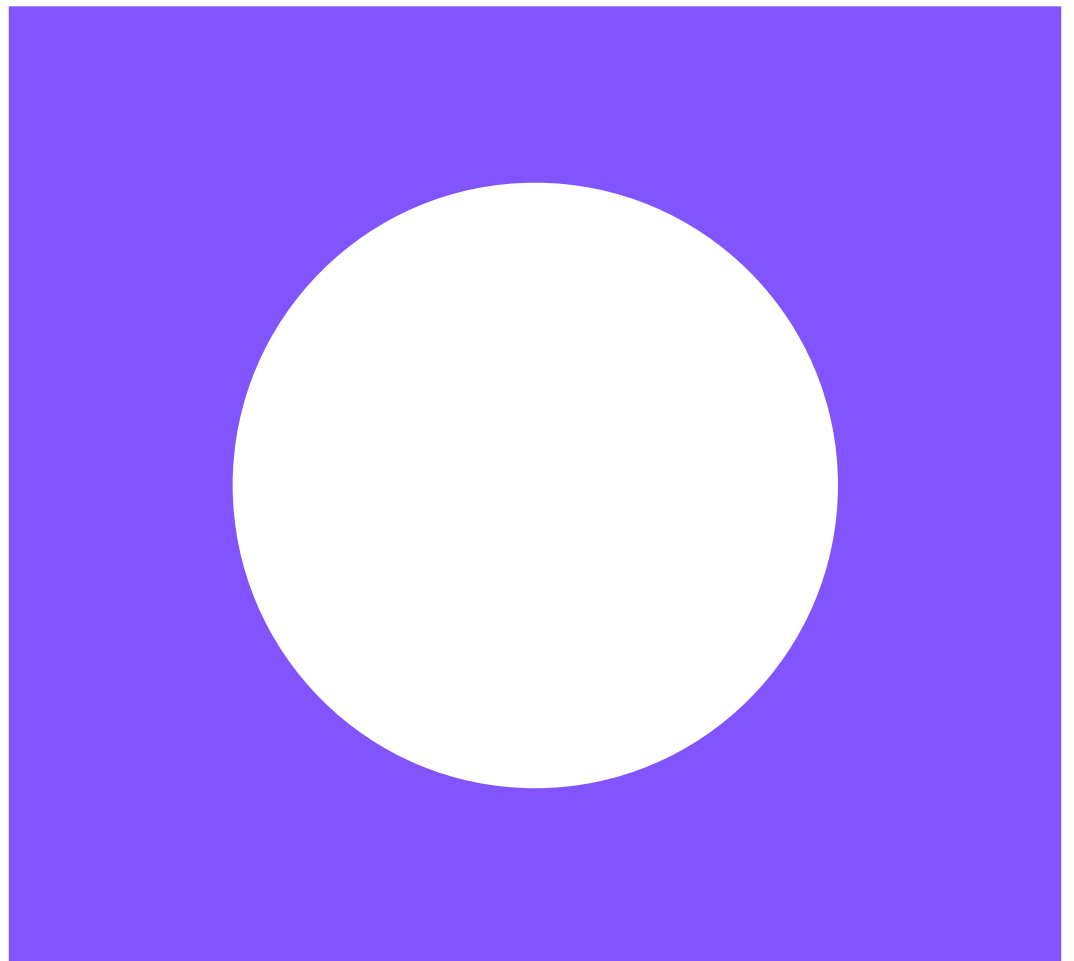
E. Basin Volume Calculations

POND CALC. Donore 110 kV Substation. Parallel calculation done using UK SUDS pond sizing tool

Storage Calculation

Area 4200 m²
 Allowable discharge 4 l/s
 Climate Change 30%
 Return Period (1 in X) 100
Max Storage Volume 260.3 m³

Z1 (minutes)	60	120	240	360	480	600	720	960	1440	2880
Z1 (hrs)	1	2	4	6	8	10	12	16	24	48
Rainfall intensity (mm/hr)	37.90	23.10	14.13	10.58	7.94	7.13	6.46	4.84	3.95	2.19
rainfall intensity (mm/hr) with climate change	49.27	30.03	18.36	13.76	10.32	9.27	8.40	6.30	5.13	2.84
Storm Duration (hrs)	Storage Volume Required (m ³)									
0.00	0	0	0	0	0	0	0	0	0	0
1.00	193	112	63	43	29	25	21	12	7	
2.00		223	125	87	58	49	42	24	14	
4.00			251	174	116	98	83	48	29	
6.00				260	174	147	125	72	43	
8.00					232	196	167	96	57	
10.00						245	209	120	71	
12.00							250	145	86	
16.00								193	114	
24.00									171	
48.00										



Donore 110 kV Substation

PECR Appendix 3.2 - Uisce Éireann
Confirmation of Feasibility for Water
Connection

July 2026

CONFIRMATION OF FEASIBILITY

Aastha Sethi

Mott Macdonald Ireland
South Block, Rockfield
Dundrum
Dublin
D16R6V0

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

24 October 2025

Our Ref: CDS25007951 Pre-Connection Enquiry
Townland of Rathmullen, Donore Road, Drogheda, Meath

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water connection for a Business Connection of 1 unit(s) at Townland of Rathmullen, Donore Road, Drogheda, Meath, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Where can you find more information?

- **Section A - What is important to know?**

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

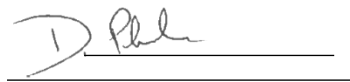
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Phelan', is written over a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Donore 110 kV Substation

PECR Appendix 5.1 - Construction
Dust Assessment Methodology

July 2026

5.1 Construction Dust Assessment Methodology

Table 1: Determination of Dust Raising Magnitude

Source	Large	Medium	Small
Demolition	Total building volume >75,000m ³ , potentially dusty construction material (e.g. concrete), on site crushing and screening, demolition activities >12m above ground	Total building volume 12,000 m ³ – 75,000 m ³ , potentially dusty construction material, demolition activities 6-12 m above ground level	Total building volume <12,000 m ³ , construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <6 m above ground, demolition during wetter months
Earthworks	Total site area >110,000 m ² , potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size), >10 heavy earth moving vehicles active at any one time, formation of bunds >6 m in height	Total site area 18,000 m ² – 110,000 m ² , moderately dusty soil type (e.g. silt), 5-10 heavy earth moving vehicles active at any one time, formation of bunds 3m - 6m in height	Total site area <18,000 m ² , soil type with large grain size (e.g. sand), <5 heavy earth moving vehicles active at any one time, formation of bunds <3 m in height
Construction	Total building volume >75,000 m ³ , on site concrete batching, sandblasting	Total building volume 12,000 m ³ – 75,000 m ³ , potentially dusty construction material (e.g. concrete), on site concrete batching	Total building volume <12,000 m ³ , construction material with low potential for dust release (e.g. metal cladding or timber)
Track out	>50 HDV (>3.5t) trips in any one day, potentially dusty surface material (e.g. high clay content), unpaved road length >100m	20-50 HDV (>3.5t) outward movements ⁹ in any one day, 10 moderately dusty surface material (e.g. high clay content), unpaved road length 50 m – 100 m	<20 HDV (>3.5t) outward movements in any one day, surface material with low potential for dust release, unpaved road length <50 m

Source: IAQM (2024)¹**Table 2: Receptor Sensitivity**

Source	High	Medium	Low
Sensitivities of people to dust soiling effects	Users can reasonably expect (See note A) an enjoyment of a high level of amenity; or The appearance, aesthetics or value of their property would be diminished by soiling; and The people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land. Indicative examples include dwellings, museums and other culturally important collections, medium and long term car parks (See note B) and car showrooms.	Users would expect (See note A) to enjoy a reasonable level of amenity, but would not reasonably expect (See note A) to enjoy the same level of amenity as in their home; or The appearance, aesthetics or value of their property could be diminished by soiling; or The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. Indicative examples include parks and places of work.	The enjoyment of amenity would not reasonably be expected (See note A); or Property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling; or There is transient exposure, where the people or Property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land. Indicative examples include playing fields, farmland (unless commercially-sensitive horticultural),

¹ Institute of Air Quality Management (2024) Guidance on the assessment of dust from demolition and construction

Source	High	Medium	Low
			footpaths, short term car parks (See note B) and roads.
Sensitivities of people to the health effects of PM ₁₀	Locations where members of the public are exposed over a time period relevant to the air quality objective for PM ₁₀ (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day - See note C). Indicative examples include residential properties. Hospitals, schools and residential care homes should also be considered as having equal sensitivity to residential areas for the purposes of this assessment.	Locations where the people exposed are workers (See note D), and exposure is over a time period relevant to the air quality objective for PM ₁₀ (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day). Indicative examples include office and shop workers, but will generally not include workers occupationally exposed to PM ₁₀ , as protection is covered by Health and Safety at Work legislation.	Locations where human exposure is transient (See note E). Indicative examples include public footpaths, playing fields, parks and shopping streets.
Sensitivities of receptors to ecological effects (See note F)	Locations with an international or national designation and the designated features may be affected by dust soiling; or Locations where there is a community of a particularly dust sensitive species such as vascular species included in the Red Data List For Great Britain (See note G). Indicative examples include a Special Area of Conservation (SAC) designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings.	Locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or Locations with a national designation where the features may be affected by dust deposition Indicative example is a Site of Special Scientific Interest (SSSI) with dust sensitive features.	Locations with a local designation where the features may be affected by dust deposition. Indicative example is a local Nature Reserve with dust sensitive features.

Source: IAQM (2024)¹

- A The public's expectations will vary depending on the existing dust deposition in the area.
- B Car parks can have a range of sensitivities depending on the duration and frequency that people would be expected to park their cars there, and the level of amenity they could reasonably expect whilst doing so. Car parks associated with work place or residential parking might have a high level of sensitivity compared to car parks used less frequently and for shorter durations, such as those associated with shopping. Cases should be examined on their own merits.
- C This follows DEFRA guidance as set out in LAQM.TG(22).
- D Notwithstanding the fact that the air quality objectives and limit values do not apply to people in the workplace, such people can be affected to exposure of PM₁₀. However, they are considered to be less sensitive than the general public as a whole because those most sensitive to the effects of air pollution, such as young children are not normally workers. For this reason workers have been included in the medium sensitivity category.
- E There are no standards that apply to short-term exposure, e.g. one or two hours, but there is still a risk of health effects, albeit less certain.
- F A Habitat Regulation Assessment of the Scheme may be required as part of the planning process, if the Scheme lies close to an internationally designated site i.e. SACs, Special Protection Areas (SPAs) designated under the Habitats Directive (92/43/EEC) and RAMSAR sites.
- G Cheffing C. M. & Farrell L. (Editors) (2005), The Vascular Plant. Red Data List for Great Britain, Joint Nature Conservation Committee.

Table 3: Sensitivity of the Area to Dust Soiling Effects on People and Property

Receptor Sensitivity	Number of Receptors	Distance from the source (m) (See note C)			
		<20	<50	<100	<250
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Source: IAQM (2024)¹

- AThe sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout.
- BEstimate the total number of receptors within the stated distance. Only the highest level of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20m of the source and 95 high sensitivity receptors between 20 and 50m, then the total of number of receptors <50m is 102. The sensitivity of the area in this case would be high.
- CFor trackout, the distances should be measured from the side of the roads used by construction traffic.

Table 4: Sensitivity of the Area to Human Health Effects

Receptor Sensitivity	Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from source (m) (See note E)			
			<20	<50	<100	<250
High	>32 µg/m ³	>100	High	High	High	Medium
		10-100	High	High	Medium	Low
		1-10	High	Medium	Low	Low
	28-32 µg/m ³	>100	High	High	Medium	Low
		10-100	High	Medium	Low	Low
		1-10	High	Medium	Low	Low
	24-28 µg/m ³	>100	High	Medium	Low	Low
		10-100	High	Medium	Low	Low
		1-10	Medium	Low	Low	Low

Receptor Sensitivity	Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from source (m) (See note E)			
			<20	<50	<100	<250
Medium	<24µg/m ³	>100	Medium	Low	Low	Low
		10-100	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
	>32 µg/m ³	>10	High	Medium	Low	Low
		1-10	Medium	Low	Low	Low
	28-32 µg/m ³	>10	Medium	Low	Low	Low
		1-10	Low	Low	Low	Low
	24-28 µg/m ³	>10	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
	<24µg/m ³	>10	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
	Low	-	Low	Low	Low	Low

Source: IAQM (2024)¹

- A The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout.
- B Estimate the total within the stated distance (e.g. the total within 250m and not the number between 100 and 250m), noting that only the highest level of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20 m of the source and 95 high sensitivity receptors between 20 and 50m, then the total of number of receptors <50m is 102. If the annual mean PM₁₀ concentration is 29µg/m³, the sensitivity of the area would be high.
- C Most straightforwardly taken from the national background maps but should also take account of local sources. The values are based on 32µg/m³ being the annual mean concentration at which an exceedance of the 24-hour objective is likely in England, Wales and Northern Ireland. In Scotland there is an annual mean objective of 18µg/m³.
- D In the case of high sensitivity receptors with high occupancy (such as schools or hospitals) approximate the number of people likely to be present. In the case of residential dwellings, just include the number of properties.
- E For trackout, the distances should be measured from the side of the roads used by construction traffic.

Table 5: Sensitivity of the Area to Ecological Effects

Receptor Sensitivity	Distance from the source (m) (See note C)	
	<20	<50
High	High	Medium
Medium	Medium	Low

Receptor Sensitivity	Distance from the source (m) (See note C)	
	<20	<50
Low	Low	Low

Source: IAQM (2024)¹

- A The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout.
B Only the highest level of area sensitivity from the table needs to be considered.
C For trackout, the distances should be measured from the side of the roads used by construction traffic up to 250m from the site entrance.

Table 6: Risk of Dust Effects – Demolition

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

Source: IAQM (2024)¹

Table 7: Risk of Dust Effects – Earthworks

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Source: IAQM (2024)¹

Table 8: Risk of Dust Effects – Construction

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk

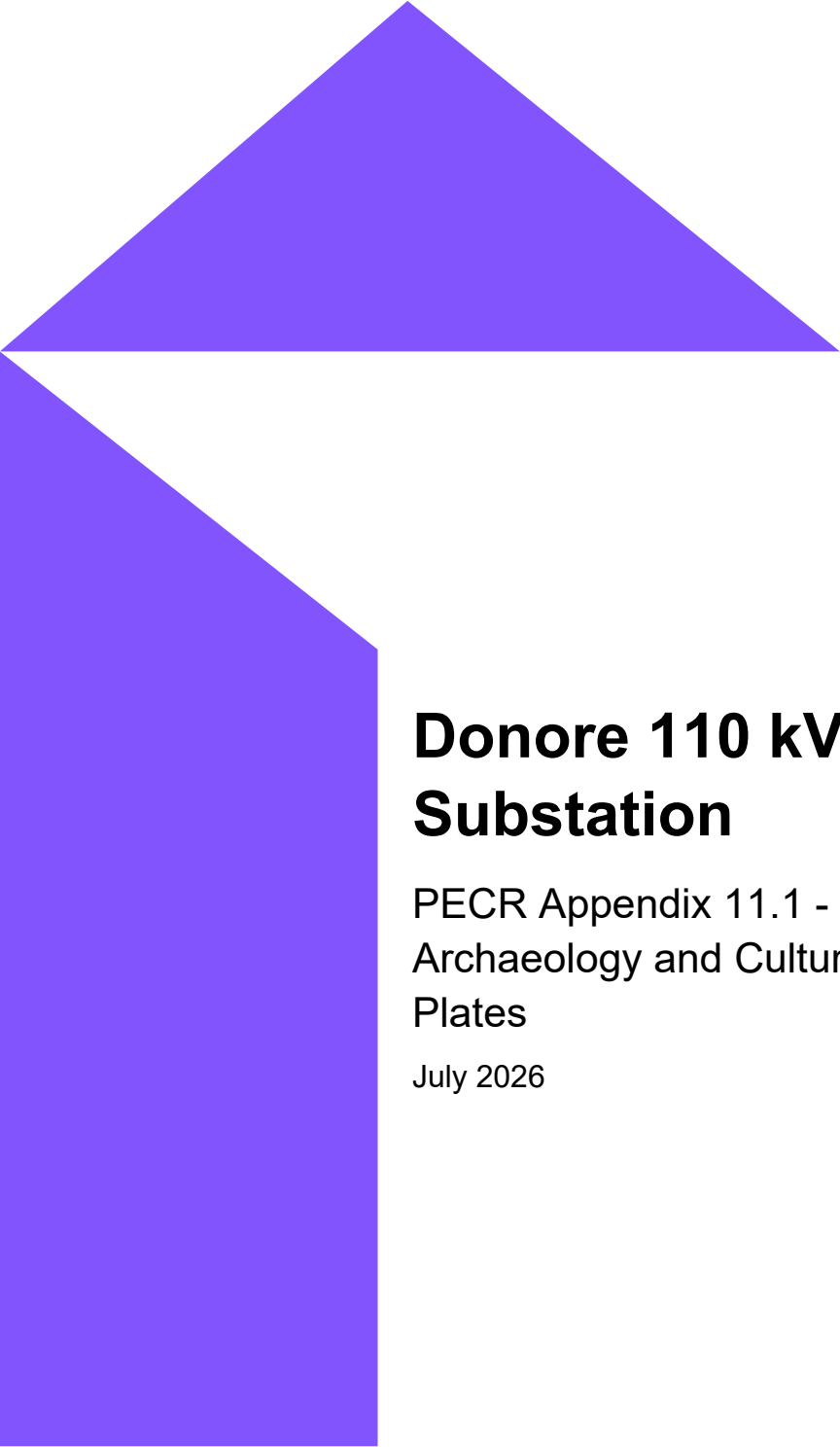
Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
Low	Low Risk	Low Risk	Negligible

Source: IAQM (2024)¹

Table 9: Risk of Dust Effects – Trackout

Sensitivity of Area	Dust Emissions Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Source: IAQM (2024)¹



Donore 110 kV Substation

PECR Appendix 11.1 - Architecture,
Archaeology and Cultural Heritage
Plates

July 2026



Plate 1 - View of proposed development location, facing south



Plate 2 - View of proposed development location, facing south-east



Plate 3 - View of proposed development access, facing north