

Sinead White

From: Oliver Winters <Oliver.Winters@louthcoco.ie>
Sent: Wednesday 26 August 2026 16:05
To: SIDS
Cc: Annamarie McKeown; Turlough King
Subject: ACP-324455-26 Strategic Infrastructure Development
Attachments: LCC submission to ACP - SID ESB Donore Co Meath.pdf

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Dear Sinéad

Please find attached Louth County Council's submission in respect of the above proposed Strategic Infrastructure Development.

I would be grateful if you would confirm receipt of same.

Regards

Oliver

Planning Section
Louth County Council



E: oliver.winters@louthcoco.ie | T: 042 - 9392967

Town Hall | Crowe Street | Dundalk | Co Louth | A91 W20C | T: 042 - 9335457 | W: www.louthcoco.ie

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Comhairle Contae **Lú**
Louth County Council

Louth County Council submission to Strategic Infrastructure Development, located north of Drogheda Business and Technology Park, Donore Road, Drogheda, Co. Meath

24th August 2026



Introduction

Description of Proposed Development

The applicant ESB network proposes the following development at a site north of the Drogheda Business and Technology Park, Donore Road, within the townland of Rathmullan, Drogheda, Co. Meath. The proposed development is as follows:

The construction of a 110 kV/ 38 kV/ Medium Voltage (MV) electrical substation and to include the following:

- Construction of 1 no substation compound (c. 5646 sqm) with 2.6m high palisade fencing and gates, containing:
 - 1 no. 110 kV GIS building (c. 707sqm footprint; c. 12m in height);
 - 1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);
 - 2 no. Bunded 110 / 38 kV Transformers (c. 5 m in height) with associated electrical equipment;
 - 2 no. Bunded 38 kV/ MV Transformers (c. 5m in height) with associated electrical equipment;
 - 2no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV/ MV Transformers;
 - 3 no. bunded Arc Suppression Coils (c. 4m in height) with associated electrical equipment;
 - Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);
 - Concrete post and rail fence (1.4m high); and
 - All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m high), 1 no. Emergency, stand-by Diesel Generator, 3 no. lightning monopoles (c.15m high), telecommunications, landscaping, site services including drainage, trenching and ducting and all other ancillary works.

Louth County Council (LCC) acknowledges receipt of the consultation documentation in respect of the proposed development and notes that the proposed development is located within the administrative area of Meath County Council and falls outside the jurisdiction of this Planning Authority.

Strategic and Regional Significance

There is currently no residual capacity available on the existing 110 kV transformers at Drybridge 110 kV substation to meet forecast increases in electricity demand across the greater Drogheda area, including demand arising from



zoned development lands and future residential, commercial, and industrial growth. Accordingly, the provision of a new high-voltage (HV) substation in Drogheda is necessary to support the continued development of the area and to facilitate the distribution of electricity through the lower-voltage network to customers.

LCC notes the applicant's justification that the proposed development is necessary to increase electricity network capacity and enhance the security of electricity supply across the greater Drogheda area. The applicant states that the development will help meet forecast demand arising from population growth, housing delivery, commercial and industrial expansion, and the continued electrification of transport and heating. The proposal is also intended to alleviate pressure on existing infrastructure, including the Drybridge 110kV Substation and the associated 38kV network.

The National Planning Framework, the Regional Strategic Economic Strategy, and the Louth County Development Plan 2021-2027 (as varied) identify Drogheda as a Regional Growth Centre and highlight the importance of facilitating its continued sustainable and compact growth as a key regional driver of city-scale development.

The Louth County Development Plan 2021-2027 (as varied) acknowledges the growing demand for electricity across both commercial and residential sectors within County Louth. To support this growth, it emphasises that the development of a secure and reliable electricity transmission network is essential to providing the infrastructure required to accommodate future development, promote economic growth, attract investment, and deliver the objectives of the County's Core and Settlement Strategies.

Policy Objective EE 6 of Chapter 5 (Economy and Employment) of the Louth County Development Plan 2021-2027 (as varied) seeks:

"To collaborate and work in partnership with infrastructure agencies including Irish Water, Gas Networks Ireland, ESB Networks, the National Transport Authority, Transport Infrastructure Ireland, and the Office of Public Works in identifying and progressing infrastructure projects required to facilitate economic development in the County."

In addition, Policy Objective EE 31 seeks:

"To promote the delivery of essential infrastructure and utilities that support businesses in establishing a competitive and resilient stronghold at local, regional and national level."

While it is acknowledged that the proposed development is located within the administrative area of Meath County Council and falls outside the jurisdiction of this Planning Authority, the objectives of supporting strategic infrastructure delivery and maintaining effective engagement with ESB Networks remain significant considerations for LCC. Ensuring the timely provision of electricity infrastructure to support economic growth, investment and development within County Louth, and at a wider regional and national scale, is consistent with the strategic aims



of the Louth County Development Plan 2021-2027 (as varied). The following report will provide LCC's observations on the proposal, and are confined to the potential implications of the proposal for the wider area and broader regional planning considerations.

The Regional Spatial and Economic Strategy identifies robust grid infrastructure as a key enabler of future growth and increasing electricity demand. The Proposed Development supports this objective by strengthening network capacity to meet rising demand associated with ongoing regional development.

Overview of Proposed Development

The site covers approximately 1.69ha and is located to the north of the Drogheda Business and Technology Park and immediately adjacent and west of Drogheda College. The surrounding area is comprised of a mix of agricultural land, residential areas, employment and business parks, data centre facilities, educational facilities and existing utility infrastructure. The proposed access to the site is located approximately 100 metres west of the Meath/Louth boundary. The footprint of the development is located c.250m west of the Meath/Louth boundary and therefore has potential regional relevance in the context of electricity network and economic growth within the wider Drogheda area.

Traffic and Transport Considerations

LCC notes the commitment by the applicant to implement a Construction Traffic Management Plan (TMP) and Construction Environmental Management Plan for the duration of the construction phase.

The proposed development is proximate to the urban area of Drogheda and there is potential for construction traffic to utilise sections of the regional and local road network which serves Louth and Meath. Subject to the implementation of the proposed mitigation measures and traffic management arrangements outlined in the submitted documentation, LCC is satisfied that significant adverse traffic or construction-related impacts are unlikely to arise.

LCC's Major Capital Projects and Infrastructure Delivery section (MCPID) note that although the scheme is entirely within Meath, there is insufficient detail at present to indicate the routing of cabling to or from the proposed facility, and its impact on roads and residential properties within the Louth administrative area. MCPID also note that there is no mention of a proposed exclusion zone around the proposed substation in order to prevent people, vehicles, and equipment from coming into contact with live electrical components. As such LCC would request that An Coimisiún Pleanála satisfy itself that sufficient information is provided to ensure that any associated cabling to or



from the facility is identified and any impact on roads or properties in Louth is suitably addressed, and that a suitable exclusion zone is identified.

Environmental Considerations

LCC has reviewed the Planning and Environmental Considerations Report, the Screening for Appropriate Assessment Report, the Construction Environmental Management Plan (CEMP) and the Construction Phase Resource and Waste Management Plan (RWMP). The documentation provides a comprehensive description of the proposed 110kV/38kV/MV substation and associated infrastructure, together with assessments of the potential environmental effects arising during the construction and operational phases of the development.

The submitted information outlines a range of mitigation and management measures relating to biodiversity, surface water management, traffic and transport, noise, landscape, waste management and construction activities. LCC notes the commitment to implement environmental protection measures through the CEMP and associated management plans, together with the proposed use of Sustainable Drainage Systems (SuDS), pollution prevention measures, construction monitoring and environmental supervision throughout the construction phase.

LCC further notes that the Appropriate Assessment Screening Report concludes that the proposed development, either individually or in combination with other plans and projects, will not give rise to likely significant effects on European sites. The report identifies no requirement for Stage 2 Appropriate Assessment, having regard to the nature, scale and location of the proposed development and the absence of significant source-pathway-receptor linkages to designated sites.

Conclusion

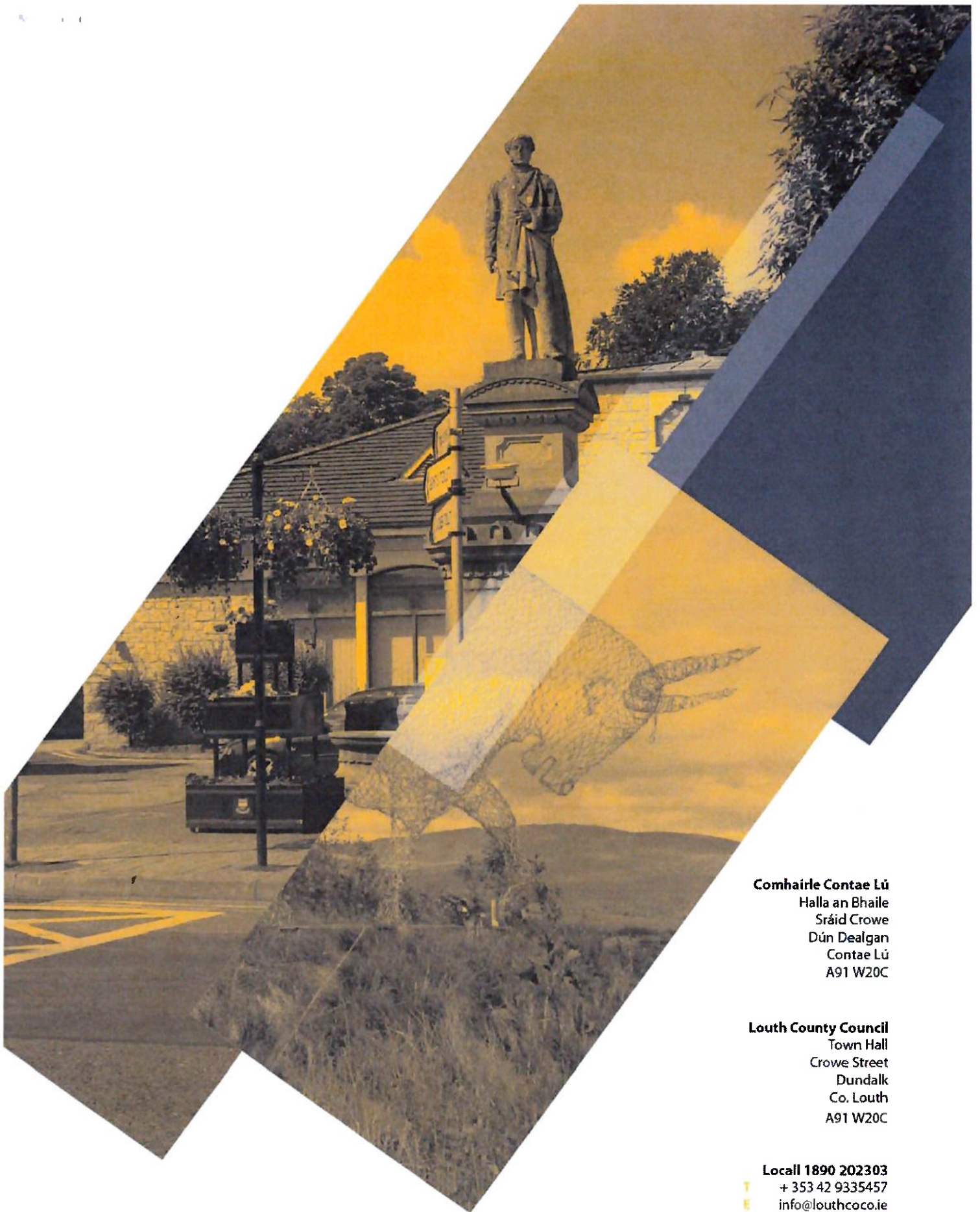
LCC supports the provision of a safe, secure, and dependable electricity supply to meet current and future regional needs of the wider Drogheda area, and to strengthen regional and national energy infrastructure. Having regard to the information submitted and noting that the development is located outside the functional area of Louth, LCC raises no objection in principle to the proposed development.

Notwithstanding the above, the LCC recommends that An Coimisiún Pleanála satisfy itself that:



- All mitigation measures identified within the Planning and Environmental Considerations Report, Appropriate Assessment Screening Report, Construction Environmental Management Plan and Resource and Waste Management Plan are secured by condition and implemented in full.
- Sufficient information is provided to ensure that any associated cabling to or from the facility is identified and any impact on roads or properties in Louth is suitably addressed, and that a suitable exclusion zone is also identified.
- Construction traffic, abnormal load deliveries and construction management measures are implemented to minimise impacts on the surrounding road network and nearby residential amenity.
- Appropriate surface water, groundwater and pollution control measures are maintained throughout construction and operation to safeguard downstream receiving environments.

As the proposed development is situated entirely outside the administrative area of LCC, no further observations are offered.



Comhairle Contae Lú
Halla an Bhaile
Sráid Crowe
Dún Dealgan
Contae Lú
A91 W20C

Louth County Council
Town Hall
Crowe Street
Dundalk
Co. Louth
A91 W20C

Local 1890 202303
T + 353 42 9335457
E info@louthcoco.ie
W www.louthcoco.ie

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome