

An
Bord
Pleanála

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

1.

Please specify the statutory provision under which your application is being made:

S.182 – Electricity Transmission Development

2. **Applicant:**

Name of Applicant:	<i>UBC Properties LLC</i>
Address:	<i>251 Little Falls Drive, Wilmington, New Castle County, DE, 19808, U.S.A</i>
Telephone No:	<i>087-9607906</i>
Email Address (if any):	-

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

Name(s) of company director(s):	<i>Kristine Eppes</i>
Registered Address (of company):	<i>251 Little Falls Drive, Wilmington, New Castle County, DE, 19808, U.S.A</i>
Company Registration No.	<i>N/A</i>
Telephone No.	<i>087-9607906</i>
Email Address (if any)	<i>N/A</i>

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

Name:	<i>Anthony Marston, Marston Planning Consultancy</i>
Address:	<i>23 Grange Park, Foxrock, Dublin, D18 T3Y4.</i>
Telephone No.	<i>086-3837100</i>
Mobile No. (if any)	<i>As above</i>
Email address (if any)	<i>anthony@marstonplanning.ie</i>

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

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

Yes: [✓] No: []

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

Anthony Marston – *anthony@marstonplanning.ie*

5. Person responsible for preparation of Drawings and Plans:

Name:	Mr. Hubert Feneran
Firm / Company:	Clifton Scannell Emerson Associates Consulting Engineers
Address:	Mentec House (1st Floor), Bakers Point, Pottery Road, Dun Laoghaire, Co. Dublin, A96 K6P3
Telephone No:	01-2885006
Mobile No:	N/A
Email Address (if any):	Hubert.Feneran@csea.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Please refer to separate schedule of drawings.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	<p><i>The proposed 110kV GIS substation compound is to be located on lands to the east of the 3 no. data centres permitted under South Dublin County Council Reg. Ref. SD20A/0121, and within an overall landholding bound to the north by the R134 / New Nangor Road; to the west by the realigned Baldonnel Road; to the south by the Grange Castle South Business Park access road; and to the east by the Grange Castle Motor Company within Baldonnel, Dublin 22.</i></p> <p><i>Underground single circuit 110kV transmission line from the proposed Clutterland 110kV GIS Substation to the existing 220kV / 110kV Castlebaggot Substation to the immediate south. The proposed transmission line covers a distance of approximately 180m within the townlands of Ballybane, and Aungierstown and Ballybane.</i></p> <p><i>Underground single circuit 110kV transmission line from the proposed Clutterland 110kV GIS Substation connecting to the existing 110kV underground Kilmahud-Corkagh circuit to the north-west. The proposed transmission line covers a distance of approximately 1.1km within the townlands of Ballybane and Grange and will include 3 joint bays along its length.</i></p>	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	3325-B, 3325-D Grid Ref. E = 703285.937 N = 730869.050	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. DWG Provided		
Area of site to which the application relates in hectares		7.7 ha.
Site zoning in current Development Plan for the area:	South Dublin County Council - EE (Enterprise and Employment)	
Existing use of the site & proposed use of the site:	<p><i>The proposed substation site and route of the transmission lines take in an existing substation compound, undeveloped / greenfield land / private roadway / public roadway. These land uses outside the Proposed Development site will remain unchanged following the implementation of the Proposed Development with the exception of the</i></p>	

	<i>area of greenfield land on which the 110kV GIS substation compound is proposed</i>
Name of the Planning Authority(s) in whose functional area the site is situated:	<i>South Dublin County Council</i>

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

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other ✓	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p><i>The applicant is not the owner of any of the lands within the Proposed Development site.</i></p> <p><i>Letters of consent are provided by legal owners of land on which the proposed development is sited (copy attached)</i></p>		
<p>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>		
<p><i>The Proposed Development site is in the ownership of the following parties:</i></p> <ul style="list-style-type: none"> - <i>South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24.</i> - <i>ESB Networks, O'Loughlin Road, Kilkenny, Co. Kilkenny, R95 HR62, Ireland.</i> <p><i>A letter of consent from each of the above landowners is submitted as part of this application.</i></p>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands. If so, identify the lands and state the interest.		
No.		

8. Site History:

Details regarding site history (if known):

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

Yes: ☐ No: ☒

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

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

Yes: ☐ No: ☒

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
<i>SD20A/0121</i>	<i>3 no. two storey data centres with a gross floor area of 80,269sqm</i>	<i>Grant of Permission 3rd September 2020</i>
<i>An Bord Pleanála Reg. Ref. 06S.VA0019</i>	<i>A new 220kV /110 kV Substation & Associated Works on land within the Grange Castle South Business Park, Baldonnel, Dublin 22.</i>	<i>Grant of Permission 27th June 2016</i>
<p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.</p> <p><i>The valid application under SDCC Reg. Ref.: SD20A/0121 (the site of which falls within the current application site) was made within 6 months of the current application. Therefore, the site notices are on a yellow background.</i></p>		
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?		
Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]		
If yes please specify		
An Bord Pleanála Reference No.: _____		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p><i>The proposed development primarily comprises the provision of two no. 110kV transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound along with associated and ancillary works and is described as follows:</i></p> <p><i>The proposed 110kV GIS Substation Compound is to be located on lands to the east of the 3 no. data centres permitted under South Dublin County Council Reg. Ref. SD20A/0121, and within an overall landholding bound to the north by the R134 / New Nangor Road; to the west by the realigned Baldonnel Road; to the south by the Grange Castle South Business Park access road; and to the east by the Grange Castle Motor Company within Baldonnel, Dublin 22. The site of the proposed development has an area of c. 7.7 hectares.</i></p> <p><i>The proposed 110kV Gas Insulated Switchgear (GIS) Substation Compound includes the provision of a two storey GIS Substation building (with a gross floor area of 1,447sqm) (known as the Clutterland Substation), four transformers, a Client Control Building (with a gross floor area of 380sqm), lighting masts, car parking, associated underground services and roads within a 2.6m high fenced compound and all associated construction and ancillary works;</i></p> <p><i>A proposed underground single circuit 110kV transmission line will connect the proposed Clutterland 110kV GIS Substation to the existing 220kV / 110kV Castlebaggot Substation to the immediate south. The proposed transmission line covers a distance of approximately 180m within the townlands of Ballybane, and Aungierstown and Ballybane;</i></p> <p><i>A proposed underground single circuit 110kV transmission line will connect the proposed Clutterland 110kV GIS Substation to the existing 110kV underground Kilmahud-Corkagh circuit to the north-west. The proposed transmission line covers a distance of approximately 1.1km within the townlands of Ballybane and Grange and will include 3 joint bays along its length;</i></p> <p><i>The development includes provision of a unit substation and 49kVa electricity connection (approximately 300m in length to the Grange Castle South Business Park access road to the south of the proposed substation) for the proposed GIS substation building. The development includes the connections to the two substations (existing and proposed) as well as to the Kilmahud-Corkagh circuit, changes to landscaping permitted under SDCC Reg. Ref. SD20A/0121 and changes to planting within Grange Castle Business Park and all associated construction works, and all ancillary works.</i></p>
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In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
<i>NOT APPLICABLE</i>	<i>NOT APPLICABLE</i>

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

Gross floor space of any existing buildings(s) in m ²	<i>0sqm</i>
Gross floor space of proposed works in m ²	<i>1,827sqm (GIS substation building and client control building)</i>
Gross floor space of work to be retained in m ² (if appropriate)	<i>0sqm</i>
Gross floor space of any demolition in m ² (if appropriate)	<i>0sqm</i>

12. In the case of residential development please provide breakdown of residential mix: *NOT APPLICABLE*

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

13. Social Housing: *NOT APPLICABLE*

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

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use: **NOT APPLICABLE**

Existing use (or previous use where retention permission is sought)
NOT APPLICABLE
Proposed use (or use it is proposed to retain)
NOT APPLICABLE
Nature and extent of any such proposed use (or use it is proposed to retain).
NOT APPLICABLE

15. Development Details:

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

16. Services:

Proposed Source of Water Supply:

Please refer to CSEA Engineering Report

Existing connection: ☐ New Connection: ☒

Public Mains: ☐ Group Water Scheme: ☐ Private Well: ☐

Other (please specify):

Name of Group Water Scheme (where applicable):

Proposed Wastewater Management / Treatment:

Permitted wastewater infrastructure – Please refer to CSEA Engineering Report

Existing: ☐ New: ☒

Public Sewer: ☐ Conventional septic tank system: ☐

Other on site treatment system: ☐ Please Specify:

Proposed Surface Water Disposal:

Permitted surface water infrastructure - Please refer to CSEA Engineering Report

Public Sewer / Drain: ☒ Soakpit: ☐

Watercourse: ☒ Other: ☐ Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <i>The newspaper notice for the Proposed Development was published in the Daily Mail and Irish Examiner on the 4th November 2020</i>
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <i>The locations of the site notices erected are indicated on the OS site location map submitted herewith. The site notices were erected on the 4th November 2020.</i>
Details of other forms of public notification, if appropriate e.g. website
A stand-alone website has been created: www.clutterlandsid.com

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed:
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <i>Please refer to Planning Report</i>
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed:
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <i>Copy of notification letters submitted herewith</i>
<i>Copies of the application, along with letters of notification were issued to the following prescribed bodies:</i>
<ul style="list-style-type: none">• <i>South Dublin County Council (Planning Authority)</i>• <i>Minister for Communications, Climate Action and the Environment</i>• <i>Department of Culture, Heritage and the Gaeltacht</i>

- *Transport Infrastructure Ireland*
- *An Comhairle Ealaíon (The Arts Council)*
- *Failte Ireland*
- *An Taisce*
- *The Heritage Council*
- *The Commission for Regulation of Utilities, Water, and Energy*
- *Health Service Executive*
- *Irish Water*

19. Confirmation Notice:

Copy of Confirmation Notice

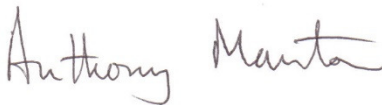
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

Please refer to Marston Planning Consultancy letter for copy of EIA Portal Confirmation

20. Application Fee:

Fee Payable	€100,000 (electronic payment made)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	3rd November 2020

General Guidance Note:

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

September 2018