

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

Our Ref: 20005

3<sup>rd</sup> November 2020

**Re : Planning and Development Act 2000-2019 and the statutory regulations (as amended). Application by UBC Properties LLC for planning permission for 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: 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. 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. 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. 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. 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.**

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by UBC Properties LLC (herein referred to as the 'applicant') and further to a determination received from An Bord Pleanála confirming the proposed development constitutes Strategic Infrastructure Development (SID) pursuant to Section 182A of the Planning and Development Act 2000, as amended (hereinafter referred to as 'the Act')., we hereby submit this planning application in respect of a 110kV Gas Insulated Switchgear (GIS) Substation compound and two 110kV transmission lines along with associated and ancillary works.

The following documentation accompanies this SID planning application:

- 3 no. copies of the planning application form;
- 3 no. copies of the letters of consent;
- 3 no. copies of the site notice<sup>1</sup>;
- 3 no. original copies of newspaper notices (Daily Mail and the Irish Examiner);
- 3 no. copies of this cover letter
- 7 no. electronic copies provided on CD ROM;
- Application Fee of €100,000 (electronic transfer made under reference UBC Properties LLC and ABP pre-application consultation ref. ABP-307360);

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<sup>1</sup> The site notice is on a yellow background, as part of the application site has been subject to a valid planning application (Reg. Ref.: SD20A/0121) lodged less than 6 months ago.

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- 3 no. copies of Planning Report prepared by Marston Planning Consultancy;
  - 3 no. copies of Engineering Drawings and Schedule prepared by Clifton Scannell Emerson Associates (CSEA);
  - 3 no. copies of an Outline Construction and Environmental Management Plan prepared by CSEA;
  - 3 no. copies of an Engineering Services Report prepared by CSEA;
  - 3 no. copies of Architectural Drawings, Schedule of Drawings prepared by Henry J Lyons Architects.

The application is also accompanied by 3 no. copies of an Environmental Impact Assessment Report (EIAR), Appendices document and a Non-Technical Summary document prepared by Marston Planning Consultancy. The planning application is also accompanied by 3 no. copies of a Screening Report for Appropriate Assessment prepared by Scott Cawley. The EIAR comprises of the following chapters:

- Chapter 1: Introduction
- Chapter 2: Description of the Proposed Development
- Chapter 3: Planning and Development Context
- Chapter 4: Alternatives
- Chapter 5: Population and Human Health
- Chapter 6: Biodiversity
- Chapter 7: Land, Soils Geology & Hydrogeology
- Chapter 8: Hydrology
- Chapter 9: Noise and Vibration
- Chapter 10: Air Quality
- Chapter 11: Landscape and Visual Impact
- Chapter 12: Traffic and Transportation
- Chapter 13: Cultural Heritage
- Chapter 14: Waste Management
- Chapter 15: Material Assets
- Chapter 16: Cumulative Impacts
- Chapter 17: Interactions

The planning application, the Environmental Impact Assessment Report and Screening Report for Appropriate Assessment has been made available for inspection at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.
- South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24.

The application may also be viewed/downloaded on the following website: **[www.clutterlandsid.com](http://www.clutterlandsid.com)**.

The public notices were published and erected on the **4<sup>th</sup> November 2020** and which advise that the application will be available for viewing for a period of seven weeks commencing on the **12<sup>th</sup> November 2020** and that submissions / observations must be made in writing directly to An Bord Pleanála (at An Bord Pleanála, 64 Marlborough Street, Dublin 1) not later than 5:30 pm on the **8<sup>th</sup> January 2021**. 5 no hard copies and 2 no. electronic copies have also been lodged with the relevant planning authority, South Dublin County Council.

In accordance with the Board's determination on the pre-application consultations in respect of the proposed development, copies of the application have been sent to the prescribed bodies listed below on the **4<sup>th</sup> November 2020**.

- South Dublin County Council (Planning Authority)
- Minister for Communications, Climate Action and the Environment
- Minister of Culture, Heritage and the Gaeltacht
- Transport Infrastructure Ireland
- An Comhairle Ealaíon (The Arts Council)
- Fáilte Ireland
- An Taisce
- The Heritage Council
- The Commission for Regulation of Utilities, Water, and Energy
- Health Service Executive
- Irish Water

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As an EIAR is submitted as part of this application, the application has been registered on the Department of Housing, Planning and Local Government's EIA Portal. A copy of the EIA Portal confirmation is attached as Appendix 2 of this cover letter. The EIA Portal ID number for this application is **2020184**.

In accordance with the requirements of the SID application form, a .dwg file with the application site boundary georeferenced using the ITM system is provided within the soft copies of the application herewith.

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

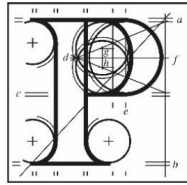
Yours faithfully,

A handwritten signature in dark ink, reading "Anthony Marston". The signature is written in a cursive, flowing style.

Anthony Marston (MIPI, MRTPI)  
**Marston Planning Consultancy**

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**APPENDIX 1 EXTRACT OF BOARD ORDER CONFIRMING THAT THE PROPOSED DEVELOPMENT CONSTITUTES STRATEGIC INFRASTRUCTURE DEVELOPMENT**



An  
Bord  
Pleanála

**Board Direction**  
**BD-006532-20**  
**ABP-307360-20**

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At a meeting held on 23/09/2020, the Board considered the report of the Inspector and the documents and submissions on file generally, in relation to the proposed development of a 110kV Gas Insulated Switchgear (GIS) substation and associated works at Grange Castle South Business Park, Dublin 22.

Having regard to the provisions of the Planning and Development Act 2000, as amended, and the nature of the proposed development, as set in the plans and particulars received by An Bord Pleanála on the 15<sup>th</sup> day of June 2020, it is considered that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended, and is therefore strategic infrastructure within the meaning of the Act. Accordingly, a planning application should be made directly to the Board.

**Board Member:**

**Date:** 23/09/2020

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Dave Walsh

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## APPENDIX 2 COPY OF EIA PORTAL CONFIRMATION

A Chara,

An EIA Portal notification was received on 03/11/2020 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 03/11/2020 under EIA Portal ID number **2020184** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2020184

**Competent Authority:** An Bord Pleanála

**Applicant Name:** UBC Properties LLC

**Location:** Grange Castle South Business Park, Baldonnell, Dublin 22.

**Description:** Two no. 110kV transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound.

**Linear Development:** yes

**Date Uploaded to Portal:** 03/11/2020

**Morgan O Reilly**  
*EU and International Planning Regulation, Planning Division*

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

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