

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
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2. **Applicant:**

Name of Applicant:	CAP Developments LLC
Address:	251 Little Falls Drive, Wilmington, New Castle County, DE, 19808, USA
Telephone No:	(087) 9607906
Email Address (if any):	N/A

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

Name(s) of company director(s):	Kristine Eppes
Registered Address (of company)	251 Little Falls Drive, Wilmington, New Castle County, DE, 19808, USA
Company Registration No.	N/A – Company Registered in the USA
Telephone No.	(087) 9607906
Email Address (if any)	N/A

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

Name:	John Spain Associates
Address:	39 Fitzwilliam Place, Dublin 2
Telephone No.	(01) 662 5803
Mobile No. (if any)	N/A
Email address (if any)	lwymmer@johnspainassociates.com

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: [**X**] No:[]

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

Luke Wymer - lwymer@johnspainassociates.com – (01) 6626803

5. Person responsible for preparation of Drawings and Plans:

Name:	Mr Pauraic Matthews
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)288 5006
Mobile No:	N/A
Email Address (if any):	N/A
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)	The proposed development is to be located on a site within the Drogheda IDA Business and Technology Park, Donore Road, Drogheda, Co. Meath. The development is located to the north of the data storage facility permitted under Reg. Ref.: LB/191735. The site is situated within the townland of Rathmullan and comprises an area of c. 3.077 hectares.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	2318-D 2318-B	
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	3.1 hectares	
Site zoning in current Development Plan for the area:	Meath County Council: The majority of the application site is Zoned E1, with a small portion of the site zoned F1.	
Existing use of the site & proposed use of the site:	Undeveloped lands within an existing business park and elements of existing estate road.	
Name of the Planning Authority(s) in whose functional area the site is situated:	Meath County Council	

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 X	

Where legal interest is "Other", please expand further on your interest in the land or structure.
The applicant is not the owner of any of the lands within the Proposed Development site. Letters of consent are provided by legal owners of land on which the proposed development is sited (copy attached).
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>Part of the site for the proposed development is in the ownership of the following parties:</p> <ul style="list-style-type: none"> • Owners of Long Lease: Amazon Data Services Ireland Limited (ADSIL), One Burlington Plaza, Burlington Road, Dublin 4. • Owners of Freehold: IDA Ireland, Athlone Business and Technology Park, Garrycastle, Dublin Road, Athlone, Co. Westmeath. <p>A letter of consent from each of the above landowners is submitted as part of this application.</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):
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: [] No: [X]</p> <p>If yes, please give details e.g. year, extent:</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: [] No:[X]</p> <p>If yes, please give details:</p>

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [**X**] No: []

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
Meath County Council Reg. Ref.: LB/191735	Development comprising a data storage facility, site infrastructure, services, landscaping and security fencing (refer to the accompanying planning report for further details)	Final grant of permission issued on the 31 st of March 2020.

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.

N/A – above-referenced application was submitted more than 6 months prior to lodgment of the current application.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No:[**X**]

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>The proposed development primarily comprises the provision of a substation compound and associated dropdown 110kV transmission lines, along with associated and ancillary works and is described as follows:</p> <p>The proposed substation compound is subdivided into two parts. The western part of the compound will accommodate a two storey 110kV GIS substation building (with a gross floor area of c. 1,447 sq.m). The eastern part of the compound will accommodate four transformers and a single storey client control building (with a gross floor area of c. 423 sq.m) and associated underground services. Both parts of the substation compound are enclosed within 2.6 metre high security fencing.</p> <p>The proposed dropdown 110kV transmission lines will connect the proposed 110kV GIS substation building to existing 110kV overhead transmission lines traversing the subject site to the west of the proposed substation and will comprise the provision of two dropdown masts (c. 16 metres in height) and associated overhead transmission lines, transitioning to underground transmission lines set within ducts that will subsequently progress into the 110kV GIS Substation building, which will in turn connect to the four transformers.</p> <p>The development includes access paths, landscaping, security fencing, provision of internal access roads and car parking within the GIS substation compound, provision of a 49kVa electricity connection (c. 544 metres in length, connecting to existing electrical services in the main avenue of the Drogheda IDA Business and Technology Park) for the GIS substation building, a unit substation, lightning masts, services, all associated construction works, and all ancillary works.</p>
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10. 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
N/A	N/A

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

Gross floor space of any existing buildings(s) in m ²	0 sq.m
Gross floor space of proposed works in m ²	1,870 sq.m (110kV GIS substation building and client control building)
Gross floor space of work to be retained in m ² (if appropriate)	0 sq.m
Gross floor space of any demolition in m ² (if appropriate)	0 sq.m

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>		X

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.

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).

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.

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)
<u>Not Applicable</u>
Proposed use (or use it is proposed to retain)
<u>Not Applicable</u>
Nature and extent of any such proposed use (or use it is proposed to retain).
<u>Not Applicable</u>

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?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
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.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X Please refer to the accompanying AA Screening Report which is appended to the EIAR.
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X (EIAR submitted with this application)	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
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			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X

Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house?		X

16. Services:

<p>Proposed Source of Water Supply: <i>Please refer to CSEA Engineering Report</i></p> <p>The development will connect to the services infrastructure permitted under Reg. Ref.: LB/191735, which was designed to accommodate the proposed development.</p> <p>Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well:<input type="checkbox"/></p> <p>Other (please specify):</p> <p>_____</p> <p>Name of Group Water Scheme (where applicable):</p> <p>_____</p>
<p>Proposed Wastewater Management / Treatment: <i>Please refer to CSEA Engineering Report</i></p> <p>The development will connect to the services infrastructure permitted under Reg. Ref.: LB/191735, which was designed to accommodate the proposed development.</p> <p>Existing: <input type="checkbox"/> New:<input checked="" type="checkbox"/></p> <p>Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/></p> <p>Other on site treatment system: <input type="checkbox"/> Please Specify:</p> <p>_____</p>

Proposed Surface Water Disposal: *Please refer to CSEA Engineering Report*

The development will connect to the services infrastructure permitted under Reg. Ref.: LB/191735, which was designed to accommodate the proposed development.

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"/>] The newspaper notice for the proposed development was published in The Herald and the Star on the 10th of November 2020.
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"/>] The locations of the site notices erected are indicated on the site location map submitted herewith. The site notices were erected on the 10th of November 2020.
Details of other forms of public notification, if appropriate e.g. website
A stand-alone website has been created: www.oldbridgesid.com

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála <ul style="list-style-type: none">• Pre-Application Meeting on the 11th of August 2020
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"/>] Please refer to Planning Report 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"/>] Copy of notification letters submitted herewith.

Copies of the application, along with letters of notification were issued to the following prescribed bodies as requested within the determination on the pre-application consultation process:

- **Meath County Council (Planning Authority)**
- **Minister for Culture, Heritage and the Gaeltacht**
- **Minister for Communications, Climate Action and the Environment**
- **Transport Infrastructure Ireland**
- **Irish Water**
- **An Chomhairle Ealaíon (The Arts Council)**
- **Failte Ireland**
- **An Taisce**
- **The Heritage Council**
- **The Commission for Regulation of Utilities, Water, and Energy**
- **Health Service Executive**
- **Irish Aviation Authority**
- **Health and Safety Authority**

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 JSA Cover Letter for copy of EIA Portal Confirmation**

20. Application Fee:

Fee Payable	€100,000 (copy of EFT payment enclosed)
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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:	10th 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