

Planning Report for a Strategic Infrastructure (Electricity Transmission) Development

In respect of

Proposed 110kV Gas Insulated Switchgear Substation and Associated Development

Prepared by

John Spain Associates

On behalf of

Crag Digital Avoca Ltd

January 2021



John Spain Associates

Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

39 Fitzwilliam Place

Dublin 2

D02 ND61

Telephone: (01) 662 5803

E-mail: info@johnspainassociates.com

CONTENTS

1.0	INTRODUCTION AND CONTEXT	3
2.0	SITE LOCATION AND CONTEXT.....	5
3.0	PRE – APPLICATION CONSULTATIONS	8
4.0	RELEVANT PLANNING HISTORY	9
5.0	DEVELOPMENT DESCRIPTION	14
6.0	RELEVANT NATIONAL AND REGIONAL PLANNING POLICY.....	18
7.0	LOCAL PLANNING POLICY	21
8.0	ENVIRONMENTAL IMPACT ASSESSMENT AND APPROPRIATE ASSESSMENT	27
9.0	CONCLUSION.....	27

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

1.0 INTRODUCTION AND CONTEXT

- 1.1 On behalf of the applicant, Crag Digital Avoca Ltd, (Unit 22, The Cubes, Beacon South Quarter, Sandyford, Dublin 18) and further to a determination received from An Bord Pleanála (see Appendix 1) confirming the proposed development constitutes Strategic Infrastructure Development (SID) pursuant to Section 182A of the Planning and Development Act 2000 (as amended), we hereby submit this planning application in respect of the provision of a 110kV Gas Insulated Switchgear (GIS) substation compound along with associated and ancillary works on a site at Avoca River Park, Arklow, Co. Wicklow.
- 1.2 The proposed development is to be located on a site within the existing Avoca River Park, Arklow, Co. Wicklow. The proposed development is to be located within the townland of Shelton Abbey, within an existing area of development comprising an industrial estate, and comprises an area of c. 1.69 hectares. The application site is located to the west of the site of a permitted data storage development (permitted under Reg. Ref.: 18940 and An Bord Pleanála Ref.: 303938-19), which is subject to a further current application for an alternate data storage facility development (under Reg. Ref.: 201285).
- 1.3 The proposed 110kV Gas Insulated Switchgear substation will be known as the Pollahoney Substation.
- 1.4 The proposed development primarily comprises the demolition of existing structures on site and the provision of a substation compound along with associated and ancillary works and is described as set out below.
- 1.5 The existing structures on site to be demolished comprise 4 no. industrial commercial buildings, an associated hut / outbuilding, a gas enclosure, and a tank with bund wall. The remains of a previously demolished building, areas of hard standing, and existing surface treatments will also be removed as part of the site clearance works.
- 1.6 The proposed substation compound is subdivided into two parts. The northern part of the compound will accommodate a two storey 110kV GIS substation building (with a gross floor area of c. 1,377 sq.m). The southern part of the compound will accommodate four transformers and a single storey client control building (with a gross floor area of c. 416 sq.m) and associated underground services. Both parts of the substation compound will be enclosed within 2.6 metre high security fencing. The overall compound will be enclosed within a property fence 1.4 metres in height.
- 1.7 The development includes access paths, landscaping, security fencing, provision of access roads, car parking within the GIS substation compound, provision of a rural supply electricity connection (connecting to existing electrical services to the east of the proposed substation compound) for the GIS substation building, a unit substation, lightning masts, drainage and attenuation systems, services, all associated construction works, and all ancillary works.
- 1.8 An Environmental Impact Assessment Report (EIAR) has been prepared by AWN Consulting Limited and other EIA contributors and accompanies this SID planning application submitted to An Bord Pleanála. The EIAR incorporates an Appropriate Assessment Screening Report prepared by Moore Group, which forms Appendix 7.1 of the EIAR.
- 1.9 This planning application primarily relates to the provision of a 110kV Gas Insulated Switchgear (GIS) substation along with all associated and ancillary development.

This project is designed to support current power demand and future growth within the area inclusive but not limited to the power requirements of permitted and proposed data storage facility development to the east of the current application site and within the same overall landholding. The details of the proposed substation are discussed at Section 5.0 of this report and illustrated in the accompanying drawings prepared by Malachy Walsh and Partners Consulting Engineers (including site plans, building plans, elevations and sections, drawings of the proposed compound, demolition drawings, and civil engineering / drainage drawings).

1.10 The main stakeholders for the development are as follows;

- EirGrid, are responsible for operating and developing the national high voltage electricity grid in Ireland;
- ESB Networks, (Asset Owner) are responsible for carrying out maintenance, repairs and where works are not contestable, the construction of the national high voltage electricity grid in Ireland; and
- Crag Digital Avoca Ltd's role for this project is to act as the Developer / Applicant.

Development Method

1.11 The development of the proposed 110kV GIS Substation will be contestable development. The break-in to the existing 110kV overhead transmission lines will be non-contestable.

1.12 The meaning of this, is that the Developer will be responsible for the design, construction, fit-out and pre-commissioning of the proposed 110kV GIS Substation.

1.13 Upon completion of the works by the Developer, the proposed 110kV Substation will be handed over to EirGrid, whom in conjunction with ESB Networks (ESBN) will carry out the final commissioning and energisation of the proposed Substation.

1.14 Once energised, the proposed Substation will form part of the ESBN infrastructure, which EirGrid will be responsible for operating.

1.15 Transmission line connections between the proposed substation and the existing Arklow substation to be delivered by EirGrid, subject to a separate future planning application which will constitute non-contestable development.

1.16 The proposed substation will serve the permitted data storage facility development at Avoca River Park on adjoining lands and will also provide power for the existing adjoining substation (known as the Shelton Abbey substation). In addition to this, the proposed substation will have capacity to serve other potential future development in the area and is therefore a new node on the grid.

Applicant

1.17 The Applicant (Developer) for the proposed contestable development is Crag Digital Avoca Ltd, with a registered address at Unit 22 The Cubes, Beacon South Quarter, Sandyford, Dublin 18. The applicant company is the owner of the subject site and surrounding lands at Avoca River Park, as indicated on the site location map accompanying this application.

1.18 The company registration number of the applicant company is 622311.

- 1.19 The main agent acting on behalf of the Applicant is John Spain Associates, with an address at 39 Fitzwilliam Place, Dublin 2.

2.0 SITE LOCATION AND CONTEXT

- 2.1 The proposed development comprises the provision of a 110kV Gas Insulated Switchgear (GIS) Substation, to be located on lands at the Avoca River Park, an industrial estate proximate to Arklow in Co. Wicklow. The subject site is located within the townland of Shelton Abbey. The application site has an area of c. 1.69 hectares in total.
- 2.2 The site of the proposed Substation is brownfield and located in an industrial setting within the central area of the industrial estate. The estate currently comprises a timber processing facility, vehicle storage, and several warehouse / industrial / administration buildings including a plastic manufacturing facility. To the east of the proposed Substation site is an existing Substation which serves the industrial site. This Substation is served by existing overhead lines which enter the estate from the north.
- 2.3 The industrial estate is bound to the south by the Avoca River, which flows eastwards and into the sea at Arklow c. 3.5 km to the east of the subject site. Beyond the river is the main Dublin-Rosslare railway line, which runs parallel to the river before branching southwards towards the town centre of Arklow.
- 2.4 Approximately 800 metres to the east of the subject site is the M11 motorway, providing a strong accessibility profile for the area. The built-up area of Arklow town is c. 1km from the subject site as the crow flies.
- 2.5 Immediately to the east and west the industrial estate is bound by greenfield, undeveloped lands. Beyond an area of grassland to the west lies Shelton Abbey, a prison which is operated by the Irish Prison Service. The main building of the prison complex is a historic structure. Originally a house which was the historic seat of the Earls of Wicklow, it was originally constructed in 1770 but remodelled in gothic style to designs by Sir Richard Morrison in 1819¹.

¹ Natural Inventory of Architectural Heritage: <https://www.buildingsofireland.ie/buildings-search/building/16404005/shelton-abbey-shelton-abbey-arklow-county-wicklow>



Figure 2.1: Context Map (base image from Google Maps)

- 2.6 The closest dwelling to the subject site is located c. 500 metres from the subject site, on the opposite side of the Avoca River. The closest dwellings to the north, on Forest Road are c. 800 metres away.
- 2.7 Access to the subject site is provided from the north via the main access for the industrial estate, which connects to the M11 via the R772 regional road.
- 2.8 The site of the proposed Substation is currently occupied by several existing industrial buildings, a gas enclosure and a tank with bund wall, all of which are currently disused. There is also an area of the site which was occupied by a previously demolished building, and a small hut / outbuilding near the entrance to the site from the internal roadway within the Avoca River Park. These will be demolished as part of the current proposals to facilitate the construction of the proposed new 110kV Substation.
- 2.9 Part of the site also extends southwards along the internal estate road and beyond to the bank of the Avoca River, to facilitate the provision of drainage infrastructure for the development. A further spur extends from the proposed substation site into the existing Shelton Abbey substation to the east, to provide a lower voltage electricity connection for the GIS building within the proposed substation.



Figure 2.2: Aerial Image of the substation site(Google Maps)



Figure 2.3: View of the Avoca River Park industrial estate from the Vale Road on the southern side of the Avoca River, facing northward, with the railway line visible in the foreground.



Figure 2.4: Aerial view of the subject site facing east

3.0 PRE – APPLICATION CONSULTATIONS

- 3.1 The applicant has had 2 no. pre-application consultation meetings with An Bord Pleanála on the 21st of July 2020 and the 5th of October 2020, in response to a pre-application consultation request received by An Bord Pleanála on the 27th of May 2020.
- 3.2 The purpose of the consultation meetings was to provide further information to An Bord Pleanála to inform their determination as to whether or not the proposed development might constitute strategic infrastructure.
- 3.3 Consultation has also been undertaken by the development designers with the planned operator ESB Networks and with EirGrid to ensure the project design meets their requirements.
- 3.4 During the course of the first pre-application meeting with the Board, two potential options were considered and discussed. These were as follows:
 1. The development of the proposed 110kV GIS substation at Avoca River Park by the applicant, with overhead transmission line connections to the existing Arklow substation to be delivered separately and subject to a separate future planning application by others.
 2. The development of the proposed 110kV GIS substation at Avoca River Park and the provision of an underground transmission cable connection to Arklow substation (all of which would fall within the scope of the application subject to this pre-application process). Three possible route options were provided for the underground transmission cables.
- 3.5 Prior to the second pre-application meeting, the applicant and design team clarified, following further engagement with the relevant stakeholders, that the proposed option would be the first option (Option 1) discussed above, comprising the delivery of the proposed 110kV substation by the applicant, with future overhead

transmission line connections between the proposed substation and the existing Arklow substation to be delivered by EirGrid, subject to a separate future planning application.

- 3.6 It was further clarified during the course of the second pre-application meeting that the proposed development comprises a new node on the national grid and that it would fulfil a strategic role in the provision of electricity to future development in its vicinity.
- 3.7 A request to conclude the pre-application process was submitted to An Bord Pleanála on the 23rd of October 2020.

An Bord Pleanála Determination

- 3.8 An Bord Pleanála have confirmed in a letter dated the 6th of November 2020 that the proposed development constitutes Strategic Infrastructure within the meaning of section 182A of the Act.
- 3.9 Therefore, the current application is required to be submitted directly to An Bord Pleanála under section 182A(1) of the Act.
- 3.10 The determination from the Board that the development constitutes a SID was accompanied by an Inspector's Report, which recommended that the applicant be informed that the proposed development constituted Strategic Infrastructure Development.

4.0 RELEVANT PLANNING HISTORY

- 4.1 This section provides details of the planning history of the subject site of the proposed development and adjacent lands at Avoca River Park.

Proposed Substation Site

- 4.2 *WCC Reg. Ref.: 16345*

On the 1st of July 2016, a final grant of permission was issued by the Planning Authority for a change of use from industrial use to plastics recycling facility unit for one of the existing buildings on the subject site.

- 4.3 *WCC Reg. Ref.: 081963*

On the 24th of February 2009 a final grant of retention permission was issued by the Planning Authority for development comprising a paving display area, 2m high boundary fence, office, external cladding of storage shed and signage.

Adjoining Data Storage Facility Permission

- 4.4 *WCC Reg. Ref: 18940 and ABP Ref.:303938-19*

On the 17th of July 2019, an Order to grant permission was issued by An Bord Pleanála, following a third party appeal of the Planning Authority's decision to grant permission for the following development proposal:

“Demolition of buildings & structures on site & construction of Data Storage Facility comprising 3 data storage buildings & all associated site infrastructure:

- *Data storage facility 1 (6 Pod Data Centre) located to north of site served by 1 gas generator compound to south of Data Storage building including 5 flues & 2 bunded fuel tanks located to south east & south west of Data Storage building & powered by (-part grid / - part gas) with emergency diesel fuel backup.*
- *Data storage facility 2 (8 pod data centre) located to south of Data Storage Facility 1 served by 1 gas generator compound to the south of building incl 6 flues & 2 bunded fuel tanks located to south east & south west of Data Storage building & powered by (-part grid / -part gas) with emergency diesel fuel backup.*
- *Data storage facility 3 (8 pod data centre) located to south of site served by 1 diesel generator compound to north of building including 8 flues & 2 bunded fuel tanks, located to north east & north west of Data Storage building & powered by grid.*

The development will consist of upgrade of existing 100 kV substation to provide a Substation Compound comprising Gas Insulated Switchgear (GIS) equipment with 4 50 mega Volt Amp bays within a single storey MV building 10 lighting protection masts, 4 oil filled transformers, with c2.4m high palisade fence, provision of 1 single storey security guard house at primary access to data storage facilities, provision of 4 vehicular access points off Shelton Abbey (access road) on western side (2 to serve Data Storage Facilities, 1 to serve GIS substation & 1 to serve MV building), internal access roads, surface level car parking, site services (foul & surface water drainage & water supply) including 1 pump house with 3 water tanks to south west, 1 attenuation pond to south east, waste water treatment plant to the west of Shelton Abbey (access road), landscaping, boundary & site development works above & below ground.”

The application was accompanied by an EIAR and was subject to Environmental Impact Assessment. The Board concluded its EIA by noting that subject to the mitigation proposed and the conditions imposed by the Board, the environmental impact of the development would be acceptable.

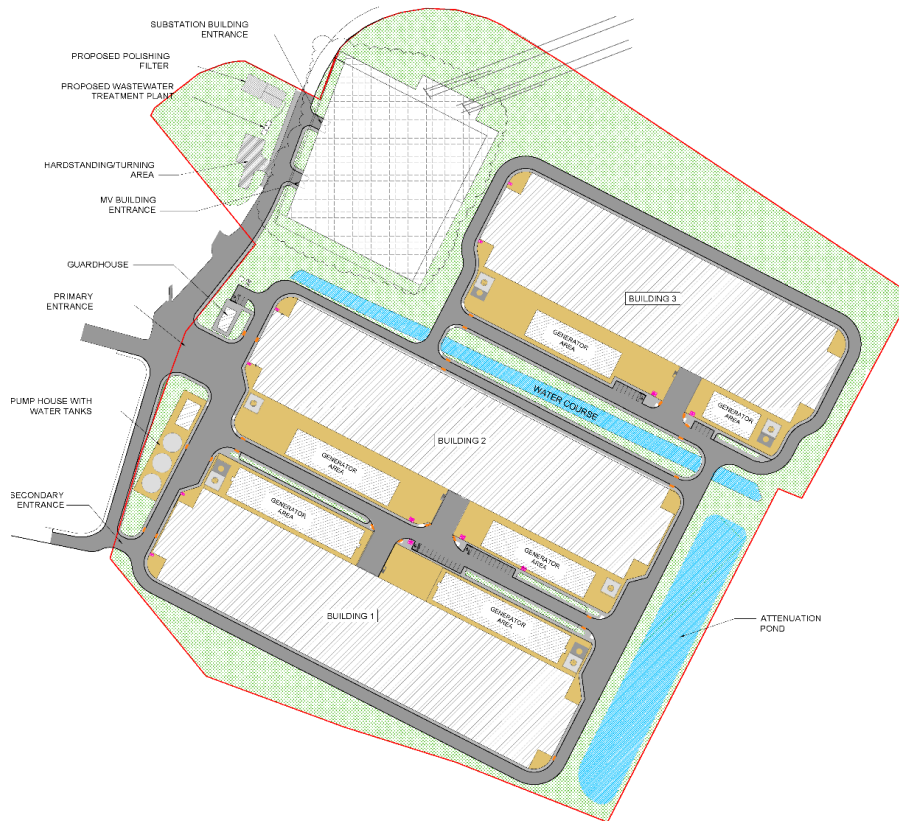


Figure 4.1: Site layout plan for the adjoining permitted data storage facility development

Current Data Storage Facility Application

4.5 Reg. Ref.: 201285

On the 15th of December 2020, an application was submitted to Wicklow County Council for an alternate data storage facility development on the lands to the west and southwest of the current application site. The development is described as follows:

“1. Demolition of existing ind building units totalling (C.2784.4m²) comprising of a c.7.1m high Overall Main Building (c.2460m²), a c.4.2m high Sub-station (c. 107.3m²), a c.3.6m high Guardhouse (c.106.2m²), a c.3.6m high East-Building (c.39.1m²), c.5m high Water Tank (c.56.8m²) &c.2.6m high Pump House Building (c.15.1m²), assoc works.

2. Dev of 3 no. Data Centre Buildings, ancillary offices & plant comprising of: Data Centre Building A, - a single storey Data Centre Building, with mezzanine 1st floor level offices (GFA c.10,564m², building height c.13,658m & structures c.15,137m), made up of 2 no. Data Halls & loading areas with assoc 2 no. Dock Levellers & including 10 no. c.14m high flues, & adjacent 1 no. Standby Power Generation Compounds, consisting of 10 no. HV Diesel Generators & belly tanks (GFA c.530 m²), 1 no. storage fuel tank (GFA c.15m²). Data Centre Building B – a single storey data centre building with mezzanine 1st floor level offices (GFA c.18,508m², building height c.13,658m & structures c.15,137m), made up of 4 no. Data Halls & loading areas with associated 2 no. Dock Levellers & including 20 no. c.14m high flues, & adjacent 2 no. Standby Power Generation Compounds, consisting of 20 no. HV

nature of development proposed is generally aligned with the previously permitted development at that location.

As there is a slight overlap between the site boundary for the current SID application and this adjacent application, and due to the fact that the adjacent application was submitted less than six months ago, the site notices for this electricity transmission development have been printed on a yellow background as confirmed within the application form.

Further Planning History at Avoca River Park

4.6 WCC Reg. Ref.: 15465

In June 2015, the Planning Authority issued a final grant of permission for development comprising the change of use of an existing building for use as a plastic recycling facility.

4.7 WCC Reg. Ref.: 138382

In July 2013, the Planning Authority issued a final grant of permission for development comprising an extension of the appropriate period of a permission - 08/468 - Simple Cycle Gas Turbine peaking power station on a site of approximately 4.25 hectares at the former Irish Fertilisers Industries Ltd site at the Avoca River Park.

4.8 WCC Reg. Ref.: 103124

In May 2011, permission was granted for a development comprising “a *plastics recycling facility comprising (1) retention of external cladding (in place of asbestos sheeting) on existing industrial building D, (2) proposed demolition of existing industrial building (building E 892.30 sqm), (3) proposed extension (4,748 sq m) to existing industrial building D (539.90 sqm), (4) proposed refurbishment of existing building F (573.75 sqm) for storage of raw materials including proposed external walls and cladding and roof sheeting, (5) proposed waste water treatment plant to treat wash water from plastics recycling process including outfall to Avoca River (6) proposed package sewage treatment plant and (7) proposed ancillary site development works including car parking.*”

4.9 WCC Reg. Ref. 081884

In January 2009, a final grant of permission was issued for development comprising of the replacement of the roof of existing building C within the industrial estate.

Nearby Electricity Transmission Pre-Application

4.10 An Bord Pleanála Ref.: PL27.306662

On the 11th of November 2020, a determination was issued by An Bord Pleanála in respect of a development comprising onshore transmission connection infrastructure related to the Arklow Bank Wind Park offshore wind energy project.

The Board concluded as follows:

“Having regard to the provisions of the Planning and Development Act 2000, as amended, and the nature of the proposed development which consists of an underground 220Kv AC cable from a proposed landing point to a new onshore

substation, the construction of a new onshore 220kV substation and connection of this substation to the existing Lodgewood-Arklow-Carrickmines 220 kV power line, as set out in the plans and particulars received by An Bord Pleanála on the 17th day of February 2020, as amended and added to by the plans and particulars received by the Board on the 2nd day of September 2020, 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.”

It is understood that the 220kV substation envisaged as part of this pre-application submission would be located to the east of the current application site, on lands within the overall Avoca River Park. No application for this separate electricity transmission project has been made to date.

5.0 DEVELOPMENT DESCRIPTION

- 5.1 The proposed development is described within the public notices for the application as follows:

The proposed development primarily comprises the demolition of existing structures on site and the provision of a substation compound along with associated and ancillary works and is described as follows:

The existing structures on site to be demolished comprise 4 no. industrial commercial buildings, an associated hut / outbuilding, a gas enclosure, and a tank with bund wall. The remains of a previously demolished building, areas of hard standing, and existing surface treatments will also be removed as part of the site clearance works.

The proposed substation compound is subdivided into two parts. The northern part of the compound will accommodate a two storey 110kV GIS substation building (with a gross floor area of c. 1,377 sq.m). The southern part of the compound will accommodate four transformers and a single storey client control building (with a gross floor area of c. 416 sq.m) and associated underground services. Both parts of the substation compound will be enclosed within 2.6 metre high security fencing. The overall compound will be enclosed within a property fence 1.4 metres in height.

The development includes access paths, landscaping, security fencing, provision of access roads, car parking within the GIS substation compound, provision of a rural supply electricity connection (connecting to existing electrical services to the east of the proposed substation compound) for the GIS substation building, a unit substation, lightning masts, drainage and attenuation systems, services, all associated construction works, and all ancillary works.

- 5.2 This section of the current planning report provides a more detailed description of the proposed development in its constituent parts. Further details are also provided within the Environmental Impact Assessment Report and associated appendices prepared by AWN and other consultants, and within the Construction and Environmental Management Plan and Engineering Services Report prepared by Malachy Walsh Consulting Engineers.
- 5.3 The reader is further referred to the detailed drawing pack prepared by Malachy Walsh Consulting Engineers, which includes demolition drawings, drawings of the proposed substation compound and structures therein, and civil engineering and autotrack drawings for the proposed development.

Demolition of Existing Structures on Site

- 5.4 The existing structures on site to be demolished comprise 4 no. industrial commercial buildings, an associated hut / outbuilding, a gas enclosure, and a tank with bund wall. The remains of a previously demolished building, areas of hard standing, and existing surface treatments will also be removed as part of the site clearance works.
- 5.5 The existing buildings and structures on site have been illustrated on the existing site layout plan and demolition drawings prepared by Malachy Walsh Consulting Engineers. The existing buildings comprise a small hut / outbuilding located near the entrance to the application site off the internal road within the Avoca River Park, at the eastern side of the application site.
- 5.6 A further building to be demolished, located centrally within the site, is a three storey commercial building, with a flat roof profile and extensive horizontal bands of fenestration. To the west of this building is a further large single storey industrial building accessed via two large doorways to its western façade. An open fronted roofed area is located to one end of this structure, and it is bound by a large area of hard standing to the west.
- 5.7 Along the eastern side of the substation site is a single storey commercial / industrial building of flat roofed construction with a single band of fenestration to all façades.
- 5.8 In the north of the substation site is a slope-roofed outbuilding / industrial structure, constructed of sheet metal with a large doorway in the southern façade.
- 5.9 A tank with associated bund wall is located in the north of the site, while a gas enclosure structure is located near to the western boundary of the site. In the southern portion of the site is an area of hard standing / remains associated with a structure which was removed several years ago.
- 5.10 All of the structures on site are in poor condition, with some unsafe to enter due to their structural condition. None of them are of any architectural merit, and their removal will improve the overall amenity and safety of the area. All of these structures, comprising a total floor area of c. 2,992 sq.m will be removed as part of the demolition / enabling works for the proposed development, along with existing areas of hard standing and surfaces on the site of the proposed substation itself.
- 5.11 The accompanying application drawings include elevations and sections of the structures on site which are to be demolished, which are also illustrated on the existing site layout plan submitted herewith. In accordance with Article 22(5) of the Planning and Development Regulations, floor plan drawings are not required of structures to be demolished (with the exception of protected structures). Furthermore, it is noted that the majority of the structures on site are not internally accessible due to their condition.

Proposed 110kV GIS Substation Compound

- 5.12 The proposed development for which permission is sought under section 182 of the 200 Act comprises the provision of a 110kV Gas Insulated Switchgear (GIS) Substation, to be located on lands at Avoca River Park industrial estate. The site area for the proposed development is c. 1.69 hectares (as indicated by the red line boundary on the accompanying drawings). As noted above the subject site is brownfield in nature and currently occupied by several warehouses / outbuildings associated with the existing industrial estate.

- 5.13 The proposed substation compound is subdivided into two parts. The northern part of the compound will accommodate a two storey 110kV GIS substation building (with a gross floor area of c. 1,377 sq.m). The southern part of the compound will accommodate four transformers and a single storey client control building (with a gross floor area of c. 416 sq.m) and associated underground services. Both parts of the substation compound will be enclosed within 2.6 metre high security fencing. The overall compound will be enclosed within a property fence 1.4 metres in height. The development includes all necessary underground connections within both parts of the overall substation compound.

Northern Part of the Substation Compound including Gas Insulated Switchgear Substation Building

- 5.14 The proposed 110kV GIS substation building will be situated within the northern part of the overall substation compound. This portion of the overall substation compound will also accommodate car parking (5 no. spaces in total) to serve the 110kV GIS substation building, a unit substation (discussed in further detail below), and areas of hard standing and gravel. Access will be provided via a gateway in the eastern fence line to this portion of the substation compound from the proposed access way from the existing internal estate road.
- 5.15 The proposed two storey 110kV GIS substation building (with a gross floor area of c. 1,337 sq.m) will accommodate a battery room, control room, mess room and staff facilities, workshop, generator room, and cable pit at ground floor level, with a store room and 110kV GIS room accommodated at first floor level. The overall height of the building is c. 15 metres.
- 5.16 The GIS substation building design is rectilinear, and the building will be finished in metal cladding to match the adjoining permitted / proposed data storage facility buildings to the east of the current application site. The materials and finishes of the proposed GIS substation building are durable and of good quality, comprising metal wall panelling with rainwater goods, louvers and shutters to match the building cladding.

Southern Part of Substation Compound Including Transformers and Client Control Building

- 5.17 Within the southern part of the overall substation compound, a row of four transformers will be provided, beyond which will be a single storey client control building and associated underground services. The development will include a gated access point to this section of the overall substation compound, via a proposed access route from the existing estate road to the east.
- 5.18 The proposed single storey client control building (with a gross floor area of c. 416 sq.m) will accommodate four medium voltage substation rooms and a control room. The overall height of the proposed building is c. 6.65 metres. This building is also rectilinear in its plan, with external materials and finishes selected to match the proposed 110kV GIS substation building.
- 5.19 Four transformers are proposed, to be sited between the 110kV GIS substation building and the client control building. Fire walls will be provided between each of the transformers, with lightning protection masts provided alongside the transformers. The fire walls will have a height of c. 7.5 metres, while the lightning protection masts will have a height of 18.8 metres.

Access Arrangements and Parking

- 5.20 Access to the proposed Substation will be from the existing internal road network within the Avoca River Park industrial estate, with access routes and arrangements to be provided as part of the proposed development from this existing estate road.
- 5.21 As noted above, 5 no. car parking spaces will be provided within the GIS substation compound, within the northern portion of the site. These spaces will be used intermittently as the buildings on site will not be generally occupied.

Services and Drainage Infrastructure

- 5.22 The development includes the provision of all associated drainage and services infrastructure to serve the proposed substation. Foul drainage will consist of a foul waste storage tank fitted with notification system, which will be regularly emptied. This foul drainage solution has been specified based on the low level of building occupancy to be expected from the structures on site which will not normally be occupied.
- 5.23 Proposed stormwater drainage comprises a new surface water drainage system including underground attenuation system, petrol interceptor and hydrobrake equipment to limit outflow rate from the site.
- 5.24 In terms of water supply, a rainwater harvesting system will be utilised to provide non-potable water for use in the restroom facilities, however no potable water supply is specified or required having regard to the nature of the proposed substation buildings and given that they will only be occupied for short periods of time. Potable water supply will therefore be supplied when required in bottled form.
- 5.25 The proposed drainage and water infrastructure on site is illustrated in the accompanying drainage drawings prepared by Malachy Walsh Consulting Engineers, and is explained further within the accompanying Water and Drainage Planning Report.

Ancillary Works

- 5.26 The development includes access paths, landscaping, security fencing, provision of access roads, car parking within the GIS substation compound, provision of a rural supply electricity connection (connecting to existing electrical services to the east of the proposed substation compound) for the GIS substation building, a unit substation, lightning masts, drainage and attenuation systems, services, all associated construction works, and all ancillary works.

Boundary Treatments

- 5.27 As noted above, the substation compound will be defined by a 2.6 metre high palisade fence. Beyond the main fence line, a lower 1.4 metre high property fence will be provided. The proposed boundary treatments, including access gates are detailed in the substation compound elevations and sections provided as part of the application.

Future Transmission Lines

- 5.28 Electricity transmission lines to serve the proposed substation by conveying electricity from the existing Arklow substation to the new substation, and from the proposed new substation to the nearby Shelton Abbey substation will be provided

separately as non-contestable development, subject to a separate planning application and environmental assessment if required. These transmission lines therefore fall outside the scope of the current application.

Requirement for the Proposed Development

- 5.29 The applicant is not a Local Authority or a State Body (as set out under Part XI of the Planning and Development Act as amended). The applicant is a private entity and requires electricity connections to power its future development of the adjoining lands at Avoca Business Park.
- 5.30 Permission for a data storage facility development has previously been granted on adjoining lands under Reg. Ref.: 18/940 and ABP Ref.: 303938-19. There is a current application for an alternate data storage facility on the same lands to the east under Reg. Ref.: 201285.

6.0 RELEVANT NATIONAL AND REGIONAL POLICY CONTEXT

Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy

- 6.1 The Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy was published by the Department of Business, Enterprise and Innovation in June 2018. The Statement notes the role which data centres play in Ireland's ambition to be a digital economy hot-spot in Europe.
- 6.2 The Statement includes a section dealing with electricity infrastructure (page 8 onward refers). The Statement includes the following statement in relation to the electricity infrastructure requirements of planned and projected data centre development:

"Currently, a large portion of existing and planned data centres that are due to connect to the electricity system are expected to be in the Dublin area. Based on existing data centres, committed expansion and expected growth, total demand could treble within the next ten years. A consistent and supportive whole of government approach will be brought to the realisation of the transmission and distribution assets required to support the level of data centre ambition that we adopt."

- 6.3 The current Strategic Infrastructure Development proposal constitutes the provision of transmission infrastructure required to provide electricity for the development of the area, including adjoining permitted and proposed data storage facility development.
- 6.4 The Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy expressly recognises the strategic economic importance of data centre development for the State, and the proposed substation will directly contribute to the realisation of the aims and objectives of this Government strategy.

National Planning Framework – Ireland 2040

- 6.5 The National Planning Framework was published in February 2018 and contains policies which are supportive of the development of ICT infrastructure, with particular reference made to "datacentres".

6.6 National Strategic Outcome 6 of the NPF relates to the creation of “A Strong Economy Supported by Enterprise, Innovation and Skills”. This strategic outcome is underpinned by a range of objectives relating to job creation and the fostering of enterprise and innovation.

6.7 The following objective, relating to ICT infrastructure (including datacentres) is included under National Strategic Outcome 6:

“Promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities.”

6.8 The current application proposes the provision of electricity infrastructure which will serve data storage facility development along with other potential future development in the vicinity, and is therefore considered to be in accordance with the foregoing policies.

6.9 The NPF further states under National Strategic Outcome 6:

“Ireland is very attractive in terms of international digital connectivity, climatic factors and current and future renewable energy sources for the development of international digital infrastructures, such as data centres. This sector underpins Ireland’s international position as a location for ICT and creates added benefits in relation to establishing a threshold of demand for sustained development of renewable energy sources.”

6.10 As noted above, the proposed development constitutes the development of the grid to serve data storage facility development and other development in the vicinity of the subject site, and is therefore considered to fully accord with the foregoing strategic outcome.

Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly

6.11 The Eastern and Midlands Regional Assembly (EMRA) have adopted the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region.

6.12 The RSES recognises the need to facilitate the provision of sufficient electricity to meet increasing demand in the region. Regional Policy Objective (RPO) 10.20 states the following:

“Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. Including the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process.”

6.13 The proposed development constitutes a transmission project which is required to serve the electricity needs currently permitted and future development in the area in accordance with the foregoing objective.

6.14 The strategy goes on to state the following:

“The Dublin Region is the major load centre on the Irish electricity transmission system. Approximately one third of total demand is located here, similarly the Eastern Region is a major load centre on the Irish transmission system. The main urban demand centres are composed of a mix of residential, commercial and industrial demand, which is expected to grow up to 2025 and beyond. Developing the grid in the Region will enable the transmission system to safely accommodate more diverse power flows from renewable generation and also to facilitate future growth in electricity demand. These developments will strengthen the grid for all electricity users, and in doing so will improve the security and quality of supply. This is particularly important if the Region is to attract high technology industries that depend on a reliable, high quality, electricity supply.”

6.15 The current proposal seeks to provide for the development of the grid via a new 110kV GIS substation which will supply *inter alia* high technology industry in the area, which is dependent on a reliable, high quality electricity supply.

6.16 The RSES provides for a series of principles, pursuant to which Local Authority Development Plans will “*facilitate the provision of energy networks in principle*”:

- *“The development is required in order to facilitate the provision or retention of significant economic or social infrastructure.*
- *The route proposed has been identified with due consideration for social, environmental and cultural impacts and address issues of climate resilience, biodiversity, impact on soils and water quality.*
- *The design is such that it will achieve least environmental impact.*
- *Where impacts are inevitable mitigation features have been included.*
- *Where it can be shown that the proposed development is consistent with international best practice with regard to materials and technologies and that it will ensure a safe, secure, reliable, economic and efficient high-quality network.*
- *In considering facilities of this nature that traverse a number of counties or that traverse one county in order to serve another, planning authorities should consider the proposal in light of the criteria outlined above. It is important that planning authorities are engaged in early consultation and discussion with the relevant Transmission System Operator.*
- *Corridors for energy transmission or pipelines should avoid creating sterile lands proximate to key public transport corridors, particularly rail routes, and in built up urban areas.*
- *Regard for any National or Regional Landscape/ Seascape Character Assessment.”*

6.17 In response to the above, it is considered that the proposed electricity transmission infrastructure is required to facilitate significant economic infrastructure in the area. It is also considered that the location of the proposed development has been identified with due consideration for social, environmental and cultural impacts (as set out in detail within the EIAR), given that the proposed substation is located within an existing industrial setting far removed from any residential dwelling.

6.18 The design selected has been predicated on the need to minimise environmental impact and includes mitigation measures as set out within the EIAR submitted herewith. The design of the project has been undertaken in accordance with best practice by the project engineers, and the development will not result in the

sterilisation of lands proximate to key public transport corridors, particularly rail routes, or built-up urban areas.

7.0 LOCAL PLANNING POLICY

- 7.1 This proposed development comprises of development within the functional area of Wicklow County Council. The relevant local planning policy documents comprise the Wicklow County Development Plan 2016-2022 and the Arklow and Environs Local Area Plan 2018-2024.

Wicklow County Development Plan 2016-2022

- 7.2 The Wicklow County Development Plan 2016-2022 (as varied) is the extant development plan for the County. The plan sets out the overarching planning policy framework and core strategy for County Wicklow. The subject site is located within the boundaries of Arklow Town & Environs Local Area Plan 2018-2024, which provides site specific policies and zonings for the town. This is discussed in greater detail under the relevant section below.
- 7.3 The relevant policies and objectives of the County Development Plan are noted as follows and the consistency of the proposed development with the Plan is set out in the summary section below.

Arklow Settlement Strategy

- 7.4 Arklow is recognised as a 'Large Growth Town Type II' within the County Development Plan and is prioritised for growth and investment.
- 7.5 Arklow forms part of the 'Wicklow/Arklow Core Economic Area' as specified by the now superseded Regional Planning Guidelines (RPGs).
- 7.6 The CDP states that the town should aim to attract a concentration of major employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries.
- 7.7 Having regard to its strategic location on the M/N11 with ease of access to Dublin and Rosslare, in addition to a good supply of zoned employment land, there is a particular opportunity for expansion of high value 'product' based employment facilities in the town. There is also potential for the town to promote economic development associated with the expansion of port and harbour activities. The proposed development constitutes infrastructure to serve the ongoing and future development of employment of enterprise in Arklow and its environs.

Core Strategy

- 7.8 The Core Strategy describes Arklow as a town being '*smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns/city*'.
- 7.9 In respect of public transport, the Core Strategy of the CDP seeks to encourage and facilitate significant improvements to heavy rail infrastructure to the rail line south of Bray to include additional rail services to Greystones, Wicklow and Arklow.

Economic Development

- 7.10 Chapter 5 of the CDP refers to the now superseded Regional Planning Guidelines (RPGs) 2010-2022 and in this regard identifies Wicklow / Arklow as a 'Core Economic Area', with Arklow acting as a secondary centre to Wicklow. The area benefits from its location along the strategic European designated transport corridor.
- 7.11 The identification of the economic area focuses on the development of:
- Smart business which can collaborate and develop through relationships with other such centres in the GDA and adjoining regions;
 - A centre of excellence at Clermont College, Rathnew;
 - Pharma and transnational corporation enterprises (TNC);
 - Increased linkages between the ports and other ports in the GDA; and
 - Tourism from existing man-made and natural assets.
- 7.12 The CDP identifies Arklow as a 'Large Growth Town Type II' with an economic function of '*Subsidiary attractor for inward investment*' and an investment target of '*Foreign and local investment*' and '*People and product intensive industries*'.
- 7.13 In this regard, the CDP places an emphasis on '*creating the right environment*' within identified settlements such as Arklow '*to ensure that they are capable of attracting potential employers to appropriately zoned lands and thus increase employment within the County*'. The proposed electricity transmission infrastructure will facilitate and support employment generating uses at this location.
- 7.14 The CDP notes that the '*local plans crafted for these settlements shall address these challenges in a targeted manner*'.
- 7.15 Notably, **Information and Communications Technology** is identified as a 'key sector for growth within the CDP. This notes that the information and communications sector form the second largest industrial group in Wicklow and there are '*significant opportunities to develop this sector within the County*'. This will build on Ireland's position as a '*technology hub of choice for many when it comes to attracting the business activities of ICT companies*'. The proposed electricity transmission infrastructure will serve ICT development at Avoca River Park.

Infrastructure

- 7.16 Chapter 9 of the County Development Plan relates to infrastructure and includes the policies and objectives of the Planning Authority in relation to electricity transmission infrastructure.
- 7.17 The Plan recognises the need for the development and expansion of the electricity transmission network in the County over the lifetime of the Development Plan.
- 7.18 Objective CCE17 of the Development Plan is to "*support the development and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required.*" The proposed development represents the development and expansion of the transmission grid via the provision of a new substation, which is supported by this objective.

Development Management Standards

- 7.19 Volume 3 of the Wicklow Development Plan relates to Development Management Standards. Section 3 relates to *'Business, Commercial and Employment Developments'*.

Building Form and Materials

- 7.20 All employment developments are required to be of the highest quality design, adhering to the following relevant standards:
- Variation in building form to reduce the mass of building walls.
 - The sides of each building on a site, particularly buildings visible from multiple street frontages, shall be consistent in design and should be compatible with other developments in the immediate vicinity.
 - All external elevations should be suitably clad or fully rendered and painted, save for where brick or other similar finished material, such as fairfaced blockwork, acceptable to the Planning Authority, is proposed.
 - In the case of developments of two or more industrial or warehouse buildings, a uniform design, including architectural treatment, roof profiles, boundary fences and building lines is essential.
 - Colour schemes that promote a sense of a unified planned business park are encouraged.
- 7.21 The proposed development consists of a substation and associated development to serve an area of existing, permitted and future employment development. The proposed development accords with the above criteria in as far as they are relevant to the proposed development, including in relation to the scale and design of the proposed buildings, which will be finished in high quality, durable materials. The design of the buildings will tie in effectively with the surrounding pattern of development.

Building Heights

- 7.22 Building heights should be appropriate to the design and scale of development proposed and to that of the adjoining area and should have regard to the following:
- The size and configuration of a site, and whether it is large enough to provide a visual transition from the scale of surrounding developments;
 - The quality of the design;
 - The requirements of the activities undertaken therein;
 - Any detrimental impact to residential amenity, including overlooking or overshadowing;
 - Detraction from structures or spaces of architectural or historic importance, and important landmarks.
- 7.23 The proposed development includes a two storey GIS substation building and a single storey MV control building. Both buildings are considered appropriate to the surrounding existing and permitted development context, which comprises a range of building heights and types in an industrial / commercial setting.

Boundary Treatment

- 7.24 In order to soften the visual appearance of buildings and to screen adjoining properties and views from roads, all new development proposals shall be

accompanied by proposals for suitable boundary treatment, including walls, fencing or landscaping:

- The design, materials, finishes and colours of walls or fencing along road frontages shall be compatible with the main building and adjoining properties in the vicinity;
- Inordinately long walls or fences should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colours;
- Priority should be given to the preservation of existing trees and hedgerows along site boundaries.

- 7.25 A perimeter fence is proposed to enclose the substation compound, in addition to an outer lower property fence. The design and character of the boundary treatments proposed correspond with the design and materiality of the proposed development as a whole.

Car Parking and Loading

- 7.26 A total of 5 no. car parking spaces are included for the development. There is no specific parking standard for utility or electricity transmission related development within the development and design standards document associated with the County Development Plan, however, the proposed car parking quantum is considered appropriate based on the likely staffing and occupation levels of the development, its location, and based on similar developments in the Greater Dublin Area.
- 7.27 An autotrack drawing is provided as part of the planning application drawing pack, to demonstrate the accessibility of the proposed development for vehicles.

Arklow Town & Environs Local Area Plan 2018-2024

- 7.28 The Arklow Town and Environs Local Area Plan (LAP) was adopted in 2018, and pertains to the Arklow and Environs Area, within which the subject site is located.
- 7.29 One of the key objectives set out within the Overall Development Strategy section of the LAP is to *“facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement.”* The proposed development represents the strengthening and development of energy infrastructure within the LAP area in accordance with this objective.

Zoning

- 7.30 The subject site is primarily zoned ‘E1 – Employment’ in the LAP, for which the objective is as follows:

“To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality employment and enterprise developments in a good quality physical environment.”

- 7.31 Permissible uses under the applicable zoning include general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, community facilities, educational, utility installations and ancillary developments for employment and industry uses in accordance with the CDP.

- 7.32 Thus, the proposed development, which represents an electricity utility installation, accords with this zoning objective.
- 7.33 A small element of the subject site is located on lands zoned OS2 with an objective to *“To protect and enhance existing open, undeveloped lands.”*
- 7.34 The objective for this zoning is described as *“To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along EU and nationally protected sites (Natura 2000 sites, NHAs etc), watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.”*
- 7.35 In relation to the uses allowable under the OS2 zoning objective, the LAP states:
- “Zoned land are uses that protect and enhance the function of these areas as flood plains, buffer zones along watercourses and rivers, green breaks between built up areas, green corridors and areas of natural biodiversity. As these open lands are not identified or deemed necessary for development for recreational purposes, other uses that are deemed compatible with proper planning and sustainable development may be open for consideration where they do not undermine the purpose of this zoning.”*
- 7.36 The only element of development to be located within lands zoned OS2 is drainage infrastructure associated with the proposed development, with no building or permanent above ground construction proposed. Therefore, the proposed development will not undermine the purpose of this zoning, having regard to the mitigation proposed within the EIAR and the Construction and Environmental Management Plan submitted and the nature of the works proposed in this area.
- 7.37 The site lies within the 1,000 metre buffer zone for a Seveso site as identified on the LAP zoning map. The EIAR submitted herewith deals in detail with this matter.
- 7.38 The location of the application site in the context of the extant land use zoning map in the Arklow Town & Environs Local Area Plan 2018-2024 is shown below in Figure 7.1 below.



Figure 7.1: Extract from Land Use Zoning Objective Map of the Arklow Town & Environs Local Area Plan 2018-2024 (approximate extent of the subject site outlined in yellow)

Economic Development & Employment

- 7.39 The LAP notes that given Arklow's scale, its large growth town designation, its identification as part of the '*Wicklow / Arklow Core Economic Area*', its strategic location on the M11/N11 and on the Dublin to Rosslare rail line, and its active port, the town has the capacity to act as an attractor for substantial foreign and local investment.
- 7.40 The LAP seeks to increase the town's jobs ratio from 57% to 86% by the year 2028, equating to an increase of jobs to c. 8,240, from c. 3,580 in 2011.
- 7.41 The proposed electricity transmission development will serve and support the delivery of employment generating uses at Avoca River Park.

Opportunity Site

- 7.42 The application site forms part of the employment land at Shelton Abbey which is identified as an opportunity site within the Local Area Plan. The Plan states the following:

"The site is located in Shelton Abbey Townland, west of Arklow town and to the west of the M11 motorway. It was the site of the Irish Fertiliser's Industry (IFI) factory which operated from here from the 1960's to the 2000's. When in operation it was a thriving industry with a significant number of employees and had direct access to the rail network for freight. The site has a number of distinct businesses operating from same.

While this site is outside of the town's 'natural' western boundary, the N11, the fact that it is a brownfield site, previously occupied by intensive industrial users and given the availability of services to the site such as a natural gas supply line, high voltage electricity supply with a direct 110kv connection to the national grid and potential direct access to the Dublin to Rosslare train line to the south, it is considered suitable

for designation for significant redevelopment for employment purposes. Vehicular access is from the Beech Road/L6179 to the north.

The site also benefits from a scenic setting with Shelton Abbey ground to the west and Glenart Castle and grounds to the south. The site is zoned 'E1 Employment' and measures 48.7ha in total (including all existing buildings thereon). The site is suitable for a significant employment / industrial development. Lands are zoned 'Open Space 2' on the southern and eastern sides of the employment zone (43.7ha) to provide an undeveloped buffer along the river, for the floodplain, the Town Marsh pNHA and the set back from the motorway."

- 7.43 The permitted and currently under consideration data storage facility developments on adjoining lands to this application will provide for the realisation of the opportunities inherent in this strategically located site, providing for employment and the regeneration. The proposed substation will serve this adjoining development and other future development in the surrounding area. The proposed development will not interfere with the objective of providing an undeveloped buffer adjoining the river, as only drainage infrastructure will be provided within the OS2 zoned lands in the southern portion of the site, which will be reinstated thereafter, with no above-ground structures remaining.
- 7.44 The following objectives are provided in connection with this opportunity site:
- *"To promote and facilitate the development of this site for a large-scale employment development,*
 - *To facilitate the current business park use,*
 - *Any significant development proposal for this site shall incorporate proposals to develop a landscaped linear open space park along the river bank"*
- 7.45 The proposed development will support the delivery of large scale, employment generating uses at this opportunity site. The development is not considered to represent a significant development proposal which would require provision of a linear park.

8.0 ENVIRONMENTAL IMPACT ASSESSMENT AND APPROPRIATE ASSESSMENT

- 8.1 An Environmental Impact Assessment Report (EIAR) has been prepared / coordinated by AWN Environmental Consultants and is submitted along with this application. The Non-Technical Summary includes a summary of the environmental impacts of the scheme and the recommended mitigation measures.
- 8.2 An Appropriate Assessment Screening Report has been prepared by Moore Group, Consultant Ecologists, and is included as Appendix 7.1 of the EIAR.

9.0 CONCLUSION

- 9.1 This planning application relates to the provision of a 110kV Gas Insulated Switchgear (GIS) substation along with associated and ancillary works.
- 9.2 This project is designed to support current power demand and future growth within the area inclusive but not limited to the power requirements for adjacent data storage facility development to be delivered on adjoining lands.

- 9.3 The proposal is in accordance with the policies and objectives of national and regional planning policy, the Wicklow County Development Plan 2016-2022 and the Arklow and Environs Local Area Plan 2018-2024.
- 9.4 It has been demonstrated within this report, as well as within the accompanying drawings, documents, and Environmental Impact Assessment Report that the proposal provides a suitable use of the subject lands. The applicant and design team in preparing the application documentation have considered the issues raised within the pre-application consultations undertaken with An Bord Pleanála and their determination issued prior to the lodgement of this application.
- 9.5 If you require any further information, or clarification on the above, please do not hesitate to contact us.

Yours faithfully,

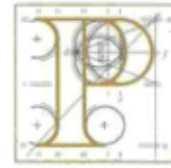


John Spain Associates

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

Our Case Number: ABP-307256-20

Your Reference: Crag Digital Avoca Ltd



An
Bord
Pleanála

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61



Date: 06 November 2020

Re: Provision of a 110kV gas insulated switchgear (GIS) substation, double circuit 110kV underground transmission line and associated site works
Avoca River Park, Arklow, Co. Wicklow

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.

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.

The attachment 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.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Teil
Gleao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Macilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Jennifer Sherry

Jennifer Sherry
Executive Officer
Direct Line: 01-8737266

VC11



Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

List of Prescribed Bodies for ABP-307256-20

The following list identifies the prescribed bodies which are considered relevant in this instance for the purposes of Section 182A(4)(b) of the Act.

- Minister for the Environment, Heritage and Local Government
- Minister for Communications, Marine and Natural Resources
- Wicklow County Council
- Transport Infrastructure Ireland
- An Taisce
- Heritage Council
- Inland Fisheries Ireland
- Commission for Regulation of Utilities, Water and Energy
- Iarnród Éireann
- The Railway Safety Commission
