

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

Our Ref: 19046

22<sup>nd</sup> March 2021

**Re : Planning and Development Act 2000-2019 and the statutory regulations (as amended). Application by Data and Power Hub Services Ltd. for the demolition of the existing two storey dwelling of Bulmer and associated outbuildings and stable building; and the provision of two no. 110kV transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound and Transformers / MV switch room compound along with associated and ancillary works. The site of the proposed development has an area of c. 4.6 hectares, and the proposed development is described as follows: The proposed 110kV GIS Substation and Transformers / MV control room compounds are to be located on lands to the south-east of the Power Generation Facility that was permitted under SDCC Reg. Ref. SD20A/0058 and to the north-west of the concurrent application for 2 no. two storey Information Communication Technology (ICT) facilities each with three storey plant levels and associated ancillary development that will have a gross floor area of 30,518sqm under SDCC Reg. Ref. SD20A/0324, and within an overall landholding bound to the south by the Peamount Road (R120); and on lands that contain the 2 no. residential properties of Little Acre and Bulmer as well as agricultural lands and buildings within the townland of Milltown, Newcastle, Co. Dublin. The proposed demolition of the existing two storey dwelling of Bulmer and associated outbuildings and stable building to the front of the site. The existing Little Acre dwelling and associated buildings are permitted to be demolished under SDCC Reg. Ref. SD20A/0058. 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 1,430sqm) (known as the Peamount Substation), car parking, lighting, associated underground services and roads within a 3.0m high fenced compound, and all associated construction and ancillary works. The Transformers / MV switch room compound includes three transformers plus MV control room (200sqm), lighting and lightning masts, car parking, associated underground services and roads within a 3.0m high fenced and separate compound, and all associated construction and ancillary works. Two proposed underground single circuit 110kV transmission lines will connect the proposed Peamount 110kV GIS Substation to the existing Castlebaggot-Kilmahud circuit to the east. The proposed transmission lines cover a distance of approximately 940m within the townlands of Milltown and Clutterland. They will pass outside of the site and along and under the following: R120, the former Nangor Road, Griffeen River and the newly realigned Baldonnel Road. The development includes the connections to the proposed Peamount substation as well as to the Castlebaggot-Kilmahud circuit, as well as changes to the attenuation pond and landscaping permitted under SDCC Reg. Ref. SD20A/0058 and all associated construction and ancillary works.**

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by Data and Power Hub Services Ltd. (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 this cover letter;
- 3 no. copies of the planning application form including schedule of prescribed bodies notified, and copies of letters;
- 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 Daily Star);
- 7 no. electronic copies provided on CD ROM;
- Application Fee payment receipt – see Appendix 1 of this cover letter;
- 3 no. copies of Planning Report prepared by Marston Planning Consultancy;
- 3 no. copies of Engineering and Planning Drawings prepared by Clifton Scannell Emerson Associates, Consulting Engineers, as follows:
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2102 – OSI Mapping (1:2,500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2115 – Proposed OSI Mapping and Grid Route Plan (1:1500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2116 – Overall Proposed Grid Route Plan (includes concurrent application) (1:1500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2117 – Proposed OSI Mapping and Grid Route Plan (Sheet 1) (1:500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2118 - Proposed OSI Mapping and Grid Route Plan (Sheet 2) (1:500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2119 – Proposed Grid Route Plan (Sheet 1) (includes concurrent application) (1:500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2120– Proposed Grid Route Plan (Sheet 2) (includes concurrent application) (1:500);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2121 - Proposed Grid Connection Cable Route (Sheet 1) (1:200);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2122 - Proposed Grid Connection Cable Route (Sheet 2) (1:200);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2123 - Proposed Grid Connection Cable Route (Sheet 3) (1:200);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2124 – Proposed Grid Connection Cable Route (Sheet 4) (1:200);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2125 – Proposed Grid Connection Cable Route (Sheet 5) (1:200);;
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2126 – Proposed Joint Bays and Pull pits – JB01, JB02 & PP01, PP02 (1:100);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2127 – Proposed Joint Bays JB03 and JB04 (1:100);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2130 – Grid Route Connection Cable Route Sections (1:20 / 1:250);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2140 – Typical Reinstatement details (Sheet 1) (1:20);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2160 – Typical Joint Bay Details (1:20);
  - Drawing no. 20\_147-CSE-GEN-XX-DR-C-2161 – Link Box and Communications Chamber and Details (1:20);
- 3 no. copies of Architectural Drawings prepared by ARC:MC Architects as follows:
  - Drawing no. D40-ARC-SS-ZZ-DR-A-012 (1:100);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-013 (1:200);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-014 (1:100);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-015 (1:100);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-016 (1:100);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-017 (1:50);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-018 (1:100);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-019 (1:500);
  - Drawing no. D40-ARC-SS-ZZ-DR-A-021 (1:100);
  - Drawing no. D40-ARC-MV-ZZ-DR-A-204 (1:50).
- 3 no. copies of Design Statement prepared by ARC:MC Architects;
- 3 no. copies of Civil Engineering Drawings prepared by JB Barry & Partners, Consulting Engineers as follows:
  - Drawing no. 19229-JBB-00-XX-DR-C-01500 – Foul & SW Layouts;
  - Drawing no. 19229-JBB-00-XX-DR-C-01501 – Road and Block Layouts;
  - Drawing no. 19229-JBB-00-XX-DR-C-01502 – Watermain Layout;
  - Drawing no. 19229-JBB-00-XX-DR-C-01503 – Typical SW Drainage Details;

<sup>1</sup> The site notice is on a yellow background, as parts of the application site has been subject to valid planning applications (Reg. Ref. SD20A/0058; and Reg. Ref.: SD20A/0132) lodged less than 6 months ago.

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- Drawing no. 19229-JBB-00-XX-DR-C-01504 – Typical Foul Drainage Details;
  - Drawing no. 19229-JBB-00-XX-DR-C-01505 – Typical Watermain Details Sheet 1;
  - Drawing no. 19229-JBB-00-XX-DR-C-01506 – Typical Watermain Details Sheet 2;
  - Drawing no. 19229-JBB-00-XX-DR-C-01507 – Typical Details SUDS Devices; and
  - Drawing no. 19229-JBB-00-XX-DR-C-01508 – Combined Services Layout.
  - 3 no. copies of an Water Services Report prepared by JB Barry & Partners, Consulting Engineers;
  - 3 no. copies of a Flood Risk Assessment prepared by JB Barry & Partners, Consulting Engineers;
  - 3 no. copies of an Outline Construction and Environmental Management Plan prepared by JB Barry & Partners, Consulting Engineers;
  - 3 no. copies of Landscape Plan, other drawings and Planting Schedule by Kevin Fitzpatrick Landscape Architecture; and
  - 3 no. copies of photomontages by Digital Dimensions.

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: 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.peamountsid.com](http://www.peamountsid.com).

The public notices were published and erected on the **22<sup>nd</sup> March 2021** and which advise that the application will be available for viewing for a period of seven weeks commencing on the **31<sup>st</sup> March 2021** 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 **18<sup>th</sup> May 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, with additional copies being sent where Government Departments have been subsequently reorganised, copies of the application have been sent to the prescribed bodies listed below on the 13<sup>th</sup> January 2021.

- Ministers of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Minister for Environment, Climate and Communications
- Minister of Defence
- South Dublin County Council (Planning Authority)
- Transport Infrastructure Ireland


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- Irish Water
  - An Chomhairle Ealaion
  - Failte Ireland
  - An Taisce
  - Heritage Council
  - Commission of Regulation of Utilities, Water and Energy
  - Health Service Executive

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 3 of this cover letter. The EIA Portal ID number for this application is **2021048**.

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,



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

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**APPENDIX 1 Confirmation of payment of application fee – paid on behalf of Crag Digital Ltd.  
on behalf of Data and Power Hub Services Ltd.**

AN BORD PLEANALA  
64 Marlborough St  
Dublin 1

18/03/2021

Email: [finance@pleanala.ie](mailto:finance@pleanala.ie)

Dear Sir or Madam,

**REMITTANCE ADVICE**

Arrangements have been made to credit your account in accordance with the following:

<b>Beneficiary Name:</b>	AN BORD PLEANALA
<b>Beneficiary BIC:</b>	AIBKIE2DXXX
<b>Beneficiary Account Number:</b>	IE70AIBK93105500316067
<b>Beneficiary Reference:</b>	ABP-308655-20
<b>Amount:</b>	EUR 100,000.00
<b>Crediting Date*:</b>	18/03/2021

**Information for the  
beneficiary:**

Should you wish to query this payment, please contact us.

\* This is the date the payment is due to arrive at your bank but please be aware that your bank may not make funds available to you on that date.

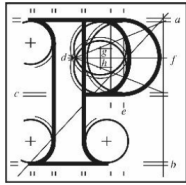
- The information stated above does not confirm that the payment is complete; it simply confirms that the payment instruction has been made. As such, the payment may be subject to recall/cancellation.

Yours faithfully,

Crag Digital Ltd

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**APPENDIX 2 Extract of Board Order confirming that the Proposed Development constitutes Strategic Infrastructure Development**



**An  
Bord  
Pleanála**

**Board Direction  
BD-007178-20  
ABP-308439-20**

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At a meeting held on 15/12/2020, the Board considered the report of the Inspector and the documents and submissions on file generally.

Having regard to the provisions of the Planning and Development Act 2000, as amended, and the nature of the proposed development which consists of a 110kV GIS substation and associated works at Milltown, Peamount Road, Newcastle, County Dublin, as set out in the plans and particulars received by An Bord Pleanála on the 14<sup>th</sup> day of October 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 and that a planning application should be made directly to the Board.

**Board Member:**

**Date:** 15/12/2020

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Dave Walsh

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## APPENDIX 3 COPY OF EIA PORTAL CONFIRMATION

A Chara,

An EIA Portal notification was received on 16/03/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 16/03/2021 under EIA Portal ID number **2021048** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2021048

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Data and Power Hub Services Ltd.

**Location:** On lands that contain the 2 houses of Little Acre & Bulmer and other lands to the north of Peamount Rd (R120) and a linear route of 940m that extends to the east side of Baldonnel Rd, Co. Dublin within the townlands of Milltown & Clutterland

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

**Linear Development:** Yes

**Date Uploaded to Portal:** 16/03/2021

Regards

**Nicole Coughlan**  
EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0  
Custom House, Dublin D01 W6X0

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T (+353) 1 888 2504  
[www.housing.gov.ie](http://www.housing.gov.ie)