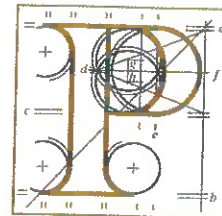


Our Case Number: ABP-306723-20

Your Reference: Huntstown Power Company Limited



**An
Bord
Pleanála**

Brock McClure
Planning & Development Consultants
63 York Road
Dun Laoghaire
Co. Dublin

Date: 22 June 2020

Re: Proposed strategic infrastructure development of a data centre on undeveloped land linked to existing Huntstown power stations, new GIS substation and associated site works
Townland of Huntstown, North Road, Finglas, Dublin 11

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 12th June, 2020.

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

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

Yours faithfully,

Jennifer Sherry
Executive Officer
Direct Line: 01-8737266

PC07

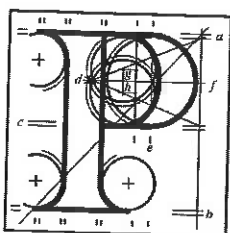
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Dublin 1
D01 V902



**An
Bord
Pleanála**

Record of Meeting

ABP-306723-20

Development	Proposed strategic infrastructure development of a data centre on undeveloped lands linked to existing Huntstown power stations, new GIS substation and associated site works		
Location	Townland of Huntstown, North road, Finglas, Dublin 11		
Case Type	Pre-application consultation		
Meeting	1 st meeting		
Date	12/06/2020	Time	11:00 -12:00

Attendees		
Representing An Bord Pleanála		
Ciara Kellett, Assistant Director of Planning (Chair)		
Úna Crosse, Senior Planning Inspector		
Jennifer Sherry, Executive Officer	j.sherry@pleanala.ie	01-8737266
Representing the Prospective Applicant		
Colin Alexander, Energia Group		
Garrett Donnellan, Energia Group		
Suzanne McClure, Brock McClure		

Introduction

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters it wished to receive advice on from the Board.

The Board mentioned general procedures in relation to the pre-application consultation process as follows:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

Presentation by the prospective applicant

The prospective applicant provided a brief overview of the Energia Group and stressed the strategic importance of the current proposed development. The prospective applicant outlined that the existing power stations, namely Huntstown 1 and Huntstown 2, are subject to closure notices which expire in 2022 and as such they are seeking to find an economically viable solution to ensure future operation.

The main elements of the proposed development comprise:

- Data centre development on undeveloped land linked to existing power stations Huntstown 1 and Huntstown 2. The data centre is expected to comprise of 3 large buildings approx. 25 -28 meters in height with mechanical equipment on the roof, plant rooms, generator compounds, air circulation, administration and IT space.
- The two existing Air Insulated Switchgear (AIS) substations which connect into the National Grid are to be replaced with a 220kV Gas Insulated Switchgear (GIS) substation which would facilitate the proposed data centre development and continue the connection of the power stations into the National Grid.
- The proposal also includes high voltage switchgear, standby diesel generators and mechanical cooling systems.
- It was noted there are existing overhead lines with a capacity of 110kV and 38kV. It is proposed in the future to re-route those lines underground in consultation with ESB Networks.

The prospective applicant referenced a Data Centre Connection Policy Paper developed by EirGrid which they contend suggests that future data centre proposals are required to provide their own power generation. The Board's representatives will seek clarification on this matter and will revert to the prospective applicant on same at a future meeting. Furthermore, the prospective applicant offered its opinion that

the cumulative effect of the proposed development would meet the threshold set out in section 37A of the Planning and Development Act, 2000 (as amended).

Discussion

The following matters were discussed as part of the meeting:

- The Board's representatives expressed the principal consideration for the proposed development at this initial stage is to determine the relevant legislation within which the proposal might be considered.
- Reference was made to the *Planning and Development (Amendment) Act 2018* (16/2018), s. 49 which inserted a fifth section to the Seventh Schedule entitled *Communications and Data Infrastructure which comprises 'a facility consisting of one or more than one structure, the combined gross floor space of which exceeds 10,000 square metres, used primarily for the storage, management and dissemination of data, and the provision of associated electricity connections infrastructure'*
- To date this section has not been commenced and therefore the Board's representatives advised that under the current enacted provisions of the Seventh Schedule the current proposed development, in its entirety would not constitute Strategic Infrastructure development under section 37A of the Planning and Development Act, 2000 (as amended).
- The Board noted that as it stands any application for the data centre element of the proposed development should be made directly to Fingal County Council. The Board advised that an application under section 182A of the Planning and

Development Act, 2000 (as amended) could be made to the Board for the GIS substation and ancillary elements of the proposed development related to same.

- The Board's representatives indicated to the prospective applicant that a further meeting can take place in the pre-application process to discuss the proposed development in more detail.

Conclusion

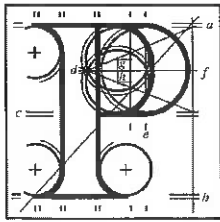
The record of the meeting will issue to the prospective applicant and it will then be a matter for the prospective applicant to submit any comments on this if it wishes to do so. Following this, the prospective applicant may seek a second meeting with the Board or request closure to the pre-application process.

If closure to the pre-application process is requested, the reporting inspector will complete the report and recommendation which will be forwarded to the Board for determination. A decision will then issue to the prospective applicant.

A handwritten signature in black ink, appearing to read 'Ciara Kellett', is written over a horizontal line.

Ciara Kellett

Assistant Director of Planning



An
Bord
Pleanála

Record of Meeting ABP-306723-20

Development	Proposed strategic infrastructure relating to a data centre and substation linking to existing Huntstown power stations and associated site works		
Location	Townland of Huntstown, North road, Finglas, Dublin 11		
Case Type	Pre-application consultation		
Meeting	2 nd meeting	30/11/2020	11:00 – 11.30

Representing An Bord Pleanála		
Ciara Kellett, Assistant Director of Planning (Chair)		
Una Crosse, Senior Planning Inspector		
Rob Mac Giollarnáth, Executive Officer	r.macgiollarnath@pleanala.ie	01-8737247
Representing the Prospective Applicant		
Suzanne McClure, Brock McClure		
Majella Quinn, Brock McClure		
Brian Linton, Energia Group		
Doireann Ní Cheallaigh, Energia Group		
Neil Cowap, Aecom		
Barry Wall, Aecom		

Presentation by the prospective applicant

The Board's representatives welcomed the prospective applicant to the second meeting.

Since the previous meeting held on 12 June 2020, the prospective applicant has decided to continue pre-application consultations for the substation element of the proposed development only. Given that the legislative provisions relating to data centre developments has yet to be commenced, it was stated that the data centre would be the subject of a separate planning application to be submitted c. February 2021 to Fingal County Council.

The prospective applicant gave a presentation with an overview of the proposed development outlining the design of the proposed substation and in particular referencing the landscaping scheme being considered.

The proposed 220kV substation, referenced as Mooretown, will create a new strategic node which would loop together the existing 220kV Finglas and Corduff substations by diverting the Finglas and Corduff 220kV cables into the new substation. It was contended by the prospective applicant that this would result in it comprising part of the 'transmission' network and comprising a node on same.

In respect of both developments (substation and data centre) there would be separate EIAR's prepared. The Board's representatives outlined the requirement to address cumulative impacts relating to the other element of the proposal within the respective EIAR's but clearly distinguishing between each project.

With respect to the Habitats Directive, the prospective applicant was of the preliminary view that an Appropriate Assessment Screening Report would screen out the requirement for a Natura Impact Statement.

It would be the intention of the prospective applicant to close out this process as soon as possible and to proceed to application stage.

Note – The prospective applicant undertook to furnish a technical note outlining in more detail the development description and duly furnished same by email (30th November, 2020).

Conclusion

The record of the meeting will issue to the prospective applicant and it will then be a matter for the prospective applicant to submit any comments on this if it wishes to do so. Following this, the prospective applicant may seek a further meeting with the Board or as indicated may request closure of the pre-application process.

If closure of the pre-application process is requested, the reporting inspector will complete the report and recommendation which will be forwarded to the Board for determination. A decision will then issue to the prospective applicant.

 8/12/2020

Ciara Kellett

Assistant Director of Planning

