

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

24<sup>th</sup> November 2022

Dear Sir / Madam,

**RE: PLANNING APPLICATION FOR A PROPOSAL FOR THE PROVISION OF A PROPOSED 110KV GAS INSULATED SWITCHGEAR (GIS) SUBSTATION ON A SITE TO THE NORTH OF THE EXISTING KISH BUSINESS PARK, ARKLOW, COUNTY WICKLOW, AND AN UNDERGROUND 110KV TRANSMISSION LINE CONNECTION TO THE EXISTING ARKLOW – BANOGE OVERHEAD LINES**

- 1.1 On behalf of our client, Crag Wicklow Limited, Unit 22 The Cubes, Beacon South Quarter, Sandyford, Dublin 18, and further to a determination received from An Bord Pleanála confirming the proposed development constitutes Strategic Infrastructure Development (SID) pursuant the Section 182E of the Planning & Development Act 2000 (as amended), we hereby submit this planning application in respect of a proposal for the provision of a 110kV Gas Insulated Switchgear (hereinafter 'GIS') substation and associated development on a site to the north of the existing Kish Business Park, Arklow, County Wicklow, along with an associated 110kV transmission line connection to serve the proposed substation.
- 1.2 The proposed 110kV Gas Insulated Switchgear (GIS) substation will be located on lands at Kish Business Park, Arklow, Co. Wicklow. The connection with the existing Arklow – Banoge overhead lines is located on lands at Ballintombay, Arklow, Co. Wicklow. The proposed 110kV transmission line connection will connect the proposed 110kV GIS substation and the existing Arklow – Banoge overhead lines. The application site has an area of c. 8.68 hectares.
- 1.3 The proposed 110kV Gas Insulated Switchgear Substation will be known as the 'Oaklands Substation'.
- 1.4 The proposed development is described as follows:

*"The proposed development primarily comprises the provision of a new 110 kV substation with Gas Insulated Switchgear (GIS) technology and two 110 kV underground transmission cables (connecting to existing 220 kV overhead lines to the northwest of the proposed substation) along with associated and ancillary works. The proposed development is located within the townlands of Bogland,*

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*Kish, Cooladangan, Ballintombay, Ballyroonaun, and Ballynattin, Co. Wicklow. The site of the proposed development has an area of c. 8.68 hectares.*

*The proposed 110kV GIS Substation is to be located on lands to the northwest of the ICT facility development permitted under Wicklow County Council Reg. Ref.: 20/1088, within an overall landholding bound to the south / southwest by the existing Kish Business Park, to the southeast by dwellings and Kish Road, to the west by the Dublin-Rosslare railway line (beyond which is the R772 and the M11), and to the east and north by agricultural lands.*

*The development is described as follows:*

*The proposed substation compound is subdivided into two parts. The southern part of the compound will accommodate and a two storey 110kV GIS substation building (with a gross floor area of c. 1,299 sq.m). The northern part of the compound will accommodate four transformers, a single storey client control building (with a gross floor area of c. 419 sq.m) and associated underground services. Both parts of the substation compound are enclosed within c. 2.4 metre high security fencing.*

*The proposed dropdown 110kV transmission lines will connect the proposed 110kV GIS substation building to existing 110kV overhead transmission lines to the northwest of the proposed substation (the Arklow Banoge 110kV overhead line) and will comprise the provision of two dropdown masts (c. 17 metres in height) and associated overhead transmission line connections, transitioning to underground transmission lines set within ducts, that will subsequently progress into the 110kV GIS substation building.*

*The proposed 110kV underground transmission lines will primarily run through undeveloped lands, agricultural lands, and via public roads between the proposed 110kV GIS substation and existing Arklow – Banoge overhead lines to the northwest of the site.*

*The proposed 110kV underground transmission lines form a loop that will be divided into two circuits, Circuits A and B. Proposed Circuit A proceeds from the site of the proposed 110kV GIS substation westwards, crossing the nearby railway line, then proceeds south-west along the R772 to cross the Moneylane Stream and crosses underneath the M11 motorway at Junction 21, then proceeds along the L6187, enters agricultural lands adjacent to Knockeneahan Road, and terminates at the existing 110 kV Arklow – Banoge overhead line. Proposed Circuit B proceeds from the site of the proposed 110kV GIS substation westwards, crossing the nearby railway line, the Moneylane Stream, the R772, and the M11, then traverses lands within the Arklow IDA Business Park, and open agricultural lands adjacent to the M11 and Knockeneahan Road (L2190) and terminates at the existing 110 kV Arklow – Banoge overhead line.*

*The development includes adjacent access paths, connections to the substation and to the overhead lines, removal of redundant overhead lines, landscaping and landscape screening to the proposed GIS substation compound, security fencing, provision of internal access roads and car parking (9 no. spaces) within the substation compound, services, all associated construction works, and all ancillary works.*

*An Environmental Impact Assessment Report has been prepared in respect of this application.”*

- 1.5 The following documentation accompanies this SID planning application:
- 3 no. copies of the planning application form and attachments including letters of consent;
  - 3 no. copies of the site notice;
  - 3 no. copies of newspaper notices (including an original copy of each notice);
  - 3 no. copies of this cover letter;
  - 3 no. copies of a schedule of prescribe bodies notified;
  - 7 no. electronic copies provided on CD ROM;
  - Application Fee of €100,000 (paid by EFT);
  - 3 no. copies of a Planning Report prepared by John Spain Associates;
  - 3 no. copies of Architectural Drawings, Design Statement (including Landscape Design Statement), and Drawing Schedule prepared by Reddy Architecture + Urbanism;
  - 3 no. copies of Engineering Drawings, Design Report, and Drawing Schedule prepared by CSEA Consulting Engineers;
  - 3 no. copies of Civil Engineering Drawings, Engineering Services Report, and Drawing Schedule prepared by Alan Traynor Consulting Engineers;
  - 3 no. copies of an Appropriate Assessment Report prepared by Moore Group;
  - 3 no. copies of a Lighting Report including appended Lighting Layout prepared by Homan O'Brien Consulting Engineers;
  - 3 no. copies of a Construction and Environmental Management Plan prepared by AWN Consulting;
  - 3 no. copies of a Flood Risk Assessment Report prepared by AWN Consulting.
- 1.6 The application is also accompanied by 3 no. copies of an Environmental Impact Assessment Report (EIAR) and a Non-Technical Summary prepared by AWN.
- Chapter 1: Introduction
  - Chapter 2: Description of the Proposed Development
  - Chapter 3: Alternatives
  - Chapter 4: Population and Human Health
  - Chapter 5: Land, Soils Geology & Hydrogeology
  - Chapter 6: Hydrology
  - Chapter 7: Biodiversity; Flora & Fauna
  - Chapter 8: Air Quality & Climate
  - Chapter 9: Noise and Vibration
  - Chapter 10: Landscape and Visual Impact
  - Chapter 11: Archaeological, Architectural and Cultural Heritage
  - Chapter 12: Traffic and Transportation
  - Chapter 13: Material Assets – Utilities
  - Chapter 15: Material Assets - Waste Management
  - Chapter 16: Interactions
  - Non-Technical Summary

- 1.7 The Engineering Drawing Pack for the cable routes prepared by CSEA Consulting Engineers includes a series of site layout plans at a scale of 1:500 detailing the proposed grid connection routes and the associated dropdown masts. Elevations of the dropdown masts are also included within this pack. The site layout plan and drawings for the substation compound and buildings, and the overall Site Location Map are included within the Reddy Architecture + Urbanism Drawing pack. There is also a separate drawing pack in respect of civil engineering proposals prepared by Alan Traynor Consulting Engineers, and a lighting layout drawing is included as an appendix to the report prepared by Homan O'Brien.
- 1.8 The planning application, including the Environmental Impact Assessment Report, has been made available for inspection at the following locations:
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.
  - Wicklow County Council, County Buildings, Whitegates, Wicklow Town, Co. Wicklow.
- 1.9 The application may also be viewed/downloaded on the following website: [www.oaklandssid.com](http://www.oaklandssid.com)
- 1.10 The public notices were published and erected on the **24<sup>th</sup> of November 2022**, and which advise that the application will be available for viewing for a period of seven weeks commencing on the **1<sup>st</sup> of December 2022** 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 **30<sup>th</sup> of January 2022**.
- 1.11 5 no hard copies and 2 no. electronic copies have been lodged on the **24<sup>th</sup> of November 2022** with the relevant planning authority, Wicklow County Council.
- 1.12 In accordance with the Board's determination on the pre-application consultations in respect of the proposed development, copies of the application and notification have been sent to the prescribed bodies listed below, who were determined to be relevant in this instance by the Board for the purpose of section 182A(4)(b) of the Act, on the **24<sup>th</sup> of November 2022**.
- Minister for Housing, Local Government and Heritage
  - Minister for Environment, Climate and Communications
  - Wicklow County Council
  - Irish Water
  - Irish Rail
  - Transport Infrastructure Ireland
  - Failte Ireland
  - An Taisce
  - Heritage Council
  - Commission of Regulation of Utilities, Water and Energy
  - Health Service Executive
  - Irish Aviation Authority
  - Health & Safety Authority

- 1.13 As an EIAR is submitted as part of this application, the application has been registered on the Department of Housing, Planning and Local Government's EIA Portal. A copy of the EIA Portal confirmation is attached as Appendix 2 of this cover letter. The EIA Portal ID number for this application is **2022224**
- 1.14 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.
- 1.10 If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**

## APPENDIX 1: AN BORD PLEANALA DETERMINATION

**Our Case Number:** ABP-311778-21

**Your Reference:** Crag Wicklow Limited



John Spain Associates  
39 Fitzwilliam Place  
Dublin 2  
D02 ND61

**Date:** 28 June 2022

**Re:** Provision of a 110kV GIS substation and associated development on a site to the north of the existing Kish Business Park, Arklow, Co. Wicklow  
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.

The Board considers that the pre-application consultation process in respect of this proposed development is now closed. Attached is a list of prescribed bodies to be notified of the application for the proposed development.

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 in accordance with section 146(5) of the Act. 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.

In accordance with the fees payable to the Board and where not more than one pre-application meeting is held in the determination of the case, a refund of €3,500 is payable to the person who submitted the pre-application fee. As only one meeting was required in this case, a refund of €3,500 will be sent to you in due course.

Also, attached is 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 (01) 858 8100  
Glao Áitiúil 1890 275 175  
Facs (01) 872 2684  
Láithreán Gréasáin www.pleanala.ie  
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64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 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*

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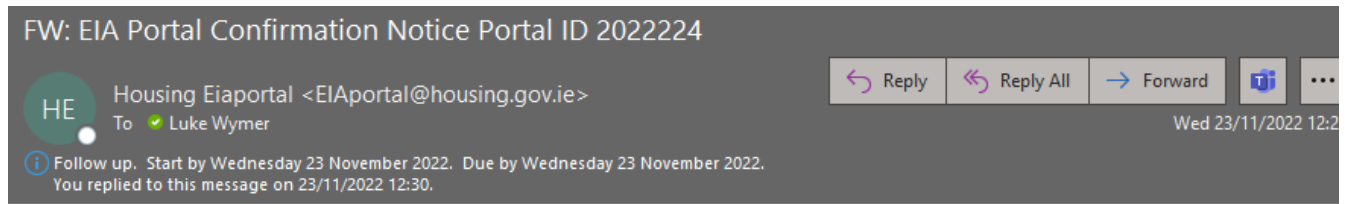
Jennifer Sherry  
Executive Officer  
Direct Line: 01-8737266

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

## APPENDIX 2: CONFIRMATION FROM EIA PORTAL



Hi Luke,

Apologies I had assigned the incorrect Portal ID with my first response to you earlier. Please see below correct Confirmation with Portal ID

An EIA Portal notification was received on 21/11/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 23/11/2022 under EIA Portal ID number 2022224 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2022224

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Provision of a new 110kV Gas Insulated Switchgear substation and associated underground transmission line connections to an existing overhead line, via two new dropdown masts.

**Location:** with associated and ancillary works. The proposed development is located within the townlands of Bogland, Kish, Cooladangan, Ballintombay, Ballyroonaun, and Ballynattin, Co. Wicklow.

**Description:** Provision of a new 110kV Gas Insulated Switchgear substation and associated underground transmission line connections to an existing overhead line, via two new dropdown masts.

**Linear Development:** Yes

**Date Uploaded to Portal:** 23/11/2022

Regards,

Karl.

EIA Portal team

**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 1, D01 W6X0

T +353 (0) 1 888 2000

[www.gov.ie/housing](http://www.gov.ie/housing)



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