

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	S.182 – Electricity Transmission Development
--	---

2. **Applicant:**

Name of Applicant:	EngineNode Ltd.
Address:	6/9 Trinity Street, Dublin 2
Telephone No:	085 174 7000
Email Address (if any):	ronan@enginenode.com

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

Name(s) of company director(s):	Ronan Kneafsey & Jason O’Conaill
Registered Address (of company)	6/9 Trinity Street, Dublin 2
Company Registration No.	622594
Telephone No.	085 174 7000
Email Address (if any)	ronan@enginemode.com

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

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

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

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

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

Ronan Kneafsey - ronan@enginode.com

5. Person responsible for preparation of Drawings and Plans:

Name:	Mr Hubert Feneran
Firm / Company:	Clifton Scannell Emerson Associates Consulting Engineers
Address:	Seafort Lodge, Castledawson Avenue, Blackrock, Co. Dublin.
Telephone No:	(01)288 5006
Mobile No:	N/A
Email Address (if any):	N/A
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Please refer to separate schedule of drawings.	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>The proposed development is located within the townlands of Bracetown, Gunnocks, Paddingstown, Normansgrove, Rowan, Portmanna, and Pace, Co. Meath. The application site has a total area of c. 14.35 hectares.</p> <p>The proposed 220 kV GIS substation is to be located on lands at Bracetown and Gunnocks, to the north of Clonee, to the west of the R147 Regional Road, and to the southeast of Bracetown Business Park. The proposed substation is located to the south of a proposed data storage development subject to a separate concurrent application under Meath County Council Reg. Ref.: RA191593 and An Bord Pleanála Reg. Ref.: ABP-307546-20 (currently under appeal).</p> <p>The proposed 220 kV transmission cables will run from the proposed 220 kV GIS substation, connecting to existing 220 kV overhead transmission lines to the north of the substation site (within the townlands referenced above).</p> <p>One underground transmission cable circuit (the Gunnocks - Woodland circuit) will proceed from the proposed substation to the east, before following the R147 roadway northwards to an existing roundabout linking the R145 with the M3 motorway. From this roundabout, the circuit proceeds northeast through private agricultural lands, before reaching the Corduff – Woodland overhead line. This circuit will cover a distance of c. 2 kilometres.</p> <p>The other underground transmission cable circuit (Gunnocks – Corduff circuit) will proceed from the proposed substation to the east, following the perimeter of the data storage facility site northwards, then northeast and exiting onto an existing rural roadway. The route then follows this rural road north-eastward, before reaching the Corduff – Woodland overhead line in private agricultural lands to the west of the roadway. This circuit will cover a distance of c. 1.7 kilometres.</p>
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>3060-A, 30620-B, 2990-D</p>

Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. DWG Provided	
Area of site to which the application relates in hectares	Application site area is c. 14.35 hectares.
Site zoning in current Development Plan for the area:	Meath County Council: <ul style="list-style-type: none"> • E2/E3 • Part of the route of the proposed underground transmission cables and the connection points to the existing overhead transmission lines are located on unzoned lands.
Existing use of the site & proposed use of the site:	The proposed substation site, route of the underground transmission cables, and connection points to the existing overhead transmission lines takes in undeveloped / greenfield land / private roadway / public roadway. These land uses will remain unchanged following the implementation of the proposed development with the exception of the area of greenfield land on which the 220kV substation is proposed.
Name of the Planning Authority(s) in whose functional area the site is situated:	Meath County Council

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		

The applicant is in negotiations to purchase the site of the proposed 220 kV GIS substation at Bracetown and Gunnocks. The majority of the route of the proposed underground transmission cables, and the connections to the existing 220 kV overhead transmission lines are located on lands under the control of Meath County Council and on third party lands. Letters of consent in respect of all lands within the application site are submitted along with this application.

If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.

Part of the site for the proposed transmission line is in the ownership of the following parties:

- **Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath**
- **Laurence Ward, Rosarii Ward, Lorcan Ward, and Bernard Ward, Norman's Grove, Clonee, Co. Meath**

A letter of consent from each of the above landowners is submitted as part of this application.

Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.

No.

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

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

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

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

If yes, please give details:

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

Yes: [] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant or Refusal by Planning Authority / An Bord Pleanála
Meath County Council Reg. Ref.: RA191593 and An Bord Pleanála Reg. Ref.: ABP-307546-20	Development comprising 4 number 2 storey data storage buildings with a combined gross floor area of c. 92, 172 sq.m, associated single storey energy centre with a gross floor area of c. 8,906 sq.m with an ancillary 1 storey MV operations building with part basement with a gross floor area of c. 1,016 sq.m, EngineNode 2 storey offices with a gross floor area of 736 sq.m.	Decision to grant issued by Meath County Council. Currently subject to first- and third-party appeals.

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

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

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

Yes: [] No: []

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The proposed development primarily comprises the provision of a new 220 kV substation with Gas Insulated Switchgear (GIS) technology and two 220 kV underground transmission cables (connecting to existing 220 kV overhead lines to the north of the proposed substation) along with associated and ancillary works. The proposed development is located within the townlands of Bracetown, Gunnocks, Paddingstown, Normansgrove, Rowan, Portmanna, and Pace, Co. Meath. The application site has a total area of c. 14.35 hectares.</p> <p>The proposed development is described as follows:</p> <p>The proposed 220 kV GIS substation is to be located on lands at Bracetown and Gunnocks, to the north of Clonee, to the west of the R147 Regional Road, and to the southeast of Bracetown Business Park. The proposed substation is located to the south of a proposed data storage development subject to a separate concurrent application under Meath County Council Reg. Ref.: RA191593 and An Bord Pleanála Reg. Ref.: ABP-307546-20 (currently under appeal).</p> <p>The proposed substation includes the provision of four transformers, a client control building (with a gross floor area of c. 637 sq.m) and a two storey GIS substation building (with a gross floor area of c. 2,430 sq.m) within a 2.6 m high fenced compound.</p> <p>The proposed 220 kV transmission cables will run from the proposed 220 kV GIS substation, connecting to existing 220 kV overhead transmission lines to the north of the substation site (within the townlands referenced above).</p> <p>One underground transmission cable circuit (the Gunnocks - Woodland circuit) will proceed from the proposed substation to the east, before following the R147 roadway northwards to an existing roundabout linking the R145 with the M3 motorway. From this roundabout, the circuit proceeds northeast through private agricultural lands, before reaching the Corduff – Woodland overhead line. This circuit will cover a distance of c. 2 kilometres.</p>
--	--

	<p>The other underground transmission cable circuit (Gunnocks – Corduff circuit) will proceed from the proposed substation to the east, following the perimeter of the data storage facility site northwards, then northeast and exiting onto an existing rural roadway. The route then follows this rural road north-eastward, before reaching the Corduff – Woodland overhead line in private agricultural lands to the west of the roadway. This circuit will cover a distance of c. 1.7 kilometres.</p> <p>Each of the two circuits will terminate in a cable – overhead interface compound containing air-insulated electrical equipment mounted on concrete plinths. Adjacent to each interface compound, an overhead line tower will be erected to facilitate connection of the new underground cables to the existing 220 kV overhead line. Each new overhead line tower will be approximately 21 metres in height, set on top of concrete foundations.</p> <p>The development includes enabling works, services diversions, adjacent access paths to serve the proposed transmission cables, connections to the proposed substation, landscaping, security fencing and berms, lighting masts, provision of internal access arrangements and car parking within the substation compound, services, all associated construction works, and all ancillary works.</p> <p>An Environmental Impact Assessment Report has been prepared in respect of this application.</p>
--	---

10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

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

Gross floor space of any existing buildings(s) in m ²	0 sq.m
Gross floor space of proposed works in m ²	3,067 sq.m
Gross floor space of work to be retained in m ² (if appropriate)	0 sq.m
Gross floor space of any demolition in m ² (if appropriate)	0 sq.m

12. In the case of residential development please provide breakdown of residential mix: Not Applicable

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing: Not Applicable

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use: Not Applicable

Existing use (or previous use where retention permission is sought)
<u>Not Applicable</u>
Proposed use (or use it is proposed to retain)
<u>Not Applicable</u>
Nature and extent of any such proposed use (or use it is proposed to retain).
<u>Not Applicable</u>

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X Please refer to the accompanying AA Screening Report which is appended to the EIAR.
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X (EIAR submitted with this application)	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X

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

16. Services:

Proposed Source of Water Supply: <i>Please refer to CSEA Engineering Report</i>
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment: <i>Please refer to CSEA Engineering Report</i>
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____
Proposed Surface Water Disposal: <i>Please refer to CSEA Engineering Report</i>
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] The newspaper notice for the proposed development was published in The Herald and the Irish Independent on the 7th of September 2020.
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] The locations of the site notices erected are indicated on the site location map submitted herewith. The site notices were erected on the 7th of September 2020.
Details of other forms of public notification, if appropriate e.g. website
A stand-alone website has been created: www.gunnockssid.com

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála <ul style="list-style-type: none">• Pre-Application Meeting on the 4th of December 2019 at the offices of the Board
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Please refer to Planning Report Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Copy of notification letters submitted herewith.

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

- Minister for Housing, Planning and Local Government
- Minister for Culture, Heritage and the Gaeltacht (DAU)
- Minister for Agriculture, Food and the Marine
- Minister for Communications, Climate Action and Environment
- Minister for Transport, Tourism and Sport
- Meath County Council
- Fingal County Council
- Irish Water
- Inland Fisheries Ireland
- Transport Infrastructure Ireland
- Environmental Protection Agency
- The Heritage Council
- An Taisce
- An Chomhairle Ealaíon
- Failte Ireland
- Health & Safety Executive
- Health & Safety Authority
- Commission for Regulation of Utilities, Water and Energy

19. Confirmation Notice:

Copy of Confirmation Notice


Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. **Please refer to JSA Cover Letter for copy of EIA Portal Confirmation**

20. Application Fee:

Fee Payable

€100,000 (copy of EFT payment enclosed)

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	7th September 2020

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



Meath County Council

Buvinda House, Dublin Road, Navan,
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Corporate Services

11th August 2020

Peter E. Fagan
Director
CSEA
Seafront Lodge
Castledawson Avenue
Blackrock
Co Dublin

Letter of Consent to proceed with a 220kV substation and 220kV underground grid connection

Applicant: EngineNode Ltd, 6/9 Trinity Street, Dublin 2

Dear Peter

Meath County Council as the body having effective control over the lands hereby consent to EngineNode Ltd making a Planning Application for the provision of a 220kV substation and 220kV underground grid connection in the following townlands to the north of Clonee, Co Meath.

- Bracetown
- Gunnocks
- Paddingstown
- Normansgrove
- Rowan
- Portmanna
- Pace

as per the Drawing No. A1045 – CSE – HEL – XX – DR – C – 2001 attached. Please note that if planning is granted, it is subject to a road opening licence from Transportation Department of Meath County Council.

I would point out that the Council gives this consent in its capacity as property owner and not as a Planning Authority. Nothing herein shall in any way limit the exercise by the Council of its statutory responsibilities as a Planning Authority and should not be taken as an indication of what the Planning Authority's views might be in respect of the proposed development.

Yours sincerely

Una McNamara

Senior Staff Officer
Corporate Services – Assets & Facilities Management

An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

6th August 2020

To Whom It May Concern,

**RE: SECTION 182 STRATEGIC INFRASTRUCTURE DEVELOPMENT APPLICATION FOR
SUBSTATION AND TRANSMISSION LINE DEVELOPMENT AT BRACETOWN,
NORMANS GROVE, PACE & GUNNOCKS, TO THE NORTH OF CLONEE, CO. MEATH**

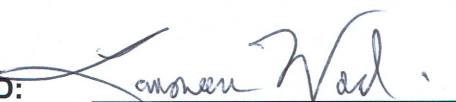
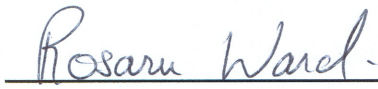
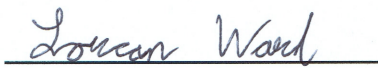

I refer to the above referenced planning application.

I hereby consent to a Planning Application for a 220kV GIS substation, transmission line, and associated development being made on land within my control as illustrated on the enclosed drawing.

For the avoidance of doubt, this consent is solely to the making of this application in respect of the above-referenced proposed development, and not for any other purpose, including permission to access the lands for the execution of the proposed works (which will be subject to further agreement).

Yours sincerely

SIGNED:

	Laurence Ward	11 AUG 2020
	Rosarii Ward	11 AUG 2020,
	Lorcan Ward	11 AUG 2020
	Bernard Ward	11 AUG 2020