



Oifig Chláraithe
EirGrid plc
An tUbhchruth,
160 Bóthar Shíol Bhroin,
Droichead na Dothra,
Baile Átha Cliath 4,
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Éire

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Date: 1st August 2025

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

RE: PLANNING APPLICATION FOR STRATEGIC INFRASTRUCTURE DEVELOPMENT UNDER SECTION 182A OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) COMPRISING THE DEVELOPMENT OF A 220 / 110KV GAS INSULATED SWITCHGEAR (GIS) SUBSTATION ON A C. 1.124 HA SITE AT THE ESB GATEWAY CAR PARK AND ADJOINING LANDS, EAST WALL ROAD, EAST WALL, DUBLIN 3.

PRE-APPLICATION CONSULTATION: ABP-322217-25

Dear Sir / Madam,

Enclosed please find a Strategic Infrastructure Development (SID) planning application by EirGrid plc, The Oval, 160 Shelbourne Road, Ballsbridge, Dublin 4, D04 FW28 under Section 182A of the *Planning and Development Act 2000*, as amended (the Act) for the development described above and detailed fully in the enclosed statutory notices.

This application for approval is made following receipt of the formal notice from An Coimisiún Pleanála, dated 12th June 2025 (Ref: ABP-322217-25) confirming the opinion of An Coimisiún Pleanála that the proposed development falls within the scope of Section 182A of the Act.

As confirmed by An Coimisiún Pleanála by email on 16th July 2025, 10 no. sets of the application plans and particulars (2 no. hard copies, and 8 no. electronic copies) have been enclosed herewith. Copies of the planning application have also been furnished to Dublin City Council and to the Prescribed Bodies, as instructed by An Coimisiún Pleanála.

The application submission comprises the following:

1. Application Covering Letter (this letter)
2. A *Statutory Particulars Document* that includes the following:
 - SID Application Form
 - Copy of EFT verification for €100,000, as the appropriate SID application fee
 - Letter of Consent from ESB

Stiúrthóirí: Brendan Tuohy Cathaoirleach, an Dr Theresa Donaldson Leaschathaoirleach, Tom Coughlan, Michael Hand, Rosa M Sanz García (An Spáinn), James Nyhan, Pauline Walsh, Ivan Schuster

Directors: Brendan Tuohy Chair, Dr Theresa Donaldson Deputy Chair, Tom Coughlan, Michael Hand, Rosa M Sanz García (Spain), James Nyhan, Pauline Walsh, Ivan Schuster

Uimhir Chláraithe na Cuideachta No. | Company Reg No. 338522

- Letter from ABP on Closure of Pre-Application Consultation and Confirmation of SID status of the proposed development
 - Copy of Site Notice, as erected on 31st July 2025
 - Copy of Newspaper Notice, as published within the Irish Independent and the Irish Daily Star on 31st July 2025
 - Schedule of Prescribed Bodies to which notification of making the application has been sent and copy of the Notice Letters
 - Schedule of Application Documentation and Drawings
3. Planning and Environmental Considerations Report
 4. Planning Application Drawings
 5. Architectural Report
 6. Photomontages
 7. Flood Risk Assessment
 8. Outline Construction and Environmental Management Plan
 9. Engineering Services Report
 10. AA Screening Report
 11. EIA Screening Report
 12. Public Engagement Report

Public consultation in respect of this application will run for a seven-week period commencing on **08th August 2025**. The public notices state, inter alia, that any submissions/observations must be made to An Coimisiún Pleanála accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than **5.30pm on 25th September 2025**.

A stand-alone website containing all of the application documentation has been set up at the following web address: <https://www.eirgridcentraldublin.ie>

In addition to the above, an ESRI shapefile of the planning application boundary in the Irish Transverse Mercator coordinate reference system is included in the enclosed electronic copies as required by question 6 of the SID Application Form.

The subject proposals have been developed following significant consultation and engagement with Dublin City Council, relevant prescribed bodies, members of the public and other key stakeholders. This engagement is summarised in a Public Engagement Report, prepared by EirGrid, and enclosed as part of the SID application documentation.

While the subject proposals have been carefully considered to address feedback from these key stakeholders, it is considered that there is scope for further discussion and agreement (with DCC and Transport Infrastructure Ireland in particular) regarding specific details, without affecting the principle, nature and extent of the proposed development.

While a comprehensive project proposal has been submitted, including details such as building finishes, site landscaping, and boundary treatment, it is considered that discussion in relation to materials, finishes and works within the public realm could occur as part of post-consent engagement and detailed design. In this context, we would note that the SID application boundary includes the public footpath to the front of the subject site. This strip of land is within the control of DCC and is included within the application boundary for completeness and public/stakeholder understanding. Details of works within this area are the subject of ongoing discussion and agreement with DCC. It is considered



that such agreement can be facilitated by the inclusion of a planning condition on any approval of the proposed SID.

If you have any questions or require any further information, please do not hesitate to contact the undersigned. We look forward to a favourable decision in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Leah Kenny". The signature is fluid and cursive, with the first name "Leah" and last name "Kenny" clearly distinguishable.

Leah Kenny

Senior Planner

Leah.kenny@eirgrid.ie