

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24

Date: 14<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: PROPOSED DEVELOPMENT COMPRISING COMPRISES AMENDMENTS TO THE PERMITTED ELECTRICAL SUBSTATION COMPOUND AND STRUCTURES PERMITTED UNDER REG. REF.: SD19A/0042 AND ABP REF.: 305948-19 ON A SITE WITHIN THE TOWNLAND OF BALLYMAKAILY, WEST OF NEWCASTLE ROAD (R120), LUCAN, CO. DUBLIN**

On behalf of our client EdgeConnex Ireland Limited we enclose details of a proposed development comprising amendments to the permitted electrical substation compound and structures permitted under Reg. Ref.: SD19A/0042 and ABP Ref.: 305948-19 on a site within the townland of Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin. The substation to which the current amendments relate will be known as the Kishoge substation.

The proposed development is described as follows within the public notices:

*"The proposed development comprises amendments to the electrical substation compound and structures permitted under Reg. Ref.: SD19A/0042 and ABP Ref.: 305948-19.*

*The proposed amendments will comprise the following:*

- *Amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to c. 0.77 hectares.*
- *Reorientation of the Gas Insulated Switchgear (GIS) substation building to a north-south orientation, and associated amendments to the building footprint, layout, and elevations, providing for a two storey building with a gross floor area (GFA) of c. 1,456 sq.m.*
- *Alterations to the permitted single storey Client Control Building to provide for the substitution of this structure with 5 no. single storey modular client control units, with a combined total GFA of c. 231 sq.m (GFA of c. 46.2 sq.m per module).*
- *Associated amendments to the permitted substation access arrangements (3 no. gated access points provided), transformers, security fencing (to be 2.6 metres high in place of the 2.4 metre high fencing permitted), lighting, services, MV substation, parking, utility cabling, amendments to permitted landscaping and berms adjoining the substation compound and associated and ancillary works."*

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The planning application is accompanied by the following documentation, which seeks to address the requirements of the South Dublin County Development Plan 2016-2022 and the Planning and Development Regulations 2001-2022:

- Completed planning application form;
- Copy of site notice and original copy of newspaper notice;
- 6 no. copies of this Cover Letter 6 prepared by John Spain Associates;
- 6 no. copies of a Planning Report prepared by John Spain Associates;
- 6 no. copies of Permitted and Proposed Architectural Drawings including drawing schedule prepared by Henry J. Lyons Architects;
- 6 no. copies of Engineering Planning Report, Engineering Drawings and Drawing Schedule prepared by CSEA Consulting Engineers;
- 6 no. copies of an Environmental Impact Assessment Screening Report prepared by AWN Consulting and others with appendices (including AA Screening Report prepared by Scott Cawley);
- 6 no. copies of a Landscape Masterplan and Landscape Architecture note prepared by Kevin Fitzpatrick Landscape Architects;
- 6 no. copies of a photomontage brochure prepared by Digital Dimensions;
- 6 no. copies of Lighting details / Reports prepared by H&MV Consulting Engineers;
- Planning application fee of €3,405.60 (paid in advance via EFT).

The Planning Report submitted with this application provides a detailed assessment and justification for the proposed development having regard to the site's location and context, planning history and planning policy context.

If you require any further information, please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**