



Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
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Suíomh / Website: www.wicklow.ie

Electricity Supply Board
ESB Head Office
27 Fitzwilliam Street Lower
Dublin 2
D02 KT92

 Of May 2026

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX53/2026**

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Coimisiún Pleanála of such fee as may be prescribed, refer a declaration for review by the Coimisiún within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,



ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT
2000 AS AMENDED

Applicant: Electricity Supply Board

Location: Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow

Reference Number: EX 53/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/517

A question has arisen as to whether “the asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation” at Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- The details received with the Section 5 Declaration on the 15/04/2026.
- Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- Article 3, 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

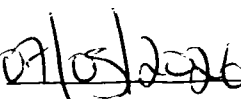
- Having regard to the proposed site layout plan (figure 2.5) submitted and the works detailed, the development involves upgrading and renewing an existing substation (structure);
- The replacement and upgrades would come within the definition of works as set out under Section 3 of the Planning & Development Act 2000 (as amended);
- The works are being carried out by a statutory undertaker (ESB) for the purpose of repairing, renewing or altering other apparatus- proposal comes within the scope of Section 4(1)(g) of the Planning & Development Act 2000 (as amended);
- The carrying out of works are for the maintenance, improvement or other alteration of any structure (substation), being works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure- proposal comes within the scope of Section 4(1)(h) of the Planning & Development Act 2000 (as amended).

The Planning Authority considers that “the asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation” at Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow is development and IS exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/517

Reference Number: EX 53/2026

Name of Applicant: Electricity Supply Board

Nature of Application: Section 5 Referral as to whether "*the asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation*" is or is not development and is or is not exempted development.

Location of Subject Site: Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow

Report from: Holly O'Connor, EP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*the asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation at Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow* is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- a) The details received with the Section 5 Declaration on the 15/04/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 3, 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. Having regard to the proposed site layout plan (figure 2.5) submitted and the works detailed, the development involves upgrading and renewing an existing substation (structure);
- ii. The replacement and upgrades would come within the definition of works as set out under Section 3 of the Planning & Development Act 2000 (as amended);
- iii. The works are being carried out by a statutory undertaker (ESB) for the purpose of repairing, renewing or altering other apparatus- proposal comes within the scope of Section 4(1)(g) of the Planning & Development Act 2000 (as amended);
- iv. The carrying out of works are for the maintenance, improvement or other alteration of any structure (substation), being works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure- proposal comes within the scope of Section 4(1)(h) of the Planning & Development Act 2000 (as amended).

Recommendation

The Planning Authority considers that "*the asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation*" at Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: Dicola Lemmy

Date: 06/05/2026

ORDER:
I HEREBY DECLARE:

THAT "the asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation" at Fassaroe 110Kv/MV Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Edwards
T/Senior Planner
Planning, Economic & Rural Development

Date: 7/5/2026

**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT SECTION 5 APPLICATION

TO: EDEL BERMINGHAM S.P/ PATRICE RYAN S.E.P
FROM: HOLLY O'CONNOR E.P.
SUBJECT REF: EX 53/2026
DECISION DATE: 12/05/2026
APPLICANT: ELECTRICITY SUPPLY BOARD
ADDRESS: FASSAROE SUBSTATION
EXEMPTION QUERY: ASSET REPLACEMENT

Site Location:

The subject site is located in the townland of Fassaroe, forming part of the urban area of Bray. The site is along and accessed via the local road L55212-0. The site is on lands zoned PU-Public Utility. The subject site consists of an established ESB 110kv substation in place since the early 1990s.

Planning History:

- 08/183: PP granted for 3 no. 2m panel antennae, 5 no. 0.6m diameter link dishes and 13 no. 0.3m diameter link dishes attached to an existing 37.5m high lattice communications structure and permission to erect 3 X 1.8m directional antennae and additional panel antennae to provide for future third party co-location at exiting communications structure at ESB's existing Fassaroe 110kV substation.
- 03/9683: PP granted for diversion of existing Carrickmines Fassaroe East and West lines to facilitate development of land at Ballyman Co Dublin. The proposed diversion will entail the removal of the existing Carrickmines – Fassaroe East and Carrickmines – Fassaroe West from the existing substation at Fassaroe, Co. Wicklow to the townland of Ballycorus, Co. Dublin . The total length of line to be removed is approx. 1 km, consisting of 3 double wood polesets. The lines are to be replaced with two new line sections consisting of 4 steel angle masts and 3 double wood polesets. The total length of new line is approximately 1.5 km.
- 95/2308: PP granted for triangular steel lattice transmission mast, equipment cubicle, security fencing and access track.
- 93/418: PP granted for Radio tower at existing transformer station compound.

Land use:

Settlement: Bray Municipal District Local Area Plan 2018
Zoning PU- Public Utility

Relevant legislation:**Planning and Development Act 2000 (as amended)****Section 2:**

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situated,

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Development -Section 3:

"development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

Section 4(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

Exempted Development Section 4:

(1) The following shall be exempted developments for the purposes of this Act—

(g) development consisting of the carrying out by any local authority or statutory undertaker of any works for the purpose of inspecting, repairing, renewing, altering or removing any sewers, mains, pipes, cables, overhead wires, or other apparatus, including the excavation of any street or other land for that purpose;

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

(3); A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in subsection (1), or

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning & Development Regulations 2001 (as amended)

Article 3-

"electricity undertaking" means an undertaker authorised to provide an electricity service

Article 6-

Article 6(1) states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

Article 9-

9(1) (a) and (b) details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act.

Schedule 2, Part 1, Exempted Development – Development by statutory undertakers

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 26 The carrying out by any undertaker authorised to provide an electricity service of development consisting of the laying underground of mains, pipes, cables or other apparatus for the purposes of the undertaking.</p>	
<p>CLASS 27 The carrying out by any undertaker authorised to provide an electricity service of development consisting of the construction of over-head transmission or distribution lines for conducting electricity at a voltage not exceeding a nominal value of 20kV.</p>	
<p>CLASS 28 The carrying out by any undertaker authorised to provide an electricity service of development for the purposes of the undertaking consisting of the construction or erection of an overhead transmission line not more than 40 metres from a position in respect of which permission for such line was granted and which otherwise complies with such permission, but not a line in respect of which a condition attached to the relevant permission imposed a contrary requirement.</p>	
<p>CLASS 29 The carrying out by any electricity undertaking of development consisting of the construction or</p>	<p>The volume above ground level of any such unit substation or minipillar shall not exceed 11 cubic metres, measured externally</p>

erection of a unit substation (excluding a charging point for electric vehicles) or minipillar for the distribution of electricity at a voltage not exceeding a nominal value of 20kV.	
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An Coimisiun Pleanála referencis:

ABP-306431-20- WHEREAS a question has arisen as to whether the construction of 220kV Shunt Reactors with associated internal compound and associated equipment within the existing Ballyvouskill 220/110kV Electricity Substation at Caherdowney, County Cork, is or is not development or is or is not exempted development:

An Bord Pleanála has concluded that - (a) the proposed development consists of the carrying out by a statutory undertaker of works for the purpose of altering apparatus within this existing substation (containing buildings and apparatus) and would, therefore, come within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000, as amended.

RL3080

An Bord Pleanála, in exercise of the powers conferred on it by section 5(3) of the Act, hereby decides that the said construction of new steel electricity pylons in new locations along the route of the existing Maynooth-Ryebrook 110kV electricity line at a height of 0.5 to 1 metre higher than the existing pylons at Maynooth-Ryebrook 100kV line, County Kildare is development and is exempted development.

(a) EirGrid Plc is a "statutory undertaker" and an "electricity undertaking" within the meaning of the Planning and Development Act, 2000 as amended, and of the Planning and Development Regulations, 2001, as amended, and has been licenced under the provisions of the Electricity Regulation Act, 1999, as an "electricity undertaking",

(b) the construction of new steel electricity pylons in new locations along the route of the existing Maynooth-Ryebrook 110kV electricity line at a height of 0.5 to 1 metre higher than the existing pylons, constitutes works as defined, and is therefore "development" within the meaning of section 3 of the Planning and Development Act, 2000,

(c) the works consisting of the renewing of intermediate pylons and their replacement with towers of similar design, in an immediately adjacent location on the same alignment, and with a maximum tower height increase of 0.5 to 1 metre over existing are being carried out in conjunction with:

(i) the renewing and altering of the existing conductors, with a like for-like replacement on the same line and at the same locations, and

(ii) the renewing of angle structures and their replacement with new towers of similar height at the same location, comprise a single renewal project being undertaken as part of the statutory undertaker's routine function associated with transmission infrastructure maintenance in which there will be no increase in the voltage of the line from the existing 110kV and where the alterations would not differ materially from the existing infrastructure being renewed,
and

(d) the replacement of the pylon structures, carried out in conjunction with the restringing of the overhead conductors, along this 110kV overhead electricity transmission line constitutes works for the purpose of renewing and altering overhead wires and other apparatus and comes within the scope of section 4(1)(g) of the Planning and Development Act, 2000:

Declaration details submitted:

The elements involved in delivering this work are as follows:

- Removal of 3 no. 38kV polesets;
- Removal of 1 no. 38 kv tower;
- Retirement of 2no. 110kv masts;
- Installation of 1 no. 38kv Line Cable Interface Mast (LCIM) tower/poleset;
- Installation of 2 no. 110kv LCIM;
- Installation of new control room building which also houses the 38kv and medium voltage (MV) gas insulated switchgear;
- Replace 2 no. existing 110/38kv transformers and associated bunds and arc suppression coils;
- Installation 2 no. new 110mv transformers and associated bunds;
- Install 110kv busbar extension;
- Replace existing 110kv high voltage equipment on existing bays;
- Overhead line and cables work to divert existing circuits to a new modules.

The Queriest seeks confirmation as to whether the proposed asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow, is or is not development and is or is not exempt development.

The Section 5 Declaration application is supported by a planning report which sets out the characteristics of the development, legislation and precedent exempted development cases. The report concludes that having regard to the description of the works set out in Section 2 and the scope of the works set out under Section 4(1)(g) and 4(1)(h) of the Act, it is submitted that the proposed works come within the exempted development provisions set out therein because –

- Consist of the carrying out of works by a statutory undertaker (ESB)
- Consists of works that would renew and alter existing apparatus used for that statutory purpose where the 'apparatus' under consideration is the entire substation- these works fall within the scope of development provided for under section 4(1)(g) of the Planning & Development Act 2000,
- Consist of works that are for the maintenance maintenance, improvement or alteration of any structure (the substation) which - due to the location, setting and established nature of the site, would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure- these works fall within the scope of development provided for within section 4(1)(h) of the P&D Act 2000.
- The proposed works have been screened against the statutory requirements for both Appropriate Assessment and Environmental Impact Assessment and neither are required in the context of the works.

Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that: "*development*" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land. Section 2 of the Act defines works as "*works*" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure. I am satisfied that the proposal would involve works of construction and therefore the proposal does constitute development.

The second stage of the assessment is to determine whether or not the proposal would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations.

Section 4 of the Planning and Development Act provide the following exemption:

(g) development consisting of the carrying out by any local authority or statutory undertaker of any works for the purpose of inspecting, repairing, renewing, altering or removing any sewers, mains, pipes, cables, overhead wires, or other apparatus, including the excavation of any street or other land for that purpose;

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures

It is considered that the works are being carried out by a statutory undertaker (ESB) for the purpose of repairing, renewing or altering other apparatus- therefore the proposal comes within the scope of S.4(1)(g).

It is considered that the carrying out of works are for the maintenance, improvement or other alteration of any structure (substation), being works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure- therefore the proposal comes within the scope of S.4(1)(h).

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether:

The asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow; constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority considers that:

the proposed asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110Kv/MV substation, **is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration:

- a) The details received with the Section 5 Declaration on the 15/04/2026;
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 3, 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration

- Having regard to the proposed site layout plan (figure 2.5) submitted and the works detailed, the development involves upgrading and renewing an existing substation (structure);
- The replacement and upgrades would come within the definition of works as set out under Section 3 of the Planning & Development Act 2000 (as amended);
- The works are being carried out by a statutory undertaker (ESB) for the purpose of repairing, renewing or altering other apparatus- proposal comes within the scope of Section 4(1)(g) of the Planning & Development Act 2000 (as amended);
- The carrying out of works are for the maintenance, improvement or other alteration of any structure (substation), being works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure- proposal comes within the scope of Section 4(1)(h) of the Planning & Development Act 2000 (as amended).

Holly O'Connor

Date 05/05/2026

Holly O'Connor E.P

Agud S. N. P.
TLP
15/2026



**Comhairle Contae Chill Mhantáin
Wicklow County Council**

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

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Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Holly O'Connor
Executive Planner** **FROM: Nicola Fleming
Staff Officer**

**RE: - EX53/2026 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)**

I enclose herewith for your attention application for Section 5 Declaration received 15/04/2026.

The due date on this declaration is the 12/05/2026.

**Staff Officer
Planning Development & Environment**





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

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Electricity Supply Board
ESB Head Office
27 Fitzwilliam Street Lower
Dublin 2
D02 KT92

20th of April 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX53/2026

A Chara

I wish to acknowledge receipt on 15/04/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 12/05/2026.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



Tá an doiciméad seo ar fáil i bhformáid dhigiteach.
This document is available in digital format.

Ba chóir gach comhfhreagras a sheoladh chuig an Stúirthóir Seirbhíse, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development



Wicklow County Council
County Buildings
Wicklow
0404 20100

16/04/2026 16 28 21

Receipt No L1/0/362170
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RECEIVED 15 APR 2026

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

- (a) Name of applicant: Electricity Supply Board
Address of applicant: ESB Head Office, 27 Fitzwilliam Street Lower,
Dublin 2, D02 KT92

Note Phone number and email to be filled in on separate page.

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable): Amy O'Connell, ESB Engineering and Major
Projects, The Sidings Building, Grand Canal Quay, Dublin 2, D02 E7K8

Note Phone number and email to be filled in on separate page.

3. Declaration Details

- i. Location of Development subject of Declaration Fassaroe 110 kV/MV
Substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____

Whether the proposed asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110kV/MV substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow, is or is not development, and if development, is or is not exempted development.

Please see attached Exempted Development Screening Report for further detail.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____

- *Section 2(1) of the Planning and Development Act, 2000, as amended.*
- *Section 3(1) of the Planning and Development Act, 2000, as amended.*
- *Section 4(1)(g) and Section 4(1)(h) of the Planning and Development Act, 2000, as amended*


Please see attached Exempted Development Screening Report for further detail.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? NO

vii. List of Plans, Drawings submitted with this Declaration Application

- *PE492-D062-066-002-000 Site Location Map*
- *PE492-D062-069-001-000 Existing Site Layout*
- *PE492-D062-069-002-000 Demolition Works*
- *PE492-D062-069-003-000 Proposed Site Layout*
- *PE492-D062-069-004-001 Elevations*

viii. Fee of € 80 Attached ? YES

Signed : 
Amy O'Connell

Dated :__ 15/04/2026

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.



Energy for
generations

Fassaroe 110kV Substation Renewal

ESB Networks

Section 5 Declaration Report

Date: April 2026

Engineering and Major Projects, One Dublin Airport Central, Dublin Airport, Cloghran, Co. Dublin,
K67 XF72, Ireland.

Phone +353 (0)1 703 8000

www.esb.ie

File Reference:	PE595-F2485	
Client Recipient:	ESB Networks	
Project Title:	Fassaroe 110 kV Substation Renewal	
Report Title:	Section 5 Declaration Report	
Report No.:	PE595-F2485-PP485-001-000	
Revision No.:	Rev 0	
Prepared by:	Amy O'Connell	Date: 13/04/2026
Title:	Planner	
Verified by:	Heather McMeel	Date: 14/04/2026
Title:	Senior Planning Specialist	
Approved by:	Janette McDonald	Date: 15/04/2026
Title:	Networks Engineering Planning and Environmental Consenting Team Lead	

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1 Introduction

This Section 5 Declaration of Exempted Development, under the provisions of Section 5 of the Planning and Development Act, 2000 (as amended) has been prepared for the consideration of Wicklow County Council.

This Section 5 Declaration of Exempted Development seeks a declaration from the Planning Authority for the following:

- ***Whether the proposed asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110kV/MV substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow, is or is not development, and if development, is or is not exempted development.***

The elements involved in delivering this work are as follows:

- *Removal of 3 no. 38 kV polesets;*
- *Removal of 1 no. 38 kV tower;*
- *Retirement of 2 no. 110 kV masts;*
- *Installation of 1 no. 38 kV Line Cable Interface Mast (LCIM) tower/poleset;*
- *Installation of 2 no. 110 kV LCIM;*
- *Installation of new control room building which also houses the 38 kV and Medium Voltage (MV) Gas Insulated Switchgear (GIS);*
- *Replace 2 no. existing 110/38 kV transformers and associated bunds and Arc Suppression Coils(ASCs);*
- *Install 2 no. new 110/MV transformers and associated bunds;*
- *Install 110 kV busbar extension;*
- *Replace existing 110 kV High Voltage (HV) equipment on existing bays;*
- *Overhead line and cables work to divert existing circuits to the new modules.*

The Electricity Supply Board (ESB) are intending to undertake asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110kV/MV Substation to provide a modern substation that can meet existing and future electricity demands in the area.

It is considered that the proposed works subject to this Section 5 Declaration represent development, and furthermore, constitute exempted development under the provisions of Section 4(1)(g) and 4(1)(h) of the Planning and Development Act, 2000 (as amended).

2 The Existing Site and Proposed Development

2.1 The Existing Substation

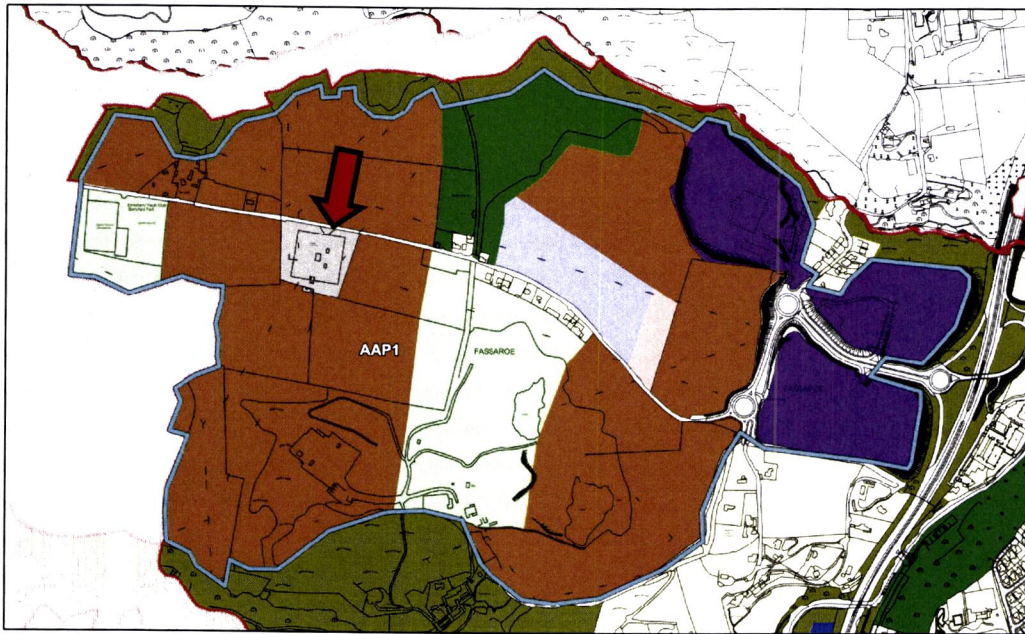
Fassaroe 110 kV/MV substation is a long-established electricity distribution substation located on Berryfield Lane, near Bray, County Wicklow – see **Figure 2-1 Fassaroe Substation Site Location**.



Figure 2-1 Fassaroe Substation Aerial Photo

The surrounding lands are a primarily agricultural lands, with some residential dwellings along Berryfield Lane and Enniskerry AFC is also located to the west of the site. The substation is accessed from Berryfield Lane and the compound is surrounded by vegetation on all sides.

The substation site was zoned 'Public Utility' in the most recent Bray Local Area Plan 2018-2024 (LAP) – See Figure 2-2.



ZONING LEGEND

Municipal District Boundary	TC Town Centre	AOS Active Open Space	Conservation Area
Settlement Boundary	NC Neighbourhood Centre	OS1 Open Space	T Tourism
RE Existing Residential	LSS Local Shops & Services	OS2 Open Space	
R-HD New Residential	MU Mixed Use	SF Bray Seafront	
R20 New Residential	E1 Employment	PU Public Utility	
R15 New Residential	E3 Retail Warehousing	CE Community & Education	
R10 New Residential	E Special Employment	GTH Bray Gateway & Transport Hub	
R Special New Residential	FI Film Industry	KD KIruddery Demesne Conservation & Tourism Zone	

Figure 2-2 Land use zoning map Bray LAP 2018-2024

The existing substation site is characteristic of a site used for the distribution of electricity. As such it is a quasi-industrial site, characterised by areas of outdoor equipment, control buildings, open areas, etc. with surrounding planting, as apparent from the aerial photo.

The site access on Berryfield Lane is a secure gateway, ensuring the site can only be accessed by authorised personnel involved in substation operations or the carrying out of routine maintenance works.

The existing substation is an Air Insulated Switchgear (AIS) substation, therefore the majority of the electrical equipment is outdoors. Within the site there are a number of structures, as shown on Figure 2-3.

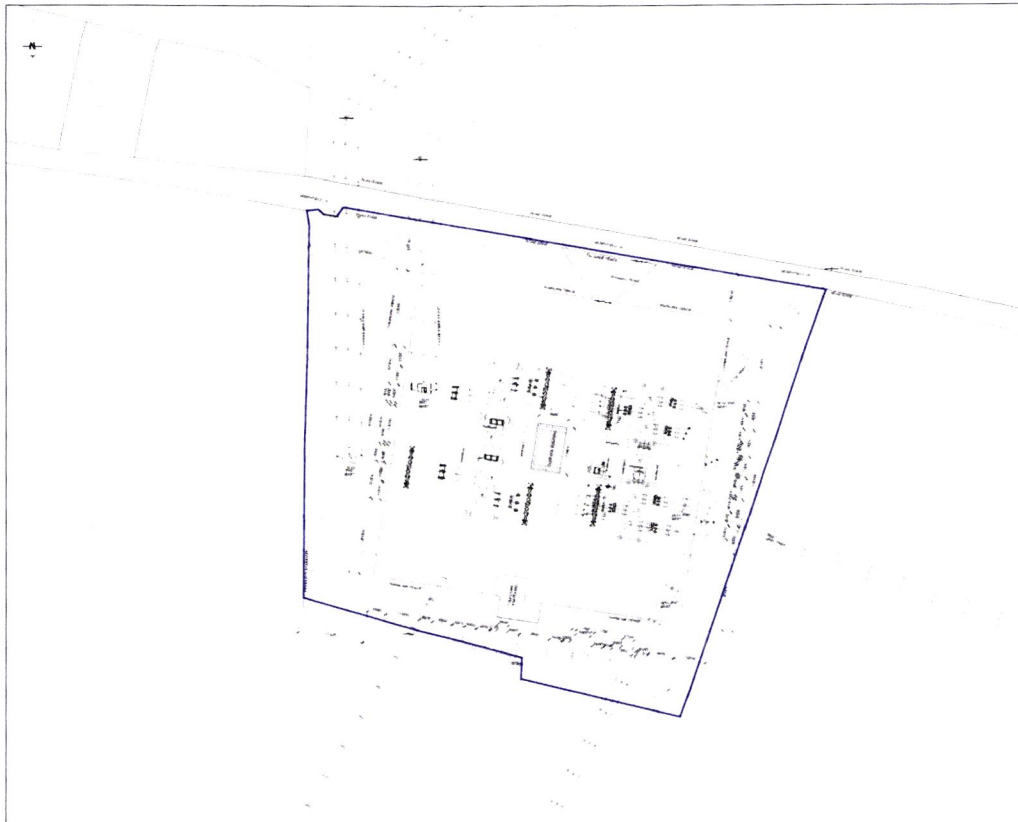


Figure 2-3 Existing Fassaroe Substation Layout PE492-D062-069-001-000

2.2 The Proposal

2.2.1 Need for the Proposed Development

Every five years, ESB Networks submits a business plan to the Commission for the Regulation of Utilities (CRU), outlining our planned investments in the network over the next five years as part of a regulated Price Review (PR) process. ESB has recently issued PR6 which covers the period from 2026-2030.

PR6 highlights that *“the electricity network must be capable of meeting both peak demand and larger flows of electricity. We anticipate an increase in connection applications of all sizes, as well as higher levels of network utilisation by existing customers. This will require investment in additional network capacity at all voltage levels (high, medium and low voltage), as well as measures to increase the reliability and resilience of the existing network.”*

PR6 goes into detail on the necessary upgrades and projects that will be delivered over this period. A key output in the plan is the uprating of 15 no. 38 kV substations (See Section 5.4 Summary of Outputs, [PR6](#)). The proposed development is a key element of PR6 which will see ESB invest €13.4 billion in electricity infrastructure from 2026-2030.

It is proposed to renew equipment and extend the existing Fassaroe Substation to provide a modern substation that can meet existing and future electricity demands in the area and will assist towards achieving ESBs Net Zero by 2040.

ESB Network planners have forecast growing electrical load demand in the Fassaroe area and as part of this project, additional transformer capacity is being installed to provide additional electrical capacity for the existing and future local community. There is a significant number of housing developments which are planned for the area around the substation. Bray LAP has zoned for over 3000 units in Fassaroe, and the Old Connaught LAP has predicted significant population growth and zoned land for 2500 units to be developed.

2.2.2 Proposed Development

The proposed works comprise the replacement and upgrade of existing electrical infrastructure within the Fassaroe 110kV/MV Substation. The elements involved in delivering this work are as follows:

The proposed development will consist of a c. 1200 sqm extension to the substation compound, and works within the substation compound including but not limited to;

- *Removal of 3 no. 38 kV polesets;*
- *Removal of 1 no. 38 kV tower;*
- *Retirement of 2 no. 110 kV masts;*
- *Installation of 1 no. 38 kV LCIM tower/poleset;*
- *Installation of 2 no. 110 kV LCIM;*
- *Installation of new control room building which also houses the 38 kV and MV GIS;*
- *Replace 2 no. existing 110/38 kV transformers and associated bunds and ASCs;*
- *Install 2 no. new 110/MV transformers and associated bunds;*
- *Install 110 kV busbar extension;*
- *Replace existing 110 kV HV equipment on existing bays;*
- *Overhead line and cables work to divert existing circuits to the new modules.*

Figures 2-4 and 2-5 below show the proposed demolition and proposed final layout of the substation.



Figure 2-4 Proposed Demolition Layout PE492-D062-069-002-000



Figure 2-5 Proposed Layout PE492-D062-069-003-000

3 Legislative Context and Assessment

3.1 Definition of 'Development'

The aim of this Section 5 Declaration is to determine whether the proposed works to the existing Fassaroe 110kV/MV Substation, is or is not development, and is or is not exempted development. Therefore, it must be determined whether the proposed works constitute development in the first instance.

Section 3 (1)(a), of the Planning and Development Act, 2000 (as amended) [hereafter referred to as 'the Act'] defines "development" as:

"the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land,..."

Section 2 (1) the Act defines "use" and "works" as follows:

"use", in relation to land, does not include the use of the land by the carrying out of any works thereon;

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

It is considered that the proposed removal and replacement of existing electrical infrastructure within the substation compound and associated ancillary works are "works" as defined under Section 2(1) of the Act, and therefore, is "development" as defined under Section 3(1) of the Act.

There will be no material change of use taking place as a result of the proposed development.

3.2 Exempted Development

As it is considered that the proposed removal and replacement of existing electrical infrastructure within the substation compound and associated ancillary works is "development", it is then necessary to determine whether it is exempted development.

Provision is made under Section 4(1) of the Act for specific works to be exempted from the requirement for planning permission. In this regard, the following exempted development provisions are considered relevant:

- **4(1)(g):** *Development consisting of the carrying out by any local authority or statutory undertaker of any works for the provision of inspecting, repairing, renewing, altering or removing any sewers, mains, pipes, cables, overhead wires or other apparatus, including the excavation of any street or other land for that purpose.*
- **4(1)(h):** *Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.*

The ESB is a statutory undertaker as per Section 2 of the Act, which defines “statutory undertaker” as “a person, for the time being, authorised by or under any enactment or instrument under an enactment to— (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services”. Accordingly, the requirement that the subject works must be carried out by a statutory undertaker to qualify as exempted development under the provision of Section 4(1)(g) of the Act is satisfied in this instance.

The proposed development works are being carried out in order to renew the substation with modern equipment to meet current standards and to cater for existing and future electrical demands in the area as described in Section 2 of this report. Similar works are routinely carried out at locations throughout the country by ESB.

Key characteristics of the development are:

- There will be no material change in the function or form of the electrical substation. After the completion of the works, the site will still operate and function as an electrical substation.
- The function of the site will remain the distribution of electricity. There will be no increase in the intensity of activities – or any associated characteristics such as increased frequency of maintenance works.
- The proposed development works are located within the existing substation site, directly associated with the established function of the site as a substation.
- In the context of an established and operational substation site, the scale of the development is not material. The proposed module will be small in scale and will not be any more visible externally than the existing equipment.
- Outside the site, the material character of the substation is largely defined by the boundary treatment – As such the proposed electrical works will not materially affect the external appearance of the substation as to render the appearance inconsistent with the character of the substation or neighbouring apparatus.

In relation to the provisions set out under Sections 4(1)(g) and 4(1)(h) of the Act, it is important to note that a substation such as this operates as a single piece of apparatus – though it comprises a number of elements that work collectively as ‘a substation’. As such the ‘substation’ – as defined by its outer boundaries, is a singular planning unit and it is appropriate to consider any works required to ‘inspect, repair, renew, alter or remove’ may necessitate works to individual elements within the substation. There is no requirement that any such works would simply replace one part with an exact replica and – indeed given the use of the word ‘alter’ it is implicit under 4(1)(g) that such works may involve the introduction of new items of plant where there is overall no material change to the planning unit – the substation. It is considered that these works comprise the maintenance and improvement of electricity infrastructure and will not materially alter the function or visual impact of the substation to render it inconsistent with its current use.

Having regard to determinations for similar works from An Coimisiún Pleanála and County Councils, there is significant precedent for determinations whereby the provision of electrical apparatus to renew the substation within established substations is exempted development. The following examples are relevant:

- **An Bord Pleanála Reference ABP-306431-20** – where the Board determined that the construction of 220kV Shunt Reactors with associated internal compound and associated equipment within the existing Ballyvouskill 220/110kV Electricity Substation at Caherdowney, County Cork, came within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000.
- **An Bord Pleanála RL3080** – where the Board determined that the proposed renewing and altering of the existing Maynooth – Ryebrook 110kV overhead line, came within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000.
- **An Bord Pleanála Reference RL3316** – where the Board determined that the extension of the existing medium voltage busbar and the construction of a cable chair within the existing Kilmagig 38kV electricity substation came within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000.
- **An Bord Pleanála Reference RL3364** – where the Board determined that a modification within an existing substation consisting of a new 38kV bay and associated equipment, new 110kV neutral, new arc suppression coil and associated works came within the exempted development provisions of section 4(1)(g) and 4(1)(h) of the Planning and Development Act 2000.
- **Cork City Council Reference R603/20**– where CCC determined that the construction of (1) a fenced and gated compound containing two banded transformers and an associated 5.6m high firewall (2) 2 No.15m high freestanding lightning monopoles (3) a 48.6sq.m GIS module, and (4) ancillary works including the laying of underground cables, at existing Trabeg 110kV Substation came within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000.
- **Cork County Council Reference D/289/24** - where CCC determined that refurbishment and renewal works at Midleton 110kV Substation, Carrigogna, Midleton, Co. Cork came within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000.
- **Donegal County Council Reference S525/33** – where DCC determined that the renewal of Dungloe 38 kV Substation came within the exempted development provisions of section 4(1)(g) of the Planning and Development Act 2000.

3.3 Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) Considerations

Under Section 4(4) of the Act, development shall not be exempted development if an environmental impact assessment (EIA) or an appropriate assessment (AA) of the development is required.

EIA Considerations

The proposed development does not come within a class of development set out in Schedule 5 of the Planning and Development Regulations, 2001 (as amended) and are therefore not a type of development for which EIA is required.

AA Considerations

Based on the provided description and maps, the proposed works have been assessed for their potential to impact on European sites and to determine whether a Stage 2 Appropriate Assessment: Natura Impact Statement (NIS) is required.

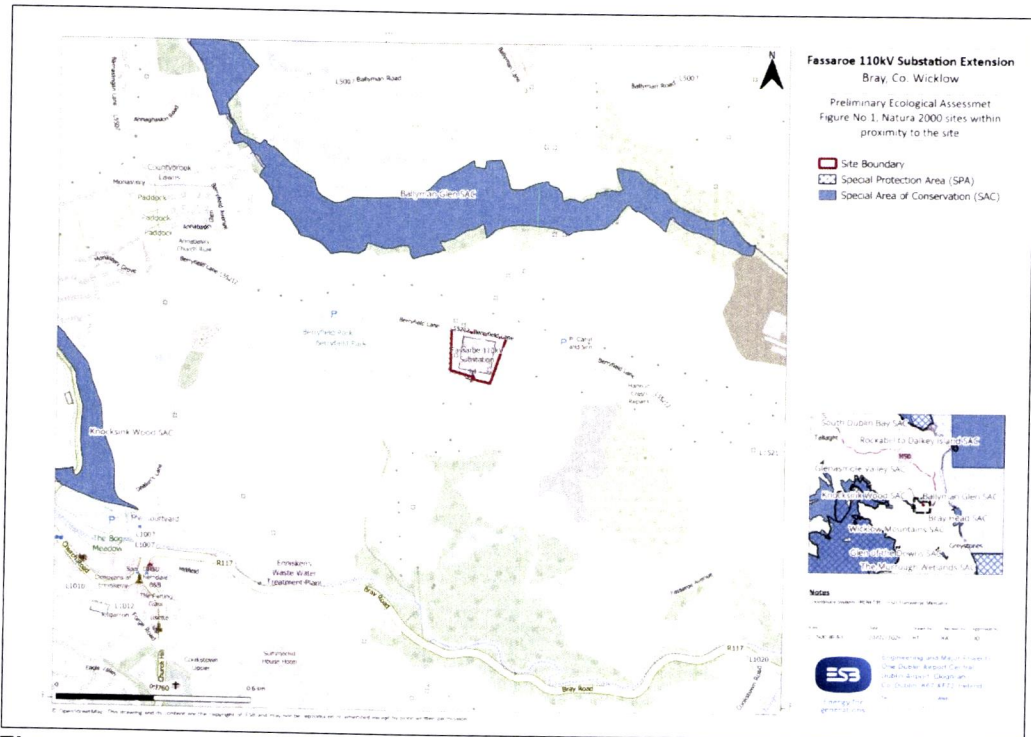


Figure 3-1 Natura 2000 Sites within Proximity to Fassaroe Substation

There are no European sites located within or adjacent to the site. However, there are two Special Area of Conservations (SACs) located within the proximity of the site. The Ballyman Glen SAC [Site Code: 000713] and Knocksink Wood SAC [000725] are located approximately 240m north and 1km west from the site, respectively. It should be noted that both European sites are also Natural Heritage Areas (NHAs). No impact pathways, such as surface water connectivity has been identified between the site and these, or other, European sites, see Figure 3-1 above (from the Preliminary Ecological Assessment).

The proposed works will be located within the existing compound and landholding of the Fassaroe 110kV substation, Co. Wicklow. Site visits have been undertaken on the site on the following dates – 10th February 2026, 19th February 2026, 23rd February 2026 and 24th February 2026 in support of vegetation clearance and maintenance works on the site. During these visits, the site was made up of areas of 'Buildings and Artificial Surfaces (BL3)' and 'Recolonising Bare Ground (ED2)' on the final visit on 24th February 2026. The areas of BL3 comprise of the existing infrastructure associated with the currently active substation and the area of ED2 comprises of previous scrub habitat which has been recently cleared as part of maintenance and accessibility works associated with the substation. During the site visits, no Annex I habitats were noted within the site or within the proximity of the site. Additionally, the habitats on site were considered to be suboptimal for supporting

Annex II species. No impact pathways were identified to any European sites and no waterbodies within proximity to the site were noted, the nearest waterbody, the 'County Brook' waterbody (EPA Code: 10C06, Order: 2) is located approximately 350m north of the site.

Therefore, considering the location, lack of impact pathways, scale and nature of the proposed works and the existing environment / land use, no likely significant effects on any European sites, either along or in-combination with any other plans or projects, are predicted and as such the works can proceed.

EIA and AA Conclusions

Having regard to the above, it is considered that the exclusions set out under Section 4(4) of the Act do not apply.

4 Conclusion

This Section 5 Declaration Report has been prepared by the ESB to assist Wicklow County Council in their determination of ***whether the proposed asset replacement and electrical infrastructure upgrading works at the existing Fassaroe 110kV/MV substation, Berryfield Lane, Fassaroe, Bray, Co. Wicklow, is or is not development, and if development, is or is not exempted development.*** as provided for by Section 5(1) of the Act.

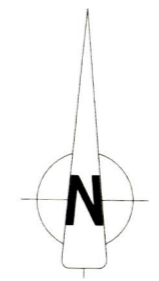
Having regard to the provisions under Section 2(1) of the Act, ESB is a statutory undertaker set up under the Electricity (Supply) Act 1927 in order to provide an electricity service.

Having regard to the definition of 'development' under Section 3(1) of the Act and the description of the works set out in Section 2 of this Report, the proposed works constitute development.

Having regard to the description of works set out in Section 2 of this Report and definitions of exempted works set out under Sections 4(1)(g) and 4(1)(h) of the Act, it is considered that the proposed works come within the exempted development provisions set out therein as the proposed development:

- consists of the carrying out of works by a statutory undertaker;
- consists of works that would renew and alter existing apparatus used for that statutory purpose where the 'apparatus' under consideration is the entire substation – these works fall within the scope of development provided for under section 4(1)(g) of the Planning and Development Act 2000,
- consists of works that are for the maintenance, improvement or alteration of any structure (the substation) which due to the location, setting and established nature of the site, would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures - these works fall within the scope of development provided for within section 4(1)(h) of the Planning and Development Act 2000.
- The proposed works have been screened against the statutory requirements for both Appropriate Assessment and Environmental Impact Assessment and neither are required in the context of the works.

It is therefore requested that Wicklow County Council confirm that, while the proposed asset replacement and electrical infrastructure upgrading works constitutes development, the works can be considered exempted development under the provisions of the Act.



LEGEND	
SITE SUBJECT TO THIS PLANNING APPLICATION	
LANDOWNERSHIP BOUNDARY	

- NOTES
- 1 THIS DRAWING IS FOR PLANNING PURPOSES ONLY
 - 2 EXISTING SITE LAYOUT IS BASED ON A TERRESTRIAL LASER SCAN SURVEY COMPLETED ON 15/06/2025. SITE MAY HAVE CHANGED AND SHALL BE CONFIRMED ON SITE BEFORE BEING RELIED UPON

SITE LOCATION MAP 1 : 2,500
FROM OS MAP 3567-D

REV	DATE	REVISION DESCRIPTION	DRN	PROQ	VER	APP
000		INITIAL			MS	MS

PURPOSE OF ISSUE - PRELIMINARY UNLESS INDICATED

CLIENT APPROVAL PLANNING TENDER CONSTRUCTION AS-BUILT

Client **ESB NETWORKS**

Project **Fassaroe 110 kV Substation**

Contract

Drawing Title **FASSAROE 110 kV SUBSTATION
PROPOSED LAYOUT OF SUBSTATION
FOR WORKS ASSOCIATED WITH I_DS0874**

STAGE 1 (EXISTING LAYOUT)

Production Unit **Networks Projects**

Engineering and Major Projects,
One Dublin Airport Central, Dublin Airport,
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Tel: +353 (0)1 703 8000 Web: www.esb.ie
Engineering and Major Projects is a division of ESB

DRAWN	PRODUCED	VERIFIED	APPROVED	APPROVAL DATE
Sm/tp_McI				

CLIENT REF	NO OF SHEETS	SHEET	SCALE
TC236152	-	A1	N/A

DRAWING NUMBER **PE492-D062-066-002-000** SHEET REV

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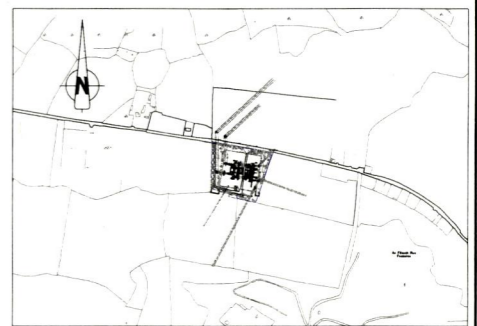
SITE LOCATION MAP
SCALE 1 : 2,500

MAP REFERENCE 3567-D
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SUBSTATION LAYOUT
SCALE 1:500

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SITE LOCATION MAP MAP REFERENCE 3567-D
CYAL50396075 © Talla Eirann - Surveying
SCALE 1:10000


LEGEND

ESB PROPERTY BOUNDARY

EXISTING INFRASTRUCTURE

OVERHEAD ELECTRICAL

- NOTES**
- ALL DIMENSIONS ARE IN mm, UNLESS OTHERWISE STATED.
 - DRAWING SHOULD BE PRINTED IN COLOUR.

0 MAR 26 ISSUED FOR SECTION 5 APPLICATION										
REV	DATE	REVISION DESCRIPTION	DRN	PROD	VER	APP				
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PURPOSE OF ISSUE - PRELIMINARY UNLESS INDICATED										
CLIENT APPROVAL	<input type="checkbox"/>	PLANNING	<input type="checkbox"/>	TENDER	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	AS-BUILT	<input type="checkbox"/>	
CLIENT ESB NETWORKS										
PROJECT Fassaroe 110 kV Substation										
CONTRACT I_DS0874										
DRAWING TITLE FASSAROE 110 kV SUBSTATION SECTION 5 DRAWINGS FOR WORKS ASSOCIATED WITH I_DS0874 EXISTING SITE LAYOUT										
PRODUCTION UNIT Networks Projects										
 Engineering and Major Projects, One Dublin Airport Central, Dublin Airport, Cloughran, Co. Dublin, K67 XF72, Ireland. Tel: +353 (0)1 700 8000 Web: www.esb.ie <small>Engineering and Major Projects is a division of ESB</small>										
DRAWN	L. Kiernan	PRODUCED	T. Collins	VERIFIED	X. DuYang	APPROVED	P. Duff	APPROVAL DATE	09/04/2026	
CLIENT REF	TC236993	NO. OF SHTS	1	SIZE	A1	SCALE	As Shown			
DRAWING NUMBER PE492-D062-069-001-000							SHEET	REV		



SITE LOCATION MAP MAP REFERENCE: 3567-D
CYAL50386075 © Talte Erann - Surveying
SCALE 1:10000

LEGEND

ESB PROPERTY BOUNDARY	
EXISTING INFRASTRUCTURE	
INFRASTRUCTURE TO BE RETIRED/DEMOLISHED	
OVERHEAD ELECTRICAL	

- NOTES**
1. ALL DIMENSIONS ARE IN mm, UNLESS OTHERWISE STATED.
 2. DRAWING SHOULD BE PRINTED IN COLOUR.

0	MAR 26	ISSUED FOR SECTION 5 APPLICATION	DRN	PRD	VER	APP
REV	DATE	REVISION DESCRIPTION	DRN	PRD	VER	APP

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PURPOSE OF ISSUE - PRELIMINARY UNLESS INDICATED
 CLIENT APPROVAL PLANNING TENDER CONSTRUCTION AS-BUILT

CLIENT: **ESB NETWORKS**

PROJECT: **Fassaroe 110 kV Substation**

CONTRACT: **I_DS0874**

DRAWING TITLE: **FASSAROE 110 kV SUBSTATION SECTION 5 DRAWINGS FOR WORKS ASSOCIATED WITH I_DS0874 DEMOLITION WORKS/ RETIREMENT OF STRUCTURES**

PRODUCTION UNIT: **Networks Projects**



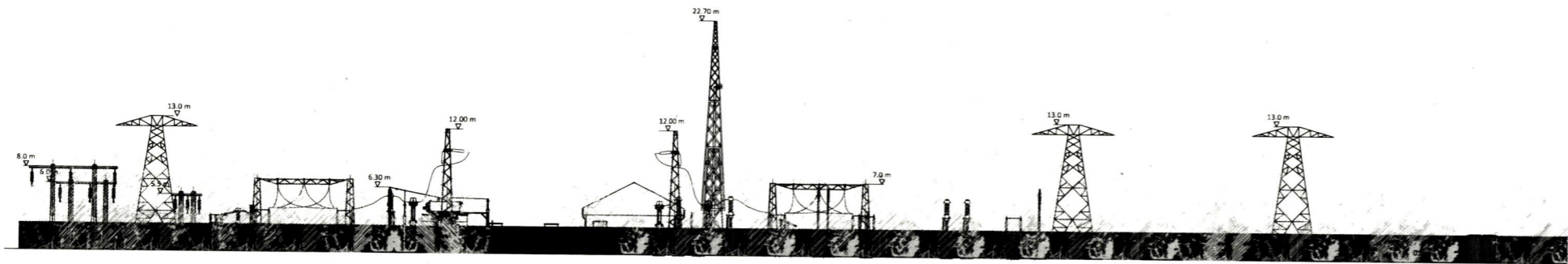
ESB Engineering and Major Projects,
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Tel: +353 (0)1 703 8000 Web: www.esb.ie
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L.Kiernan	T.Collins	X.OuYang	P.Duff	09/04/2026
CLIENT REF	NO. OF SHEETS	SIZE	SCALE	
TC236993	1	A1	As Shown	

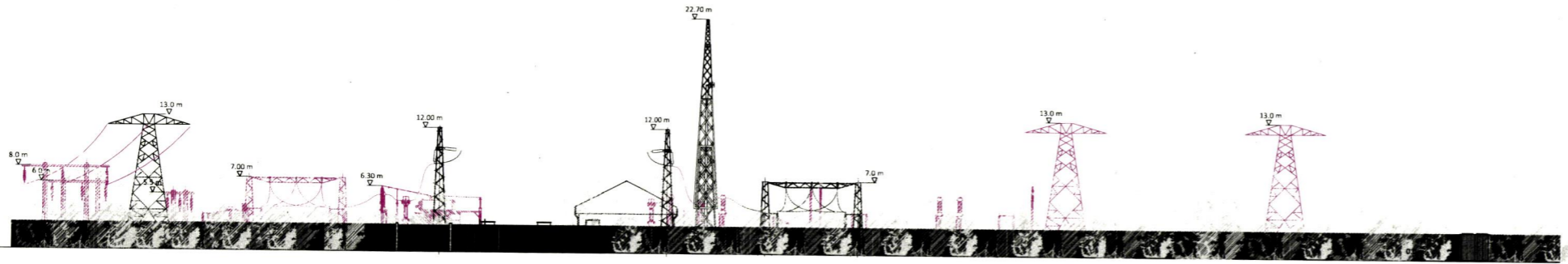
DRAWING NUMBER: **PE492-D062-069-002-000**

SUBSTATION LAYOUT
SCALE 1:500

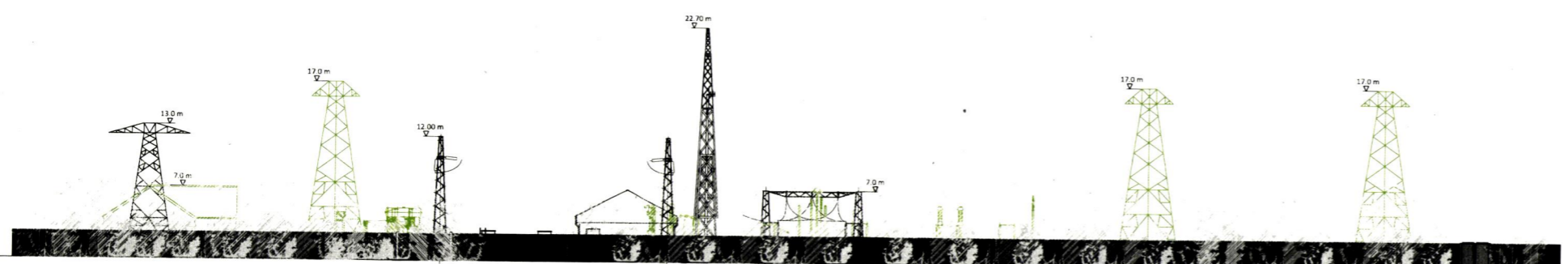
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EXISTING NORTH ELEVATION (VIEW FROM BERRYFIELD LANE)
SCALE 1:200



NORTH ELEVATION DEMOLITION (VIEW FROM BERRYFIELD LANE)
SCALE 1:200

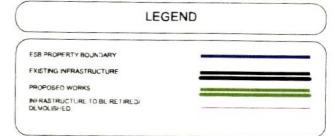


PROPOSED NORTH ELEVATION (VIEW FROM BERRYFIELD LANE)
SCALE 1:200



SITE LOCATION MAP
SCALE 1:1000

MAP REFERENCE: SHEET 0
CYA NUMBER: 0 Taha Freese - Surveying



- NOTES
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
 2. DRAWING SHOULD BE PRINTED IN COLOUR.

REV	DATE	REVISION DESCRIPTION	BY	CHK	APP
1	13.04.20	MINOR REVISIONS ISSUED FOR SECTION 5 APPLICATION			
2	13.04.20	ISSUED FOR SECTION 5 APPLICATION			

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PURPOSE OF ISSUE: PRELIMINARY USE ONLY INDICATED:
 PLANNING TENDER CONSTRUCTION AS-BUILT

CLIENT: ESB NETWORKS

PROJECT: Fassaroe 110 kV Substation

CONTRACT: I_DS0874

DRAWING TITLE: FASSAROE 110 kV SUBSTATION SECTION 5 FOR WORKS ASSOCIATED WITH I_DS0874 EXISTING ELEVATION, DEMOLITION ELEVATION AND PROPOSED ELEVATION

PRODUCTION UNIT: Networks Projects

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