

29 September 2026

Re: ESB Submission to the Proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019.

A Chara,

Electricity Supply Board (ESB), 27 Fitzwilliam Street Lower, Dublin 2, welcomes this opportunity to make a submission to the Proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019.

ESB notes that Amendment No. 13 expressly identifies the existing ESB substation as existing immovable infrastructure and as a fixed element that cannot reasonably be relocated or removed within the development timeframe. ESB strongly supports this recognition. Electricity substations are long-term strategic infrastructure assets that are developed to serve both existing demand and future network requirements over many decades. As such, these assets cannot be considered temporary land uses, nor should they be regarded as sites capable of redevelopment or relocation to facilitate surrounding development proposals.

Accordingly, ESB considers that all future development within the SDZ should take cognisance of the existing ESB substation and associated electricity infrastructure from the earliest stages of design. The substation should be treated as a fixed element within the urban structure of Clonburris, with development layouts, building placement, streets, public realm interventions and other infrastructure planned around its operational requirements. The safeguarding of this infrastructure is essential to maintaining network resilience, facilitating future growth, and ensuring that the electricity network can continue to support the compact growth objectives envisaged for the Clonburris area.

ESB welcomes the recognition within the proposed material amendments of the strategic importance of existing electricity infrastructure in the Clonburris SDZ. Future development should integrate and safeguard substations, cable routes, wayleaves and operational access, with appropriate safety, operational and access requirements incorporated into the design and layout of future development proposals. Any proposal to alter or underground such infrastructure would require detailed technical, environmental, operational and economic assessment to ensure system security, safety and long-term network resilience. The facility must remain fully operational, secure and continuously accessible on a 24/7 basis to allow for network operations, maintenance activities, fault response and emergency works. Development proposals should therefore be designed around the operational requirements of the asset and should not compromise its ongoing function, accessibility or future network role.

ESB remains committed to working collaboratively with South Dublin County Council and other stakeholders to support the delivery of sustainable growth in the County and would welcome the opportunity to engage further in relation to infrastructure planning, network capacity and development sequencing as the plan is implemented.

If we can be of any further assistance, please do not hesitate in contacting the undersigned.

Yours sincerely,



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