

Offaly County Council,  
Áras an Chontae, Charleville Road,  
Tullamore,  
Co. Offaly,  
R35 F893.

Submitted via Consultation Portal

01<sup>st</sup> April 2025

## **Re: REZONING SUBMISSION OF ESB LANDS AT CLONMINCH FROM RZLT DRAFT MAP**

Dear Sir/Madam,

This submission by Electricity Supply Board (ESB), 27 Lower Fitzwilliam Street, Dublin 2, is in response to an invitation by Offaly County Council to comment on land that is within the scope of the Residential Zoning Land Tax (RZLT) and identified on the 2026 Draft Maps prepared by Offaly County Council.

ESB supports the overall objective of the tax to activate land that is serviced and zoned for residential use or mixed use in order to increase housing supply and to ensure the regeneration of vacant and idle lands at appropriate urban locations. However, in this instance, ESB are seeking the rezoning of its lands at Clonminch, located on Clonminch Road, Tullamore (see map Appendix A).

### **Site Ownership & Uses**

The 0.55 ha property comprises a regular shaped site. The site was strategically acquired with the future ambition of developing a substation on the site. ESB Networks is currently undergoing a study of existing lands within ESB ownership that are suitable for the development of substations to expand the electricity network to meet increasing demand nationwide.

In preparation for ESB Networks' submission to The Commission for Regulation of Utilities, Price Review 6, ESBN identified the necessity for a new high voltage (HV) substation in the Clonminch, Tullamore area. This site is being preserved and evaluated for its suitability given its strategically positioned in proximity to Clonminch 38kV substation and Tullamore town.

At present 0.48 ha of the site is zoned Enterprise and Employment, however, a small portion of the site measuring 0.07 ha is zoned Existing Residential Zoning. As the future use of these lands will be a utility site, it would be appropriate to extend the Enterprise and Employment zoning to the entire site.

### **Rezoning Submission Justification**

Policy and Objective 1 (a) in the Guidelines for Planning Authorities, relating to Change in Zoning of Lands Subject to Existing Economic Activity, sets out the certain criteria required for a landowner to request a change of rezoning of their land in the RZLT Draft Maps. As outlined below ESB lands at this location are operating an economic activity.

Under Section 653I of the Taxes Consolidation Act 1997 (as amended), ESB seek the alternative zoning of **Enterprise and Employment**, on its lands at Clonminch, to ensure the future economic activity of a Clonminch Substation can be delivered in the near future through supportive zoning in the current Offaly County Development Plan 2021-2027. Land Use Zoning Objective Enterprise and Employment is assigned to lands to promote the development of employment uses that reinforce the enterprise and employment function of a site as a whole. Utility infrastructure is Open for Consideration on lands with this zoning. ESB finances, builds and maintains the transmission system through which electricity flows from generation

stations to bulk supply points. Due to the existing network for Tullamore being at near capacity, there is requirement for strengthening the network in this area.

ESB ownership of this site creates the perfect opportunity to develop a substation at this location, where it will accommodate critical electricity infrastructure. ESB carry out all the functions relating to the electricity distribution system which includes planning, construction, maintenance and operation of the distribution networks and metering of customer end use.

**As outlined above, the ESB site at Clonminch is intended to accommodate critical electricity infrastructure of national and regional importance, serving thousands of commercial and domestic customers in Tullamore and the wider area.**

## Conclusion

ESB supports the overall objective of the tax to activate land for residential use, however as a strong diversified utility operating right across the electricity market our focus is on implementing energy strategies that support the transition of Ireland to a low-carbon and ultimately post-carbon economy to become a competitive, resilient, and sustainable region. We request that due consideration is given to the issues raised in this submission, and we seek the rezoning of the ESB lands at Clonminch from the 2026 Draft RZLT Map as.

- The lands at Clonminch are required for, or are integral to, the future occupation by a electricity substation to meet growing demand in Tullamore and the wider area.

If we can be of any further assistance, or if you wish to clarify any of the points raised, please do not hesitate in contacting the undersigned.

Yours sincerely,

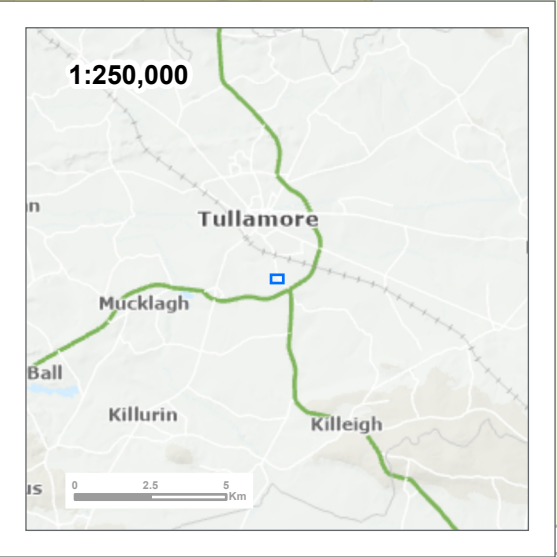
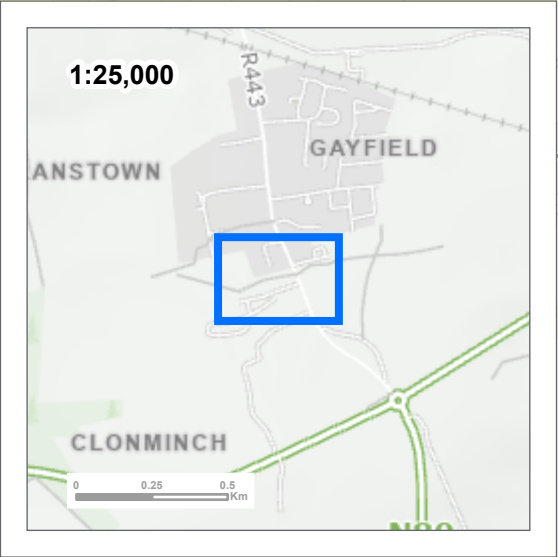
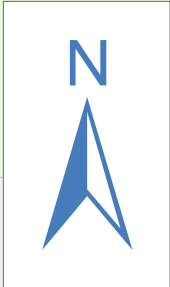


**Colm Cummins | Group Property Planning Manager | Engineering & Major Projects |**  
**ESB Group Property, 27 Fitzwilliam Street Lower, Dublin, D02 KT92**  
 [www.esb.ie](http://www.esb.ie)



Energy for  
generations

# APPENDIX A



MAP TYPE: Residential Zoned Land Tax (RZLT) - Submission Map

LOCATION: Clonminch, Tullamore

PRODUCTION UNIT: Planning and Mapping (PAM)

CLIENT: ESB Group



Planning and Asset Management,  
27 Fitzwilliam Street Lower,  
Dublin 2,  
Ireland.

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COORDINATE SYSTEM IRENET95 ITM	OS REFERENCE N/A	DATE 31/03/2025
SCALE AT A3 MAP PAGE SIZE 1:1,000	DRAWING NO. 1208-000-000-IR-000-000	DRAWN BY DB

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|-------------------------------------|-------------------------------------|
| ESB Ownership                       | Mixed Use proposed to be excluded   |
| Residential                         | Residential proposed to be included |
| Mixed Use                           | Mixed Use proposed to be included   |
| Residential proposed to be excluded |                                     |