

An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	S.182C – Gas Transmission Development
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2. **Applicant:**

Name of Applicant:	Gas Networks Ireland
Address:	Gas Works Rd, Ballintemple, Cork, T12 RX96
Telephone No:	1800464464
Email Address (if any):	brendan.osullivan@gasnetworks.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Kevin Toland John Curran Fiona Egan Saoirse Fahey Liz Joyce Geraldine Kelly Keara Robins David Salisbury
Registered Address (of company)	Gas Works Rd, Ballintemple, Cork, T12 RX96
Company Registration No.	555744
Telephone No.	1800464464
Email Address (if any)	brendan.osullivan@gasnetworks.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	JSA Planning
Address:	39 Fitzwilliam Pl, Dublin 2, D02 ND61
Telephone No.	(01) 662 5803
Mobile No. (if any)	087 207 9750
Email address (if any)	lwymmer@jsaplanning.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [x] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Brendan O’sullivan

brendan.osullivan@gasnetworks.ie

+353 87 6006729

5. Person responsible for preparation of Drawings and Plans:

Name:	James Conroy
Firm / Company:	Fingleton White
Address:	21 Beckett Way, Park West Business Park, Dublin, D12 C9YE
Telephone No:	019018200
Mobile No:	+353 87 405 1670
Email Address (if any):	james.conroy@fingleton.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
Please refer to separate schedule of drawings.	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>The proposed development is located within the following townlands in County Meath: Kilwarden, Aghnagillagh, Ardnamullen, Ticroghan, Park, Ballyboggan, Ballynakill, Harristown, Castlejordan, and Clongall, and in the following townlands in County Offaly: Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen, and Esker More.</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OSI Map Refs;</p> <ul style="list-style-type: none"> • 2911 • 2980-8 • 2980-D • 3050 • 3050-B • 3118 • 3184 • 3249 • 3250-A • 3250-B • 3250-C • 3250-D • 3250-19 • 3250-23 • 3250-24 • 3315-A • 3378 • 3377 	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>	<p>c. 243.4 ha</p>	
<p>Site zoning in current Development Plan for the area:</p>	<p>N/A – please refer to the accompanying planning report. The site comprises primarily unzoned / agricultural lands.</p>	
<p>Existing use of the site & proposed use of the site:</p>	<p>The proposed AGI (above ground installation) site, Offtake site, route of the underground transmission pipeline takes in undeveloped / greenfield land / private third party ownership / public roadway.</p>	

	<p>These land uses will remain unchanged following the implementation of the proposed development with the exception of the area of greenfield land on which the AGI and offtake installation is proposed.</p>
<p>Name of the Planning Authority(s) in whose functional area the site is situated:</p>	<p>Offaly County Council Meath County Council</p>

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other x	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The subject lands are in the ownership of other parties. Please refer to the application form attachment for further details. The majority of land take is under voluntary agreement, with remaining lands to be subject of the CPO application.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Part of the site for the proposed development (comprising the AGI and offtake sites) is in the ownership of the following parties from whom letters of consent are provided:		
<ul style="list-style-type: none"> • Edenderry Power Limited, Main Street, Newbridge, Co. Kildare (in relation to lands at Edenderry Power Station) • Ambrose McGarry, Kilwarden, Co. Westmeath (in relation to lands at the townland of Kilwarden, Co. Meath) 		
For the remainder of the proposed project area, the acquisition of land, rights of way, wayleaves and temporary working areas will be necessary. Gas Networks Ireland will enter into voluntary wayleave agreements with various landowners. The remainder of lands are the subject of a CPO Order and are described further in the CPO application accompanying the SID application.		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
The applicant does not own any adjacent lands. Lands under the control of Edenderry Power Limited and Ambrose McGarry are shown outlined in blue.		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [X] No: []

If yes, please give details e.g. year, extent:

Fluvial and groundwater flooding as per the accompanying Flood Risk Assessment Report prepared by JBA Consulting. Please refer to the Flood Risk Assessment report for details of flood nature and extents.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[x]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [x] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant or Refusal by Planning Authority / An Bord Pleanála
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Planning history for the full pipeline route can be found in appendix 1 of the planning report.

<p><u>Offaly County Council Reg. Ref. 21291</u></p>	<p>“Development at Edenderry Power Plant. Edenderry Power Limited currently has planning permission to operate Edenderry Power Plant as a peat and biomass co-fired power plant under grant of planning permission (Offaly County Council Register Reference – PL12/15/129, An Bord Pleanála Register Reference - PL 19.245295). The proposed development will consist of the continued operation of Edenderry Power Plant from the beginning of 2024 to the end of 2030 exclusively using sustainable biomass fuel. The applicant proposes to increase the volume of biomass consumed at the facility from a current maximum of 300,000 to 530,000 tonnes per annum. It is proposed to utilise the existing permitted electricity generation station and infrastructure, including fuel handling systems, utilities, processing systems and ancillary structures as part of the proposed development. There will be no change to existing infrastructure present on-site. Site access and egress will use the existing permitted site entrances to the R401 public road. There will be no change to the permitted boundary of the facility. Edenderry Power Plant is licenced by the Environmental Protection Agency under an Industrial Emissions (IE) Licence [Ref. P0482-04]. Activities at the facility and associated environmental aspects and emissions will continue to be regulated and controlled by the EPA. The planning application is accompanied by an Environmental Impact Assessment Report (EIAR). The planning application is also accompanied by a Natura Impact Statement (NIS)”</p>	<p>Granted by Offaly County Council.</p>
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<p><u>Offaly County Council Reg. Ref. 15129 and ABP Ref: PL19.245295</u></p>	<p><i>“The extension of the continued use and operation, until the end of 2030, of the previously permitted peat and biomass co-fired power plant currently existing and operating; thereby postponing removal of the electricity generating station required under the grant of planning permissions (Offaly County Council Reference PL2/98/437 / An Bord Pleanála Reference PL19.107858 and Offaly County Council Reference PL2/04/210 / An Bord Pleanála Reference PL19.211173). no new structures are proposed as part of this application and EPL is not proposing any change to existing operations, fuel inputs or emission limit values at the facility as part of this application. The application relates to development (the continued use and operation of the peat and biomass co-fired power plant) that is an activity in relation to which an Industrial Emissions (formerly Integrated Pollution Prevention and Control (IPPC)) licence under Part IV of the Environmental Protection Agency Act, 1992 as amended, is required. The power plant currently operates under an Environmental Protection Agency Industrial Emissions (formerly IPPC) licence (Register Reference number P0482-04) for the above mentioned activity. No changes to this existing IE/IPPC licence are proposed as a consequence of this planning application. An Environmental Impact Statement (E.I.S.) and a Natura Impact Statement (N.I.S.) have been submitted with this planning application”.</i></p>	<p>Granted by Offaly County Council. Appealed and ABP granted.</p>
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<p><u>Offaly County Council Reg. Ref. 14144 and ABP Ref: PL19.243916</u></p>	<p><i>“The continued use and operation of the previously permitted peat and biomass co-fired power plant in the townland of Ballykilleen, Clonbullogue, Co. Offaly; thereby postponing removal of the electricity generating station in continuation with the grant of planning permissions (Offaly County Council planning register reference number pl2/98/437 / An Bord Pleanála reference pl.19.107858 and Offaly County Council planning register reference number pl2/04/210 / An Bord Pleanála reference pl.19.211173). no new structures are proposed as part of this application and EPL is not proposing any change to existing operations, fuel inputs or emission limit values at the facility as part of this application. The application relates to development (the continued use and operation of the peat and biomass co-fired power plant) that is an activity in relation to which an Integrated Pollution Prevention and Control (IPPC) licence under Part IV of the Environmental Protection Agency Act, 1992 as amended, is required. The power plant currently operates under an Environmental Protection Agency IPPC licence (register reference number p0482-04) for the above mentioned activity. No changes to this existing IPPC licence are proposed as a consequence of this planning application. An Environmental Impact Statement (EIS) has been prepared in respect of this application. This EIS will be submitted to the planning authority with the application. The EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the relevant planning authority”</i></p>	<p>Granted by Offaly County Council. Appealed and ABP granted.</p>
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<p><u>Offaly County Council Reg. Ref. 11113</u></p>	<p><i>“Development which will consist of a 14,750m² (1.48ha) concrete slab for the storage of biomass, which in the context of this application refers to energy crops (primarily willow & miscanthus), forestry residues, woodchips and pulp wood only. A full retention oil interceptor, settlement tanks, and associated works will collect rain water runoff from the slab for diversion into the existing surface water management system the operation of which is incorporated into the existing IPPC licence in force at the facility. A 1,700m³ storage silo will be erected for the storage of dry biomass, which in the context of this application refers to agricultural residues of vegetal origin and dry wood pellets only. An embankment, with an area of 6,750m² (0.68ha) will be constructed along the north western boundary of the facility using the material excavated during the construction of the concrete slab, the embankment will be landscaped to compliment the existing hedgerows on the south western boundary. Permission is also sought to accept 100kt per annum of biomass (as defined above) in addition to that already permitted under planning grant PL 19.211173 for use in co-fuelling, this material will be transported by road and requires permission for the delivery of twenty eight loads per day in addition to those already permitted under planning grant PL.19.211173. The application relates to development that is for the purposes of an activity in relation to which an Integrated Pollution Prevention and Control Licence under Part IV of the Environment Protection Agency Act, 1992 as amended, is required”.</i></p>	<p>Granted by Offaly County Council.</p>
<p><u>Offaly County Council Reg. Ref. 04210 and ABP Ref: PL19.211173</u></p>	<p><i>“Material change of use of the electricity generating station from use as a power station for the generation of electrical power station from the combustion of peat, to use as a power station and a waste recovery facility for the generation of electrical power from the combustion of a mix of fuels including biomass in the form of wood material and recovered (treated) meat and bone meal”</i></p>	<p>Granted by Offaly County Council. Appealed and ABP granted.</p>
<p><u>Offaly County Council Reg. Ref. 98922</u></p>	<p><i>“110 kV overhead transmission line loop serving proposed europeat 1 power station”</i></p>	<p>Granted by Offaly County Council.</p>

<u>Offaly</u> <u>County</u> <u>Council Reg.</u> <u>Ref. 98437</u>	<i>“Peat power 120 MW electricity generating station”</i>	Granted by Offaly County Council.
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?		
Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>] If yes please specify An Bord Pleanála Reference No.: _____		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p><i>"The proposed development primarily comprises the provision of a new downstream underground high pressure gas pipeline, the provision of an offtake installation compound, and an above ground installation (AGI) compound and associated development, including associated access arrangements, landscaping and ancillary works.</i></p> <p><i>The proposed development is located within the following townlands in County Meath: Kilwarden, Aghnagillagh, Ardnamullen, Ticroghan, Park, Ballyboggan, Ballynakill, Harristown, Castlejordan, and Clongall, and in the following townlands in County Offaly: Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen, and Esker More.</i></p> <p><i>The proposed 300mm steel underground gas transmission pipeline will cover a distance of c. 23.65km. The application site has an area of c. 243.4 hectares, including the pipeline route, temporary works areas, pipe storage / construction compounds, and the proposed offtake installation and AGI compounds. The proposed pipeline will be a strategic downstream gas pipeline.</i></p> <p><i>The proposed development comprises an underground steel gas transmission pipeline extending south from the proposed offtake installation at the townland of Kilwarden. The pipeline continues south/southwest through the following townlands in County Meath, at Kilwarden, Aghnagillagh, Ardnamullen, Ticroghan, Park, Ballyboggan, Ballynakill, Harristown, Castlejordan, Clongall. From this point, the transmission pipeline enters County Offaly and proceeds southwards through the following townlands, Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen. The pipeline runs to the west of the River Boyne and the settlement of Edenderry, and terminates at the proposed AGI at Ballykilleen.</i></p> <p><i>Five temporary construction / pipe storage compounds are proposed. Temporary construction compound 1 is located at the townland of Kilwarden, adjacent to the proposed Kilwarden Offtake Installation. Temporary construction compound 2 is located at the townland of Ardnamullen, adjacent to the linear pipeline route. Temporary construction compound 3 is located within the townland of</i></p>
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Monasteroris, positioned to the east of the pipeline corridor. Temporary construction compound 4 is located to the west of the pipeline terminus within the townland of Esker More. Temporary construction compound 5 is located in the townland of Ballykilleen, adjacent to the proposed Ballykilleen AGI. The compounds will accommodate site offices, crane and truck parking, pipe storage, secure lock up containers, car parking, material laydown areas, welfare facilities and material storage areas during the construction stage.

The proposed AGI compound is to be located on lands at Ballykilleen (within the Edenderry Power Station site) and will include a Pressure Reducing Skid (PRS) Kiosk (with a gross floor area (GFA) of c. 49 sq.m. with a parapet height of 3.15m and vent terminations 5.4m in height.), a Packaged Boiler Unit (PBU) Kiosk (with a GFA of c. 23.4 sq.m. with a parapet height of 3.7m and boiler flues extending to 5.67m in height), a Gas Analyser Kiosk (with a GFA of c. 7 sq.m and with a parapet height of c. 2.9m. and vent terminations extending to 3.5m in height) and an E&I Kiosk (with a GFA of c. 15.75 sq.m. and with a parapet height of c. 3m.). Solar PV panels are provided on the roof of the PBU Kiosk. The AGI compound will be enclosed by a 2.4m high palisade security fence, with a 1.2m high open mesh boundary fence.

The proposed Kilwarden Offtake Installation will be accessed off a laneway from the existing R161 Regional Road. The Kilwarden Offtake Installation will accommodate the live 'hot-tap' connection to the existing 750 mm Dublin-Galway pipeline (PTTW), enabling the new 300 mm transmission pipeline to be connected without interruption to the existing network. The Installation will include a below-ground isolation valve located within an access pit, and above-ground pipework and connection points for a temporary PIG (pipeline inspection gauging) trap to facilitate future inspection and maintenance of the proposed pipeline. The compound will be enclosed by a 2.4 m high palisade security fence, with a 1.2 m stock-proof fence installed along the external boundary.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared and will be submitted in respect of this application.

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Gas Act, 1976, as amended."

10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
N/A	

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	C. 95 sq.m. - AGI Compound
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A						
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X – Not housing development
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
N/A
Proposed use (or use it is proposed to retain)
N/A
Nature and extent of any such proposed use (or use it is proposed to retain).
N/A

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			x
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			x
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			x
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			x
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		x	
Does the development require the preparation of a Natura Impact Statement?		x	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		x	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			x
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			x
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			x
Do the Major Accident Regulations apply to the proposed development?			x
Does the application relate to a development in a Strategic Development Zone?			x
Does the proposed development involve the demolition of any habitable house?			x

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): Connection to existing infrastructure at site of AGI compound. Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
N/A Existing: <input type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: No wastewater connection arising from the proposed development.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify: On the AGI site, water is attenuated prior to discharge to the Figile river.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No:[] The newspaper notice was published in the Irish Independent and The Herald on the 12 th of May 2026.
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[] Site notices were erected on the 12 th of May 2026. In total there are 22 no. site notices. The locations of the site notices can be seen on drawing GNI143-GNI-PL-SLO-0002 prepared by Fingleton White.
Details of other forms of public notification, if appropriate e.g. website
A stand-alone website has been created; www.edenderrygaspipeline.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [X] No:[] Please refer to planning report The applicant has undertaken 1 no. pre-application consultation meeting with An Coimisiún Pleanála on the 30 th of January 2025, in response to a pre-application consultation request received by An Coimisiún Pleanála on the 27 th of November 2024. A design flexibility meeting was set up by An Coimisiún Pleanála and was held on the 24 th of July 2025.

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: [] No:[]

- Minister for Housing, Local Government and Heritage (Development Applications Unit);
- Minister for the Environment, Climate and Communications;
- Minister for Transport;
- The planning authority or authorities in the area or areas in which it is proposed to situate the proposed development – Meath County Council and Offaly County Council
- Eastern & Midland Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon
- An Taisce – the National Trust for Ireland
- Fáilte Ireland
- Inland Fisheries Ireland
- Waterways Ireland
- Córas Iompair Éireann
- Railway Procurement Agency
- Railway Safety Commission
- Environmental Protection Agency
- The Heritage Council
- Health Service
- Commission for Energy Regulation
- Uisce Éireann

Copies issued on the 12th of May 2026.

19. Confirmation Notice:

Copy of Confirmation Notice


Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

Please refer to JSA Cover Letter for copy of EIA Portal Confirmation.

20. Application Fee:

Fee Payable	€100,000
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 JSA Planning (agent)
Date:	12 th May 2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018