

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1.

Date: 12th May 2026
Ref.: LW/24067

Re: Application for permission / approval for a proposal for the provision of a downstream underground gas transmission pipeline connection between the existing Dublin to Galway high pressure gas pipeline and the Edenderry Power Plant, and associated development

Dear Sir / Madam,

We, JSA Planning, on behalf of the prospective applicant, Gas Networks Ireland, Gas Works Rd, Ballintemple, Cork, T12 RX96, and further to a determination received from An Coimisiún Pleanála (Appendix 1) confirming the proposed development constitutes Strategic Infrastructure Development (SID) pursuant the Section 182E of the Planning & Development Act 2000 (as amended), we hereby submit this planning application in respect of a proposal for the provision of an underground downstream high pressure gas transmission line, Above Ground Installation (AGI), offtake installation and associated development.

A letter from the Commission of Regulation of Utilities (CRU) outlines that the applicant has demonstrated a bona fides intention to construct a gas pipeline. Please see letter attached to this cover letter (Appendix 2).

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

A copy of the determination

The proposal comprises the provision of a downstream underground high pressure gas pipeline and associated development, including an AGI compound and offtake installation, 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.

The proposed development is described as follows;

“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.”

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.

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.

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.

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 Ardnamullan, adjacent to the linear pipeline route. Temporary construction compound 3 is located within the townland of 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 following documentation accompanies this SID planning application;

- 2 no. copies of the planning application form;
- 2 no. copies of the letters of consent (attached to the application form);
- 2 no. copies of the site notice;
- 2 no. original copies of newspaper notices (Irish Independent and The Herald);
- 2 no. copies of this cover letter;
- 2 no. copies of a schedule of prescribe bodies notified;
- 8 no. electronic copies provided on USB;
- Application Fee of €100,000 (paid by EFT);
- 2 no. copies of a Planning Report prepared by JSA Planning;
- 2 no. copies of the Application Drawings and Schedule prepared by Fingleton White¹;
- 2 no. copies of an Environmental Impact Assessment Report including Appendices and Figures prepared by AWN Consulting;
- 2 no. copies of a Water Framework Directive Assessment prepared by AWN;
- 2 no. copies of a Flood Risk Assessment Report prepared by JBA Consulting;
- 2 no. copies of an Appropriate Assessment Screening & Natura Impact Statement prepared by Altamar.

The planning application, including the Environmental Impact Assessment Report, has been made available for inspection at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.
- Offaly County Council, Áras an Chontae, Charleville Rd, Spollanstown, Tullamore, Co. Offaly, R35 F893.
- Meath County Council Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291.

The application may also be viewed/downloaded on the following website:

www.edenderrygaspipeline.ie.

The public notices were published and erected on the 12th May 2026, and which advise that the application will be available for viewing for a period of seven weeks commencing on the 19th May 2026 and that submissions / observations must be made in writing directly to An Coimisiún Pleanála (at An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1) not later than 7th July 2026.

2 no. hard copies and 2 no. electronic copies have both been lodged on the 12th May 2026 with the relevant planning authorities, Meath County Council and Offaly County Council. This was confirmed to be acceptable by both local authorities prior to lodgement.

¹ Drawing scales were agreed in advance with the SIDs Section of ACP.

In accordance with the Commission's determination on the pre-application consultations in respect of the proposed development, copies of the application and notification have been sent to the prescribed bodies listed below, who were determined to be relevant in this instance by the Commission for the purpose of section 182C(4)(b) of the Act, on the 12th May 2026.

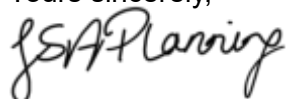
- Minister for Housing, Local Government and Heritage (Development Applications Unit);
- Minister for the Environment, Climate and Communications;
- Minister for Transport;
- The planning authority or authorities in the area or areas in which it is proposed to situate the proposed development – Offaly County Council and Meath 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

As an EIAR is submitted as part of this application, the application has been registered on the Department of Housing, Planning and Local Government's EIA Portal. A copy of the EIA Portal confirmation is attached as Appendix 3 of this cover letter. The EIA Portal ID number for this application is 2026081.

In accordance with the requirements of the SID application form, a .dwg file with the application site boundary georeferenced using the ITM system is provided within the soft copies of the application herewith.

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

Yours sincerely,



JSA Planning

Our Case Number: ABP-321356-24

Your Reference: Gas Networks Ireland



An
Coimisiún
Pleanála

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 13 February 2026

Re: Proposed Development of a new downstream underground gas pipeline connection between existing Dublin to Galway high pressure gas pipeline and an existing peaking plant generation station at Edenderry Power Station at Ballykilleen, County Offaly.

Dear Sir / Madam,

Please be advised that following consultations under section 182E of the Planning and Development Act, 2000 as amended, the Commission hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182C of the Planning and Development Act, 2000 as amended.

Please disregard the letter issued by the Commission on 12 February 2026 as this was issued in error.

Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 182C of the Planning and Development Act, 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 182C of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage (Development Applications Unit)
2. Minister for the Environment, Climate and Communications
3. Minister for Transport
4. The planning authority or authorities in the area or areas in which it is proposed to situate the proposed development (which may include inter alia Offaly County Council, Kildare County Council, Meath County Council or Westmeath County Council, depending on the final alignment of the route)
5. Eastern & Midland Regional Assembly
6. Transport Infrastructure Ireland
7. An Chomhairle Ealaíon
8. An Taisce – the National Trust for Ireland

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

9. Fáilte Ireland
10. Inland Fisheries Ireland
11. Waterways Ireland
12. Córas Iompair Éireann
13. Railway Procurement Agency
14. Railway Safety Commission
15. Environmental Protection Agency
16. The Heritage Council
17. Health Service Executive (National Business Service Unit, National Environmental Health Service, HSE, 2nd Floor Oak House, Millennium Park, Naas, Co Kildare, W91 KDC2)
18. Commission for Energy Regulation
19. Uisce Éireann

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act, 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The attachment contains information in relation to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission.

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Ellen Moss
Executive Officer
Direct Line: 01-8737285

GC11

Tel (01) 858 8100
Glaó Áitiúil 1800 275 175
Facs (01) 872 2584
Láithreán Gréasáin Website www.pleanala.ie
Riomhphost Email communications@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
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D01 V902 D01 V902

Appendix 2 – Letter from the Commission for Regulation of Utilities



An Coimisiún
um Rialáil Fóntas
Commission for
Regulation of Utilities

The Grain House
The Exchange
Belgard Square North
Tallaght, Dublin 24
D24 FXW0

T +353 1 4000 800
F +353 1 4000 850
E info@cru.ie
www.cru.ie

Liam O’Riordan,
Gas Networks Ireland,
Gasworks Road,
Co. Cork, T12RX96
Ireland

CRU ref.: D/25/2780

Date: 26/02/2025

Re: Gas Networks Ireland – Notification of intention to apply for consent to construct a transmission pipeline, the Ballykilleen Pipeline, as part of the Gas to Bord na Móna Edenderry project in Edenderry, Co. Offaly and request for bona fides certification

Dear Liam O’Riordan,

Having received your application on 22/01/2025, regarding the bona fides certification to construct a transmission pipeline, the Ballykilleen Pipeline, as part of the Gas to Bord na Móna Edenderry project in Edenderry, Co. Offaly, the Commission has reviewed the submitted information. Following our review, the CRU can confirm that it is satisfied that Gas Networks Ireland has demonstrated a bona fide intention to make an application for consent to construct the above pipeline. This letter is a certificate of bona fides for the identified project. It is issued pursuant to Section 26 (1A) of the Gas Act 1976, as inserted by Section 23 of the Gas (Interim) (Regulation) Act, 2002.

Yours sincerely,

Tara Scully
Central Licensing Manager
Commission for Regulation of Utilities

Appendix 3 – EIA Portal Confirmation

From: Housing EIAportal <EIAportal@housing.gov.ie>
Sent: Wednesday 6 May 2026 13:04
To: Luke Wymer <lwyrmer@isaplanning.ie>
Subject: EIA Portal Notification - Gas Transmission Development - EIA Portal Confirmation Number: 2026081

Dear Luke,

An EIA Portal notification was received on 06/05/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 06/05/2026 under EIA Portal ID number 2026081 and is available to view at <https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da>

Portal ID: 2026081

Competent Authority: An Coimisiún Pleanála

Applicant Name: Gas Networks Ireland

Location: Linear site between Kilwarden, Co. Meath and Ballykilkeen, Co. Offaly, within the counties of Meath and Offaly.

Description: The proposal comprises the provision of a downstream underground high pressure gas pipeline and associated development, including an AGI compound and offtake installation

Linear Development: Yes

Date Uploaded to Portal: 06/05/2026

Kindest Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Ballie Átha Cilleath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

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www.gov.ie/housing



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage