



PLANNING REPORT

In respect of a
**Proposed Gas Transmission
Development
(GNI Ballykileen Pipeline)**

Prepared on behalf of
Gas Networks Ireland

May 2026

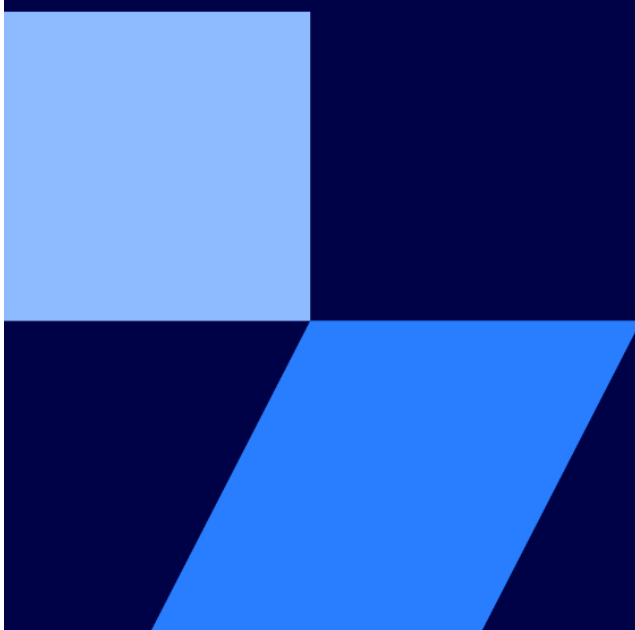


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1.0 INTRODUCTION

On behalf of the applicant, Gas Networks Ireland (GNI), with a registered address at Gas Networks Ireland Headquarters, Gasworks Road, Cork, T12 RX96, and further to a determination received from An Coimisiún Pleanála confirming the Proposed Development constitutes Strategic Infrastructure Development (SID) pursuant the Section 182C of the Planning & Development Act 2000 (as amended) (PDA), we hereby submit this application for approval in respect of the provision of an underground downstream high pressure gas transmission pipeline, Above Ground Installation (AGI), Offtake Installation and associated development (hereafter the Proposed Development).

The proposed gas transmission pipeline (which will be known as the GNI 143 Ballykilleen Pipeline) is designed to connect the existing BGE77 Dublin to Galway gas transmission pipeline (also known as Pipeline to the West (PTTW)) to the Edenderry Power Plant, to serve an existing power station. The proposed pipeline has an overall length of c. 23.65km.

The Proposed Development includes an Offtake Installation at Kilwarden, Co. Meath, located within a proposed fenced compound (Kilwarden Offtake Installation), to accommodate infrastructure connecting the proposed pipeline with the existing PTTW, along with equipment to allow for the inspection and maintenance of the proposed underground pipeline.

At Ballykilleen, Edenderry, Co. Offaly, the Proposed Development includes an AGI compound accommodating kiosks for gas pressure reduction, boiler units, electrical equipment and instrumentation, and gas quality monitoring, along with above ground pipework and equipment, and a backup gas-fired generator. The AGI compound will also include structures and equipment to allow for the inspection and maintenance of the proposed underground pipeline.

The delivery of the Proposed Development will facilitate the transition of a power plant at Ballykilleen, Edenderry (which is currently operated as an oil-fired power plant) to gas. The power station is owned and operated by Bord na Móna. The location and context of the Proposed Development is described in further detail in Section 2 of this statement.

The transition of the existing power station to gas-fired operation will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

The applicant intends to make a concurrent application to the Commission for Regulation of Utilities (CRU) under section 39A of the Gas Act 1976, as amended. Under Section 39A of the Gas Act 1976, as amended, any entity who wishes to construct a gas transmission pipeline must obtain a Section 39A Consent from the CRU. Consideration by the CRU of a Section 39A Consent application involves assessing the applicant's financial and technical abilities to successfully and safely deliver the pipeline, as well as determining whether the pipeline project is likely to have any significant environmental impacts. The CRU has provided a letter to the applicant noting that they have demonstrated a bona fide intention to make the application (Appendix 1).

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

The Proposed Development is described as follows within the public notices for the application:

“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”.

Project Scope

The Proposed Development is described in further detail within this statement within Section 5. In summary the Proposed Development is designed to support the delivery of gas to the existing Edenderry Power Plant, which will result in significant improvement in the greenhouse gas (GHG) emissions of that existing generation infrastructure.

The Proposed Development 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 design selected (including the routing and design of the underground pipeline) has been predicated on the need to minimise environmental impact and includes mitigation measures as set out within the Environmental Impact Assessment Report and Natura Impact Statement submitted herewith.

The project is designed to enable a reduction in greenhouse gas (GHG) emissions associated with the operation of the existing Edenderry Power Plant.

Stakeholders & Roles

The role of GNI for this Proposed Development is to act as the Developer / Applicant. GNI operates and maintains Ireland’s national gas network, which is considered one of the safest and most modern renewables-ready gas networks in the world.

Almost 725,000 Irish homes and businesses trust Ireland’s gas network to provide efficient and reliable energy to meet their heating, cooking, manufacturing and transport needs. The gas network is the cornerstone of Ireland’s energy system, securely supplying more than 30% of Ireland’s total energy, including 40% of all heating and almost 50% of the country’s electricity generation.

GNI is aiming to deliver a repurposed, resized and fully decarbonised gas network by 2045.

The existing power plant at Edenderry Power Station is owned and operated by Bord na Móna. Bord na Móna will continue to own and operate the power plant following the delivery of the Proposed Development.

The CRU is Ireland’s independent energy and water regulator.



Applicant and Agent for the Applicant

As mentioned above, the Applicant (Developer) for the Proposed Development is Gas Networks Ireland with a registered address at Gasworks Road, Cork, T12 RX96.

The Applicant can be contacted by email at brendan.osullivan@gasnetworks.ie.

The main agent acting on behalf of the Applicant is JSA Planning, with an address at 39 Fitzwilliam Place, Dublin 2. Mr. Luke Wymer is the contact within JSA Planning and can be contacted by phone on (01) 6625803, or by email at lwymer@jsaplanning.ie.

2.0 SITE LOCATION AND CONTEXT

The Proposed Development site (c. 243.4 hectares ha), comprises a linear pipeline route including associated construction works compounds, that traverses lands within counties Meath and Offaly. The site also takes in the locations of the proposed Kilwarden Offtake Installation and the proposed AGI compound at Ballykileen.

The site of the Proposed Development runs through 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.

Site of the Kilwarden Offtake Installation, Kilwarden, Co. Meath

The proposed pipeline Offtake Installation at Kilwarden, Co. Meath is shown on Figure 2.1 below. Access to the offtake compound is via a country lane off the R161, which is located to the south of the Offtake Installation. A new access to the country road to the east will be provided to serve the Offtake Installation. The existing underground gas pipeline, which the Offtake Installation will facilitate a connection with, runs in an east-west direction traversing the Offtake Installation site.

The wider surrounding area comprises mainly of agricultural land and is predominantly greenfield in nature. The site itself is greenfield in nature and is removed from any residential dwellings. There are existing residential units to the south, southeast and southwest, all of which are separated from the Offtake Installation by fields and hedgerows.

Figure 2.1: Aerial image of the existing site at Kilwarden



Site of the pipeline termination and AGI at the existing Edenderry Power Station, Ballykileen, Co. Offaly

The termination of the proposed gas pipeline and the associated proposed AGI will be located on lands at the Edenderry Power Station, within the townland of Ballykileen, Co. Offaly as illustrated in Figure 2.2 below. The location of the proposed AGI falls within the boundary of the wider Power Station site, in close proximity to the existing power plant which the pipeline will serve.

To the west of the site is the R401 regional road, to the north is greenfield lands and a railway line (previously used to transport peat). To the east and south is the existing Edenderry Power Station. The River Cushaling bounds the existing Power Plant on its eastern and southern boundaries. The wider context includes renewable energy projects (including wind energy and battery energy storage), grid infrastructure, and stockpile and administration areas associated within the existing Power Station (which includes a large scale biomass generation station, in addition to the Edenderry power plant).

The wider surrounding area primarily comprises greenfield lands in agricultural use. settlement of Edenderry is located c. 5.5km to the north of the AGI site.

Figure 2.2: Aerial Imagery of the existing Edenderry Power Plant where the AGI is proposed



Proposed Underground Gas Transmission Pipeline

The proposed downstream underground gas transmission line will connect the Edenderry Power Plant with the existing Dublin to Galway high pressure gas pipeline. The distance

covered by the proposed pipeline will be approximately 23.65km. The overall route of the proposed pipeline is illustrated below on Figure 2.3 and on Figure 2.4.

The proposed runs through following townlands: Aghnagillagh, Ardnamullan, Ballyboggan, Ballynakill, Castlejordan, Clongall, Harristown, Kilwarden, Park and Ticroghan (Co. Meath); and Ballykilleen, Clonmore, Drumcooly, Edenderry, Lenamarran, Monasteroris, Mountwilson, Rathgreedan, Rathmore, Roosk, Shean and Thornwell (Co. Offaly).

The proposed route includes lands in private third-party ownership, and public roads under the control of the Local Authorities and TII. Bord na Móna owns the site of the proposed AGI and the wider Edenderry Power Station site.

Figure 2.3: Proposed transmission line route

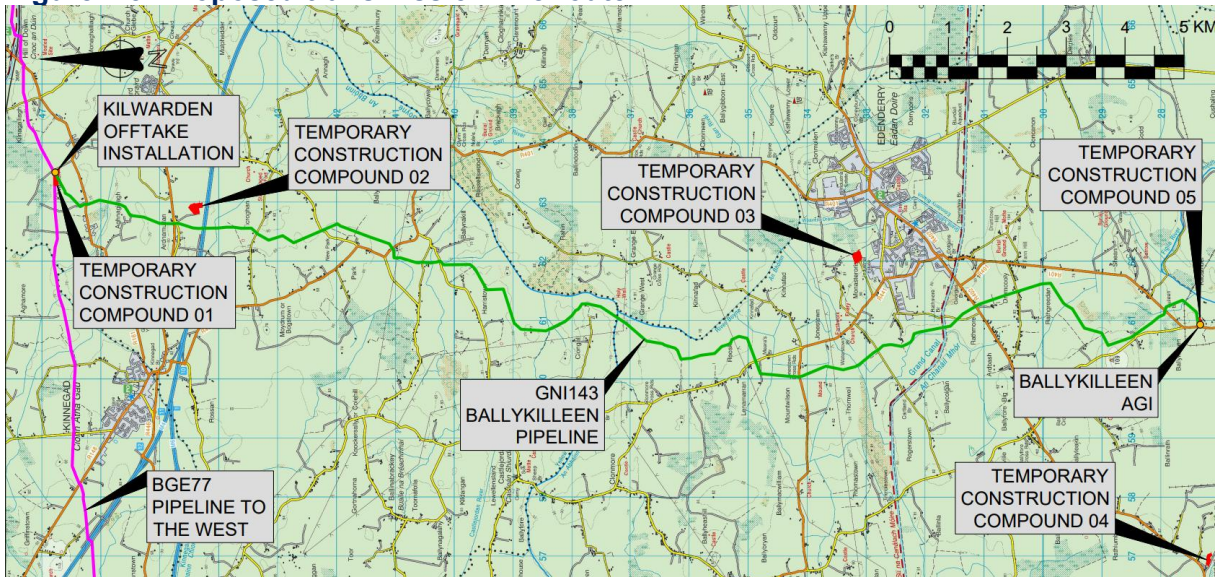
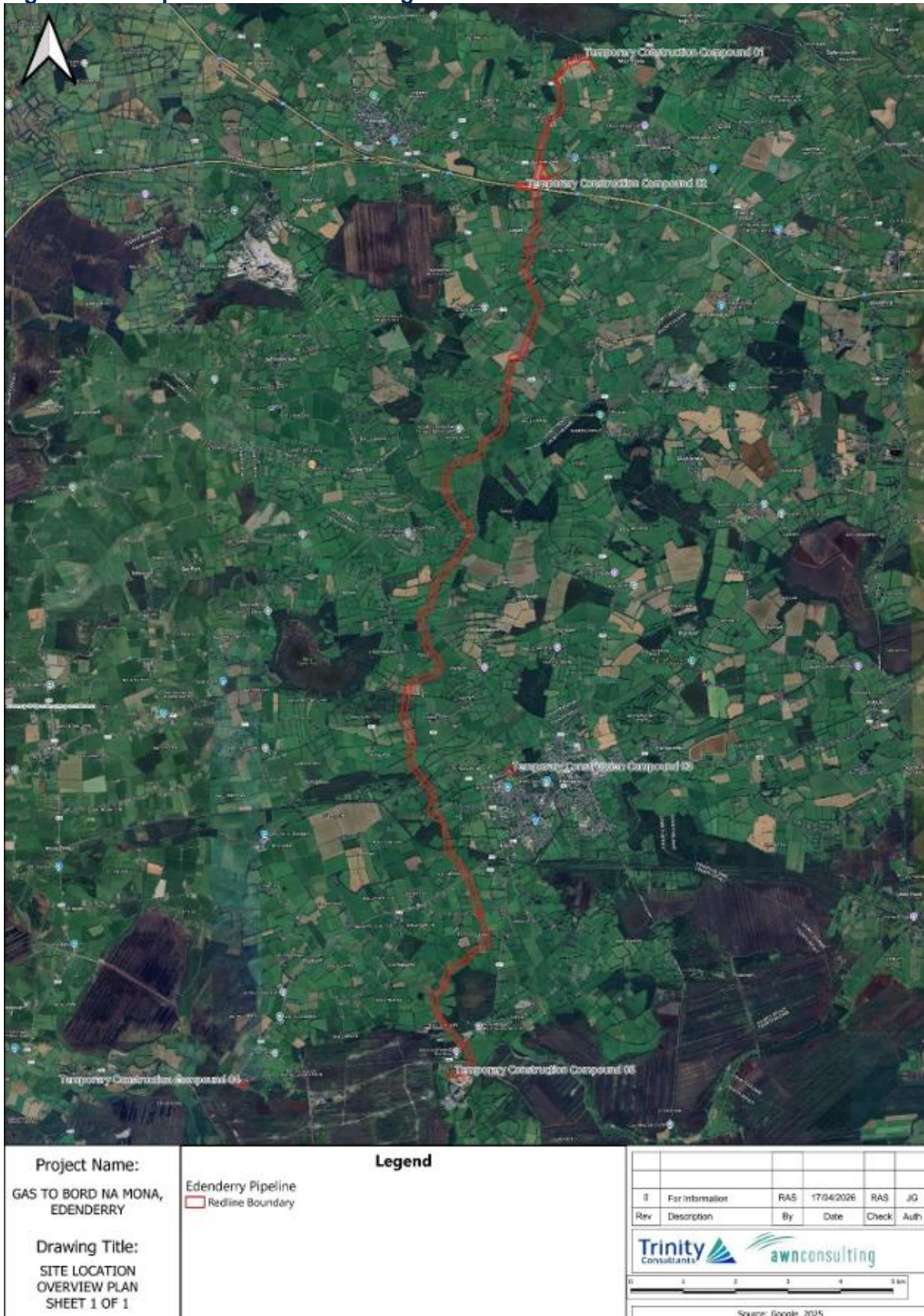


Figure 2.4: Proposed route aerial image



Temporary Construction / Pipe Storage Compounds

The Proposed Development includes 5 no. temporary construction compounds as shown on Figures 2.4, 2.5, 2.6, 2.7 and 2.8. These compounds will provide for the storage of materials to construct the pipeline during the construction phase of the project. The first storage compound is located to the north of the R161 within the townland of Kilwarden and is accessed via a laneway.

The second temporary construction compound is located to the north of the M4 within the townland of Ardnamullen. The compound is accessed via a laneway off the R148.

The third temporary construction compound is located to the north of Edenderry within the townland of Monasteroris. The site is accessed via the Inner Relief Road.

The fourth temporary construction compound is located within the townland of Ballykilleen to the east of the R401 and to the north of the existing Edenderry Power Plant.

The fifth storage compound is located within the townland of Esker More, off the R402.

Figure 2.5: Temporary working compound location 1 (Kilwarden)



Figure 2.6: Temporary working compound location 2 (Ardnamullen)

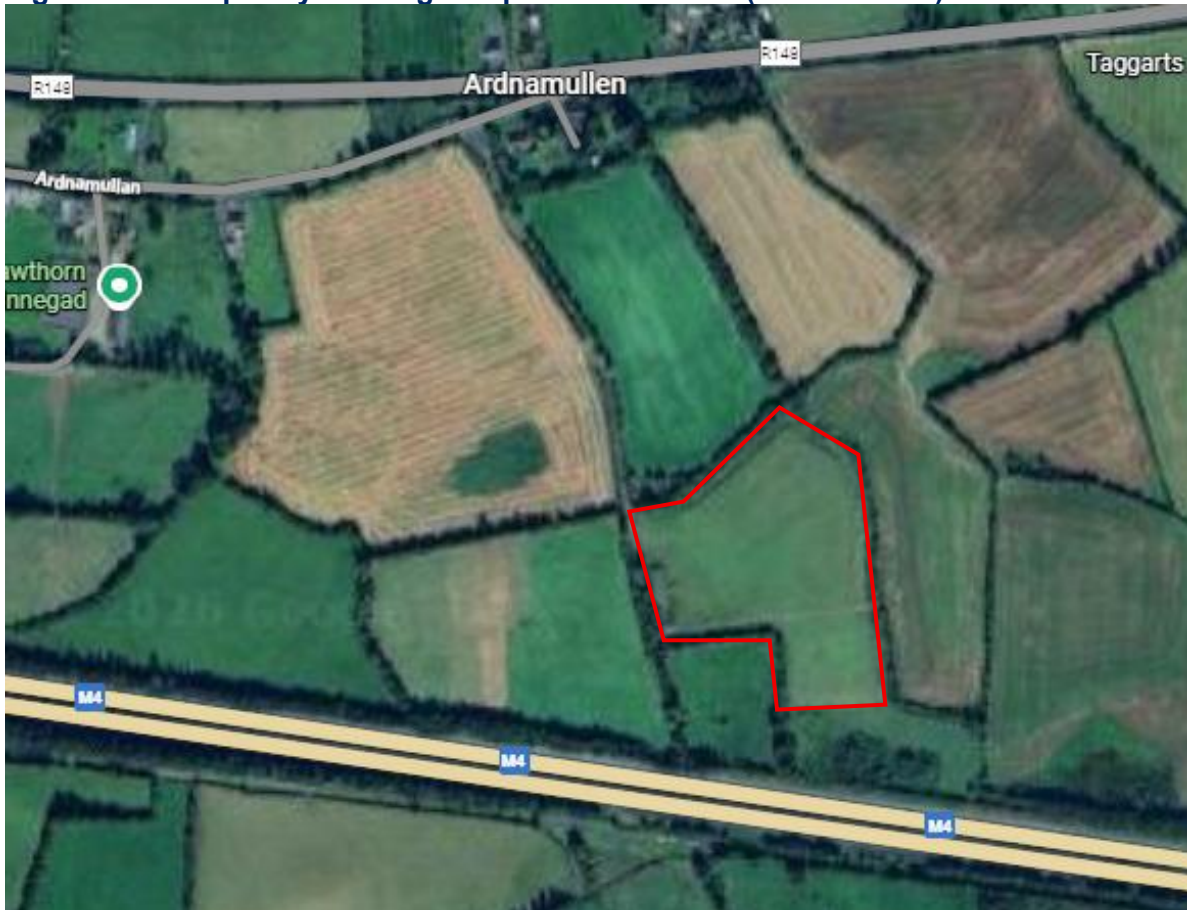


Figure 2.7: Temporary working compound location 3 (Monasterois)



Figure 2.8: Temporary working compound location 4 (Ballykillen)



Figure 2.9: Temporary working compound location 5 (Esker More)



3.0 PRE-APPLICATION CONSULTATION

Gas Networks Ireland entered into preliminary consultation with Offaly County Council, Westmeath County Council, Meath County Council and Kildare County Council prior to the submission of a pre-application request to An Coimisiún Pleanála. A pre application meeting was held with each of these local authorities on the following dates;

- Westmeath County Council - 21st March 2025
- Offaly County Council - 9th April 2025
- Meath County Council - 26th September 2024
- Kildare County Council - 26th September 2024

These four Planning Authorities were consulted with as at that time several route options for the proposed gas transmission pipeline were under active consideration by the project designers, which would potentially include elements in counties Westmeath or Kildare. However, ultimately the selected route for the Proposed Development meant that the development takes in lands within counties Meath and Offaly only.

The applicant has undertaken 1 no. pre-application consultation meeting with An Coimisiún Pleanála on the 30th of January 2025, in response to a pre-application consultation request received by An Coimisiún Pleanála on the 27th of November 2024.

The purpose of the consultation meeting was to provide further information to An Coimisiún Pleanála to inform their determination as to whether or not the Proposed Development constitutes Strategic Gas Infrastructure Development.

A request to conclude the pre-application process was subsequently submitted to An Coimisiún Pleanála on the 22nd of January 2026, following the issuing of the record of the pre-application meeting with the Commission.

The Commission Inspector's report on the pre-application request, which informed the determination by the Commission that the development constitutes Strategic Gas Infrastructure Development, stated the following:

“Having regard to the size, scale and length of the proposed downstream gas pipeline and associated development, and to the policy context, it is considered that the proposed development constitutes development that falls within the definition of strategic gas infrastructure development’ set out in Section 182(c)(1) of the Planning and Development Act 2000, as amended and ‘strategic downstream gas pipeline’ set out in Section 2 of the Planning and Development Act 2000, as amended”.

The Inspector's Report included the following recommendation for the Commission's consideration:

“Based on the foregoing assessment, it can be concluded that the proposed development would meet the definition of ‘strategic gas infrastructure development’ set out in Section 182(c)(1) of the PDA and ‘strategic downstream gas pipeline’ set out in Section 2 of the PDA. It can also be concluded that the development is of strategic importance by reference to the requirements of Section 37A(2)(a) and 37A (2)(b) of the PDA.

It is recommended that the Commission serve a notice on the prospective applicant. Pursuant to Section 182 (C) of the PDA stating that it is of the opinion that the proposed development constitutes strategic infrastructure development within the meaning of Section 182(C) of the PDA.”

An Coimisiún Pleanála Determination

An Coimisiún Pleanála have confirmed in a letter dated the 12th of February 2026 that the Proposed Development constitutes Strategic Gas Infrastructure within the meaning of section 182C of the Planning and Development Act 2000 (as amended) (PDA). The determination was made following the conclusion of the above-referenced pre-application process under ACP Ref.: ABP- 321356 -24.

Therefore, the current application is required to be submitted directly to An Coimisiún Pleanála under section 182C(1) of the PDA.

The determination by the Commission that the proposal constitutes Strategic Gas Infrastructure Development was accompanied by a list of Prescribed Bodies, to whom a letter notifying them that this planning application has been submitted to ACP. The following bodies were listed:

- 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 (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);¹
- 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.

Design Flexibility Request

A design flexibility request was submitted to An Coimisiún Pleanála on the 27th of June 2025. On the 15th of July 2025, JSA Planning received formal acknowledgement from An Coimisiún Pleanála (ACP Ref.: 323000). A design flexibility meeting was set up by An Coimisiún Pleanála and was held on the 24th of July 2025.

A Design Flexibility Determination was issued by An Coimisiún Pleanála on the 12th of February 2026. An Coimisiún Pleanála determined that the design flexibility was not justified and declined to provide for design flexibility in respect of the Proposed Development (relating

¹ Based on the final route alignment, copies of the application were issued to Meath and Offaly County Councils, as the development falls within their operational areas

in particular to the horizontal alignment of the underground gas transmission pipeline). The determination issued by An Coimisiún Pleanála noted the following:

“Regarding the Horizontal alignment flexibility request, the Commission considers the prospective applicant has not demonstrated circumstances that justify a request for such design flexibility as guided by Circular Letter PL11/2023 – New Design Flexibility Provisions, with regard to certain unconfirmed details. Accordingly, the Commission is not satisfied that there are circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided before these details are confirmed.

Options that may not be clarified at the application stage should be set out and assessed in the application documentation (including the Environmental Impact Assessment Report and the Natura Impact Statement) and in the event of a favourable decision on the application, construction related methodologies could be agreed prior to commencement of development, by way of compliance with a planning condition”.

Based on the determination received from An Coimisiún Pleanála, the design and assessment of the Proposed Development does not rely on any design flexibility, and the Environmental Impact Assessment Report and Natura Impact Statement submitted with the application have been prepared on that basis.

4.0 PLANNING HISTORY

This section provides details of the planning history relating to the existing Edenderry Power Station (i.e., the location of the proposed AGI). The following is based on a planning search utilising the online planning search tools of Offaly County Council.

There is no previous planning history on the Kilwarden Offtake Installation site or in its immediate vicinity.

A planning history search for the pipeline route is included as an appendix to this report (appendix 1), based on a review of the Planning Authorities' online planning search systems.

Proposed AGI site and Surrounding Lands

Offaly County Council Reg. Ref. 071691

On the 25th of March 2008, a final grant of permission was issued by Offaly County Council for the following development:

“Two electricity generation units each having a maximum power output of 52 megawatts. each power unit will include an air inlet filter, a turbine generator set and auxiliary systems including control system and electrical equipment. Gaseous emissions from each power unit will be discharged through two exhaust stacks. Supporting facilities will also be installed and will include transformers, water storage tanks, fuel storage tanks, and fuel and water forwarding pumps. The power units will be located on a concrete area. An Environmental Impact Statement has been prepared in respect of the planning application. This application relates to development that comprises or is for the purpose of an activity in relation to which a licence under Part IV of the Environmental Protection Agency Act, 1992 as amended is required.”

Offaly County Council Reg. Ref. 21291

On the 5th of May 2022 a final grant of permission was issued by Offaly County Council for the continued use of Edenderry Power Plant as a biomass fired power plant up to 31st December 2030.

The proposed development was described as follows:

“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 – PLI2/15/129, 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)”

Offaly County Council Reg. Ref. 15129 and ABP Ref: PL19.245295

On the 13th of July 2015 a notification of decision to grant permission was issued by Offaly County Council for development comprising the continued use and operation of Edenderry Power Station as a peat and biomass co-fired power plant.

The proposed development was described as follows:

“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”.

This decision was appealed by two parties (An Taisce and Friends of the Irish Environment) to An Bord Pleanála (ABP Ref.: PL19.245295). The decision was upheld and ABP granted permission on the 21st December 2016 subject to revised conditions. Condition 2 stated that: “permission shall apply for 7 years from the date of the Order.”

Offaly County Council Reg. Ref. 14144 and ABP Ref: PL19.243916

On the 29th of August 2014 a notification of decision to grant permission was issued by Offaly County Council for the development set out below. This application is located immediately south of the proposed AGI compound within the Edenderry Power Plant complex.

The proposed development was described as follows:

“A feedstock handling system that will enhance the existing control and metering system on site. The development will consist of a covered feedstock receiving station with a capacity of 400m³ ('hopper') with associated concrete slab. The development will also include a screen house for the removal of ferrous and oversize material, as well as associated quality control sampling equipment, and incline and by pass conveyors of 688m² to tie into the existing feedstock storage and handling system. The application relates to development that is for the purposes of an activity requiring an Integrated Pollution Prevention and Control License under Part IV of the Environmental Protection Agency Act, 1992 as amended”

This decision was appealed to An Bord Pleanála (ABP Ref.: PL19.243916). The decision was upheld and ABP granted permission on the 19th of March 2015.

Offaly County Council Reg. Ref. 1372 and ABP Ref: PL19.242226

On the 21st of June 2013 a notification of decision to grant permission was issued by Offaly County Council for development described as follows:

“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”

This decision was appealed to An Bord Pleanála (ABP Ref.: PL19.242226). The decision was upheld and ABP granted permission on the 19th of November 2013.

Offaly County Council Reg. Ref. 11113

On the 30th of August 2011 a final grant of permission was issued by Offaly County Council.

The proposed development was described as follows:

“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”.

Offaly County Council Reg. Ref. 04210 and ABP Ref: PL19.211173

On the 8th of February 2005 a notification of decision to grant permission was issued by Offaly County Council. The proposed development was described as follows:

“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”

This decision was appealed to An Bord Pleanála (ABP Ref.: PL19.211173). The decision was upheld and ABP granted permission on the 12th July 2005.

Offaly County Council Reg. Ref. 98922

On the 21st of July 1998 a final grant of permission was issued by Offaly County Council.

The proposed development was described as follows:

“110 kV overhead transmission line loop serving proposed europeat 1 power station”

Offaly County Council Reg. Ref. 98437

On the 23rd of December 1998 a final grant of permission was issued by Offaly County Council.

The proposed development was described as follows:

“Peat power 120 MW electricity generating station”

5.0 DEVELOPMENT DESCRIPTION

The Proposed Development comprises an Offtake installation at Kilwarden, Co. Meath, an AGI compound at the existing Edenderry Power Station site in Co. Offaly and a proposed c. 23.65 km gas steel gas transmission pipeline between these two points.

Proposed Kilwarden offtake compound

The proposed Kilwarden offtake compound (Figure 5.1) has an area of c. 0.220 ha. and is accessed off a laneway adjoining the existing R161.

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 belowground isolation valve located within an access pit, aboveground pipework and connection points for a temporary PIG (pipeline inspection gauging) trap to facilitate future inspection and maintenance of the proposed pipeline, and all associated mechanical and civil works required to support operation.

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 to maintain agricultural land separation(Figure 5.2).

The Kilwarden Offtake Installation will be accessed from an existing laneway off the R161. The entrance off the laneway will include including localised widening, surface upgrades, and installation of a culvert over the existing drainage ditch along the laneway, all to accommodate construction vehicles and longterm GNI operational access.

Three designated parking spaces will be provided adjacent to the entrance gates, with additional parking available within the compound when required for maintenance operations.

An onsite drainage system will allow for removal of surface water from areas of hardstanding within the compound and the site access route. A soakaway pit will be provided in the southeastern corner of the compound to facilitate infiltration and manage surface water runoff, connecting to an existing drainage ditch on site.

The Offtake Installation has been sited within a rural area, and is well removed from existing dwellings. The Installation is relatively small in overall scale, and its location with an agricultural field, bound by existing hedgerows, will limit its visibility from the surrounding area.

Figure 5.1: Kilwarden Offtake site compound layout

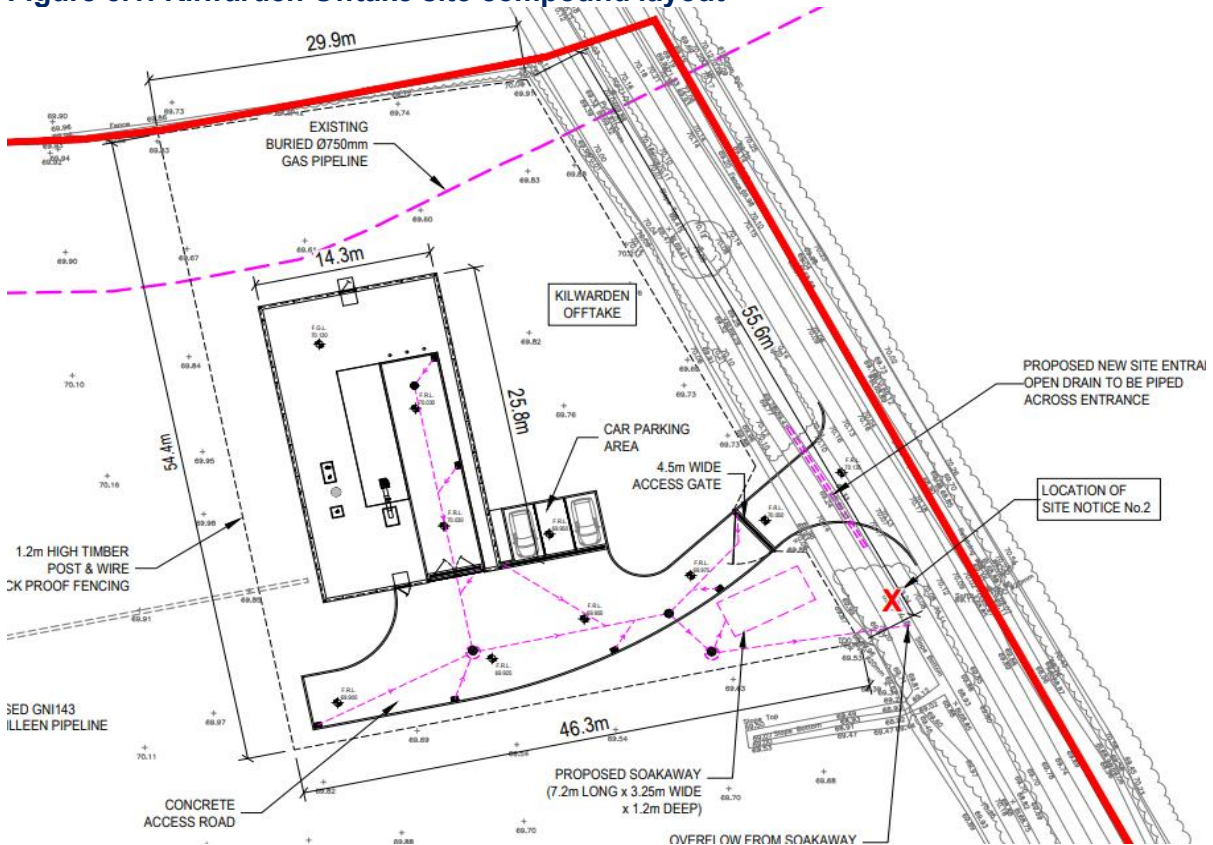
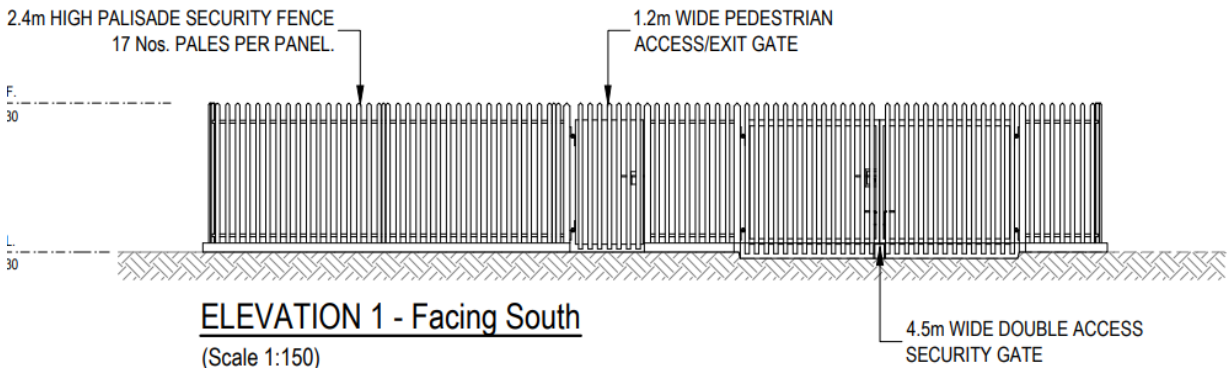


Figure 5.2: Southern elevation



Landscaping measures

The landscaping proposal provides for a wildflower meadow surrounding the proposed Kilwarden Offtake Installation. A grass verge is proposed along the road and around the offtake compound. The majority of the existing hedgerow on site will be maintained. A small portion of the hedgerow on site is to be removed to facilitate the proposed site access. Figure 5.3 illustrates the landscaping strategy.

Figure 5.3: Landscaping strategy



Proposed AGI Compound

The proposed AGI compound (Figure 5.4) will entail the construction of a compound bound by security fencing, and associated development, along with associated access arrangements and ancillary works.

The AGI compound will accommodate pipework, plant, and ancillary structures and will serve to deliver gas from the proposed pipeline to the existing power plant generation station. Figure 5.5 shows the southern elevation of the proposed AGI compound.

The proposed AGI compound is to be located on lands at Ballykilleen and will include of a PRS Kiosk (c. 49 sq.m. with a parapet height of 3.15m and vent terminations are 5.4m in height.), a PBU Kiosk (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 (c. 7 sq.m with a parapet height of c. 2.9m and vent terminations extending to 3.5m in height) and a E&I Kiosk (c. 15.75 sq.m. with a parapet height of c. 3m.).

Solar panels are provided on the roof of the proposed PBU Kiosk.

The proposed AGI compound is located within an area comprising the existing Edenderry Power Station site. The surrounding context is defined by large scale energy generation infrastructure and associated and ancillary development, including electricity transmission infrastructure, stockpile areas, and administrative facilities associated with the Power Station.

The AGI compound is set at a significant distance from residential dwellings and is relatively small in scale. Therefore, the proposed AGI compound can be readily accommodated within its existing context and surroundings.

Figure 5.4: AGI Site layout

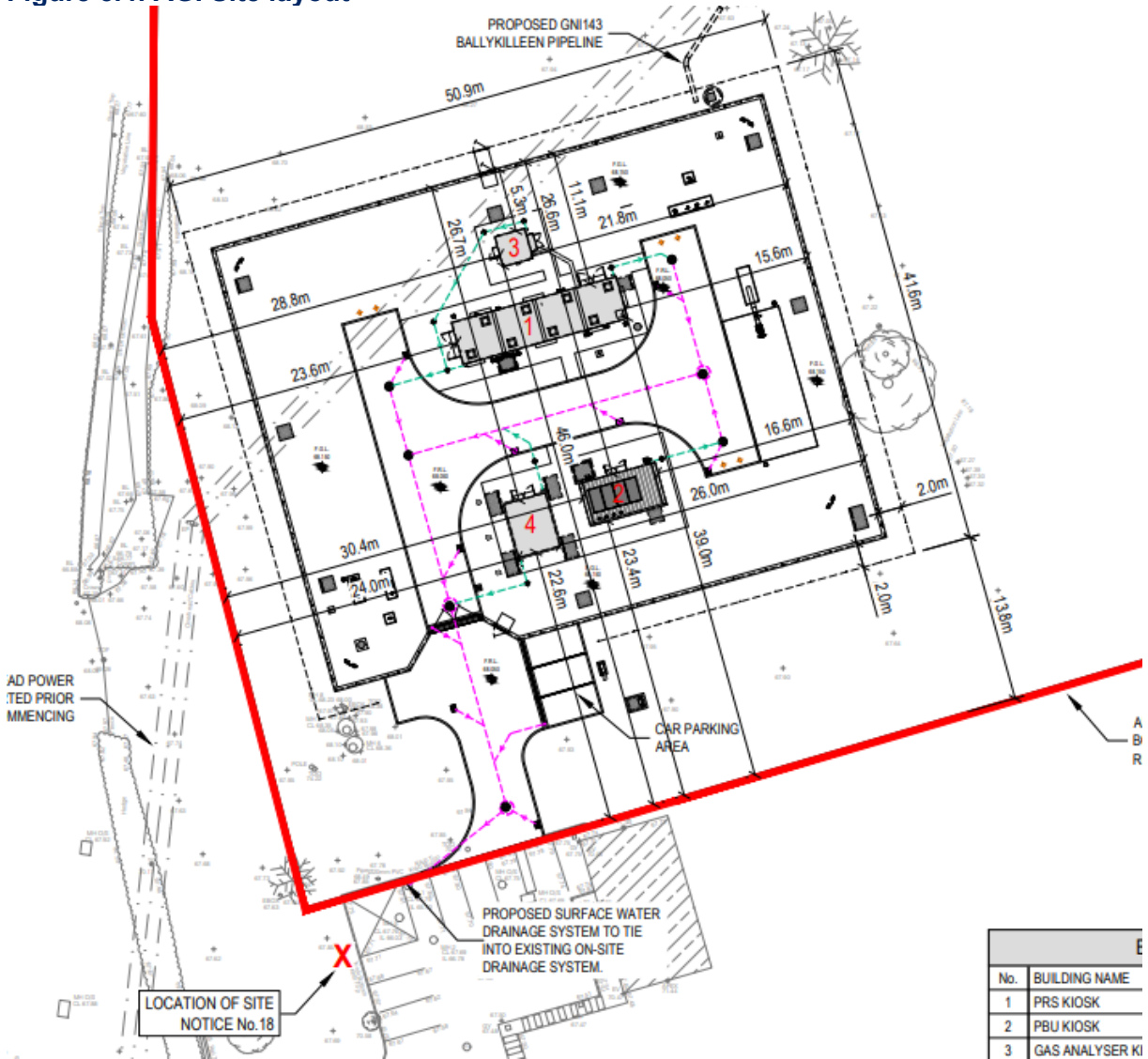
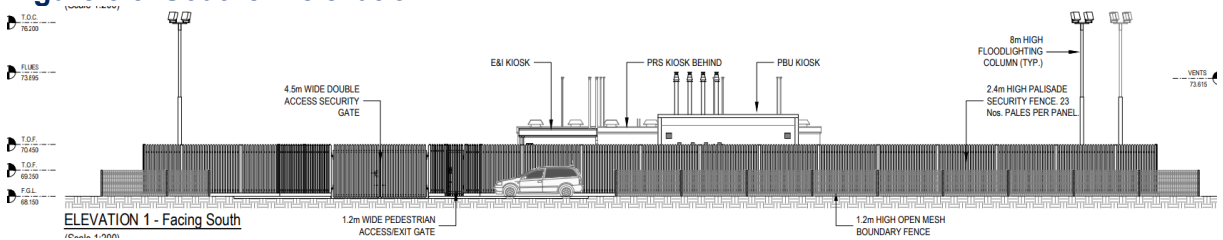


Figure 5.5 Southern elevation



Proposed Underground Transmission Line and Proposed Route

The proposed c. 23.65 km underground transmission gas pipeline connection will connect the proposed Edenderry Power Station at Edenderry with the existing Dublin to Galway high pressure gas pipeline (PTTW).

The steel gas transmission pipeline will be 1.2m below ground level and has a 300 millimetre (mm) nominal bore (NB) with a maximum operating pressure of 85 bar. The Proposed Development also includes associated ancillary fibre ducting.



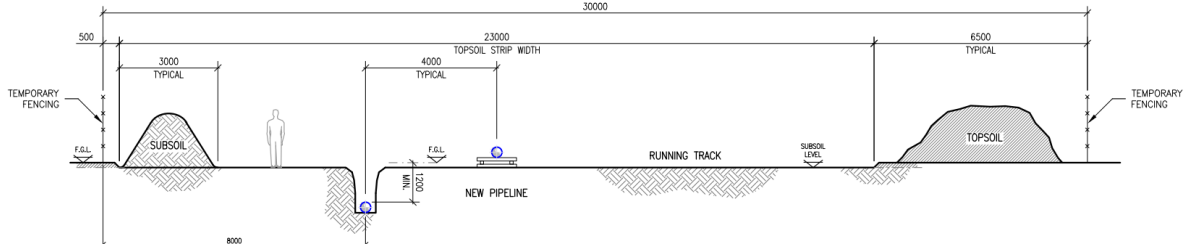
Across its length, the route requires 17 road crossings (including the M4, and local and regional roads), 2 river crossings (the Kilwarden River and the Yellow River), and 30 watercourse crossings (including the Grand Canal).

The pipeline begins at the Ballykilleen pipeline in Kilwarden, County Meath and extends south west across agricultural lands until it terminates at the proposed Ballykilleen AGI instillation. The pipeline will cross the following roads and rivers which are listed from north to south. The R161 Regional Road, Kilwarden River, R148, L80217, M4 Motorway, Ticrohan Road (L40181), Park Road (L8022), Ballyboggan Road (L80241), L4091 (Ballynakill Road), Yellow River, L1004 (Roosk) Road, R441 road, the L5007 (Monasteroris) Road, Grand Canal, R402 Road, L5003 Road and R41 Road.

The Edenderry Power Station site and existing Dublin - Galway pipeline (PTTW) are located c. 23.65 kilometres apart and are primarily separated by greenfield areas.

The proposed pipeline will be underground for its entire route, and the route has been selected to avoid heavily populated areas, with routing through greenfield agricultural lands prioritised. Figure 5.6 below illustrates a typical cross section of the proposed underground pipeline.

Figure 5.7: Cross section of the proposed pipeline

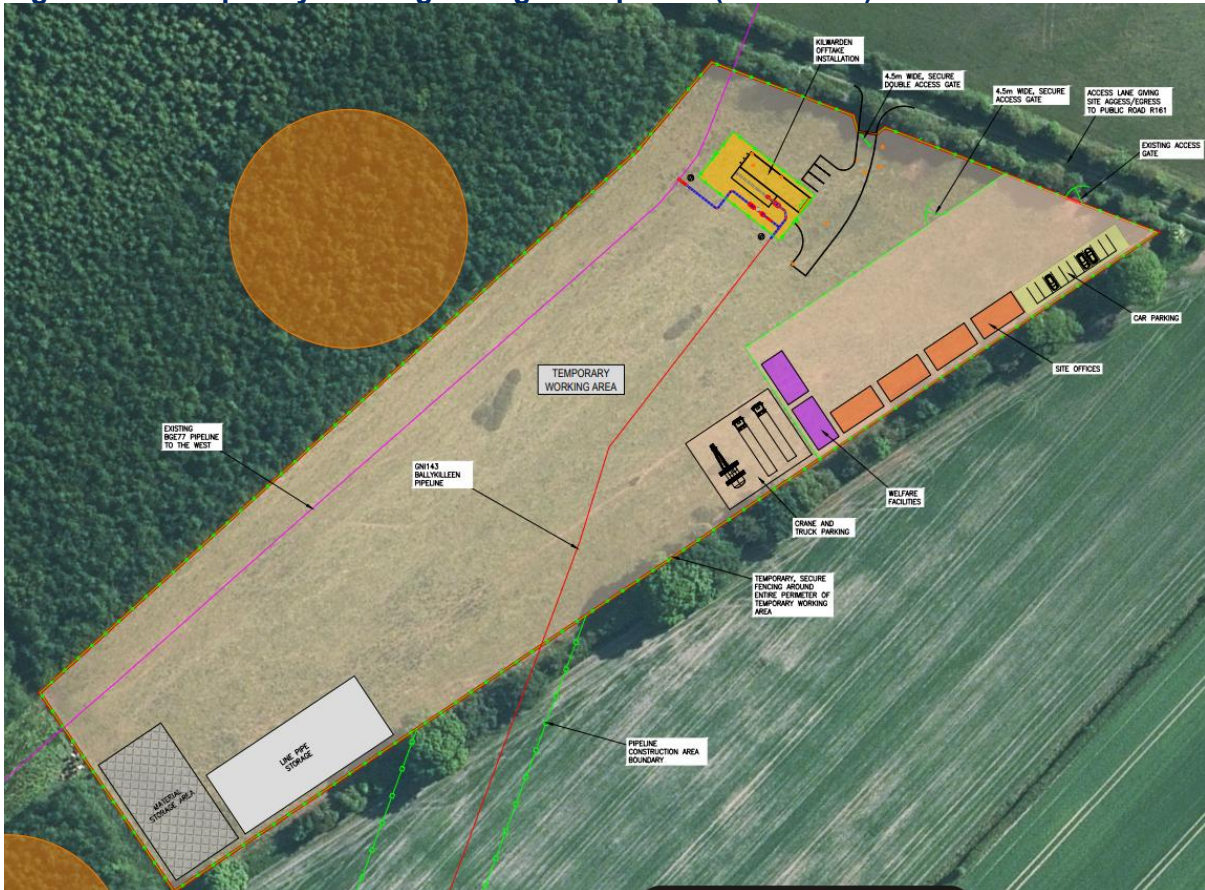


Temporary working compounds

There are 5 no. temporary construction working compounds proposed. The 5 no. locations are shown below on figures, 5.8, 5.9, 5.10, 5.11 and 5.12.

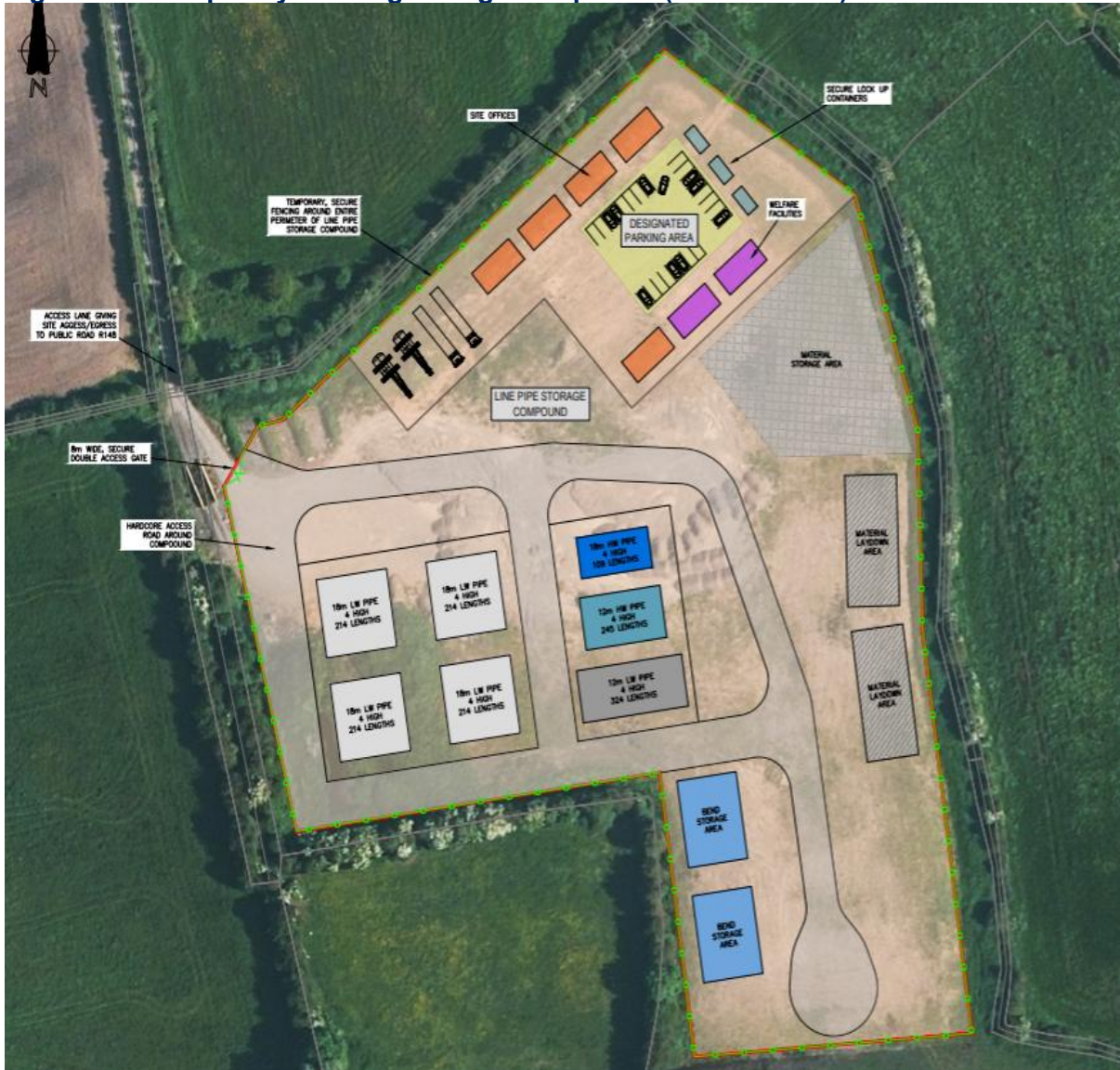
The compound at Kilwarden (Figure 5.8) provides for an entrance onto the existing laneway to the east. The compound is enclosed by fencing. The compound includes an area for material storage, pipeline storage, crane and truck parking, welfare facilities, site offices, and car parking. A 4.5m wide gate provides access to the compound.

Figure 5.8: Temporary working/storage compound (Kilwarden)



The compound at Ardnamullen (Figure 5.9) include the following; site offices, crane and truck parking, pipe storage, secure lock up containers, car parking, material laydown area, welfare facilities, material storage area. The compound is enclosed by fencing and has an 8m wide gated access point.

Figure 5.9: Temporary working/storage compound (Ardnamullen)



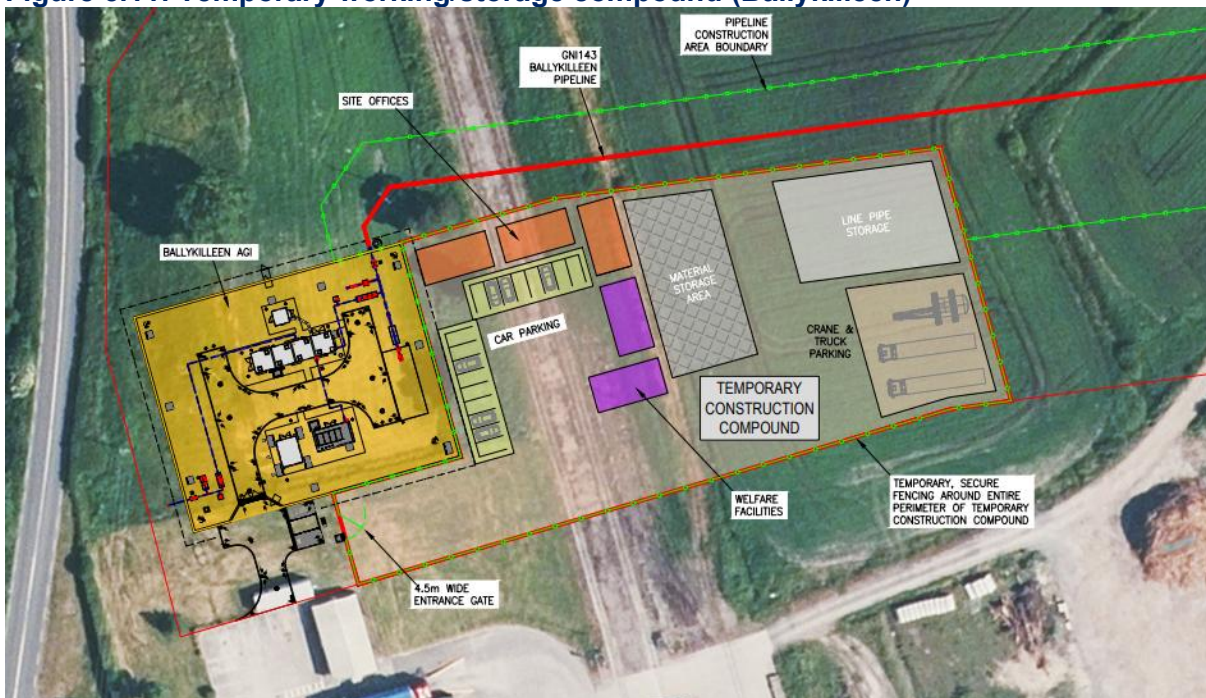
The compound at Monasterois (Figure 5.10) include the following; site offices, crane and truck parking, pipe storage, secure lock up containers, car parking, material laydown area, welfare facilities, material storage area. The compound is enclosed by fencing and has an 8m wide gated access point.

Figure 5.10: Temporary working/storage compound (Monasteroris)



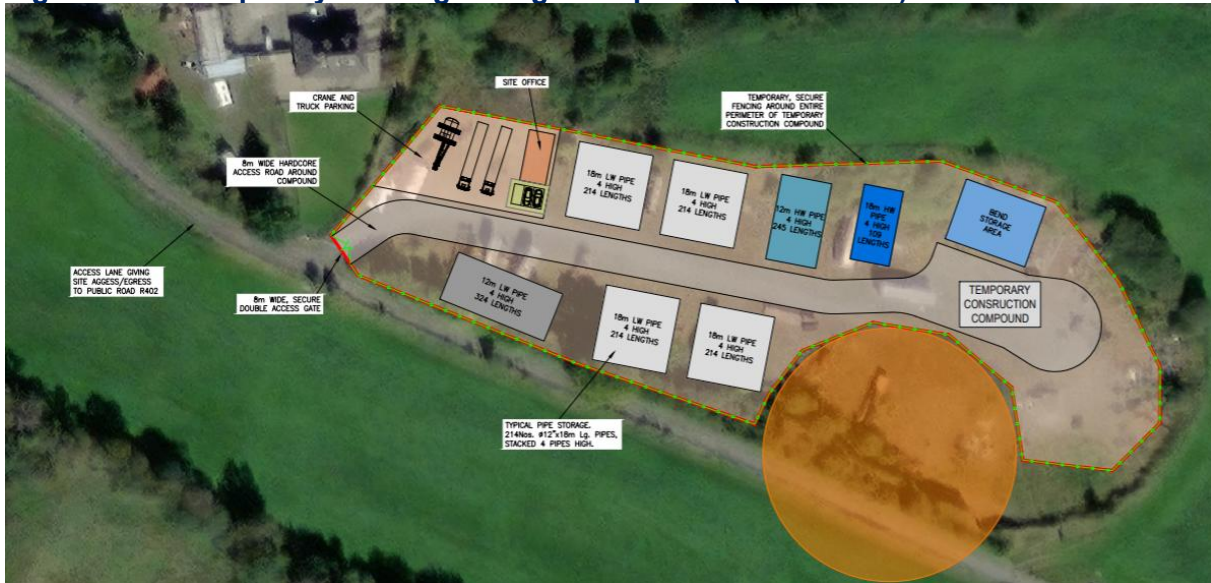
A temporary construction working compound is proposed at the Ballykilleen AGI site as shown below on Figure 5.11. The compound is enclosed by fencing. The compound includes an area for material storage, pipeline storage, crane and truck parking, welfare facilities, site offices, and car parking. A 4.5m wide gate provides access to the compound. The compound provides for an entrance onto the existing laneway to the east.

Figure 5.11: Temporary working/storage compound (Ballykilleen)



The compound at Esker More (Figure 5.12) includes the following; site offices, crane and truck parking, pipe storage, secure lock up containers, car parking, material laydown area, welfare facilities, material storage area. The compound is enclosed by fencing and has an 8m wide gated access point.

Figure 5.12: Temporary working/storage compound (Esker More)



Requirement for the Proposed Development

The Edenderry Power Plant is located at Ballykilleen, Co. Offaly and the proposed underground gas pipeline will connect the power plant to the existing high-pressure Dublin to Galway gas pipeline. This will facilitate the transition of the power station (which is currently operated as an oil-fired power plant) to natural gas. The power station is owned and operated by Bord na Móna.

The transition of the power plant to natural gas will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

6.0 PLANNING POLICY CONTEXT

6.1 NATIONAL PLANNING FRAMEWORK – FIRST REVISION 2025

The first revision to the National Planning Framework (NPF) has now been published and approved by Government.

The National Planning Framework is supportive of the proposed development of strategic infrastructure. The plan is supportive of gas infrastructure in Ireland and notes its importance in providing for energy security. The NPF states the following:

“Gas will continue to play a key role to support the secure transition to an energy system, based on electrification and greatly increased renewables penetration. Ireland imports approximately three quarters of its gas from the UK and this is expected to increase as indigenous supply from the Corrib gas field declines”

The technical analysis shows that the existing infrastructure and supply sources are largely able to meet Ireland’s gas demand requirements in the medium- to long-term. It also shows, however, that a disruption of gas supplies from the UK, for whatever reason, would have a very significant impact on Ireland’s economic and social well-being. The Package is supported by an Annex “Securing Ireland’s Gas Supplies” that sets out in more detail, the long-term approach to secure our gas security of supply. The report sets out a range of mitigation measures, including the need for additional capacity of indigenous renewable energy, but also energy imports, energy storage, fuel diversification, demand side response, and renewable gases”.

National Policy Objective 54 is as follows:

“Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets”.

National Policy Objective 61 is as follows:

“In co-operation with relevant Departments in Northern Ireland, strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply, and explore the potential for strategic cooperation on offshore wind energy development.”

The Proposed Development will help to support the decarbonisation at the Edenderry Power Station by using gas instead of oil, serving to reduce GHG emissions and improve security of energy supply. The Proposed Development is therefore aligned with the foregoing provisions of the National Planning Framework.

The first revision to the NPF now includes specific policy relating to biomethane, which is a direct chemical replacement for natural gas, and which is intended to become an increasingly important element of the gas system in Ireland. The NPF states the following in this regard:

“Biomethane is a carbon-neutral renewable gas made from farm and food waste through a process known as anaerobic digestion. A National Biomethane Strategy has been published which requires the development of policies with the primary objective of delivering the ambitious target of producing 5.7 TWh of indigenous biomethane by 2030. It is estimated that over 80% of biomethane will be produced from grass silage and cattle slurry. This will require grass from 120,000ha (3% of total agricultural area) to produce the required feedstock.

To meet Ireland’s target of 5.7 TWh of biomethane by 2030, a large number of anaerobic digestion facilities will need to be developed, alongside the related infrastructure necessary to support these facilities.”

The NPF also states the following in relation to the longer-term objective of integrating renewable hydrogen as a component of the gas system mix:

“Renewable Hydrogen also has a potential role as a zero-emission energy source in the coming decades. The Government’s National Hydrogen Strategy sets out the strategic vision on the role that hydrogen will play in Ireland’s energy system, looking to its long term role as a key component of a climate neutral economy and the short-term actions that need to be delivered over the coming years, to enable the development of the hydrogen sector in Ireland.”

The Proposed Development will enable the integration of both natural gas and renewable gas including biomethane and green hydrogen, into the fuel mix at the Bord na Móna Edenderry Renewable Energy Complex.

6.2 NATIONAL DEVELOPMENT PLAN REVIEW 2025

The National Development Plan Review 2025 (NDP) was published in July 2025 and highlights that *“The NDP review is the plan to secure Ireland’s future, to transform the country, build more housing, upgrade water and energy infrastructure, deliver more roads, and provide better public transport.”*

The NDP acknowledges that ensuring energy supply is secure is vital for the proper functioning of society and has therefore prioritised increased investment levels in energy infrastructure.

The Proposed Development will help to support the decarbonisation of the energy sector and the national economy and is therefore aligned with the NDP.

As set out above, the Proposed Development represents the development of the gas transmission network to enhance the sustainability of an existing power station and improve energy security, which is in keeping with the aims of the National Development Plan.

6.3 REGIONAL SPATIAL AND ECONOMIC STRATEGY FOR THE EASTERN AND MIDLANDS REGIONAL ASSEMBLY 2019-2031

The Eastern and Midlands Regional Assembly (EMRA) have adopted the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region.

The RSES recognises the need to facilitate the provision of sufficient gas infrastructure to meet the needs of the Region. Regional Policy Objective (RPO) 10.20 states the following:

“Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. Including the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process.”

The Proposed Development complies with the foregoing, representing the development of the gas transmission system and the development of the existing gas network to connect

existing power generation development which in turn supports the overall stability of the electricity grid to accommodate its transition toward greater renewable generation capacity.

The RSES provides for a series of principles, pursuant to which Local Authority Development Plans will “*facilitate the provision of energy networks in principle*”:

“The development is required in order to facilitate the provision or retention of significant economic or social infrastructure.

- *The route proposed has been identified with due consideration for social, environmental and cultural impacts and address issues of climate resilience, biodiversity, impact on soils and water quality.*
- *The design is such that it will achieve least environmental impact.*
- *Where impacts are inevitable mitigation features have been included.*
- *Where it can be shown that the proposed development is consistent with international best practice with regard to materials and technologies and that it will ensure a safe, secure, reliable, economic and efficient high-quality network.*
- *In considering facilities of this nature that traverse a number of counties or that traverse one county in order to serve another, planning authorities should consider the proposal in light of the criteria outlined above. It is important that planning authorities are engaged in early consultation and discussion with the relevant Transmission System Operator.*
- *Corridors for energy transmission or pipelines should avoid creating sterile lands proximate to key public transport corridors, particularly rail routes, and in built up urban areas.*
- *Regard for any National or Regional Landscape/ Seascape Character Assessment.”*

In response to the above it is considered that the proposed gas transmission infrastructure is required to facilitate significant economic infrastructure in the area and at a wider scale (i.e. the Proposed Development will provide a secure gas connection for an existing owner generation asset, which supports the stability of the electricity grid.

The route for the proposed transmission pipeline connection has also been identified with due consideration for social, environmental and cultural impacts (as set out in detail within the accompanying Environmental Impact Assessment Report, which includes a detailed consideration of alternatives). The design and pipeline route selected has been predicated on the need to minimise environmental impact and the project design includes mitigation measures as set out within the Environmental Impact Assessment Report and Natura Impact Statement submitted herewith. The design of the project has been undertaken in accordance with best practice by the project engineers, and the corridor selected will avoid the sterilisation of lands proximate to key public transport corridors, particularly rail routes, or built up urban areas.

The design of the Proposed Development reflects best practice in terms of the materials used (the proposed pipeline will be constructed using steel), and will ensure a safe, secure, reliable, economic, and efficient form of connection, to allow the transition of an existing generation asset from oil-fired operation to gas-fired operation.

Having regard to the foregoing, the Proposed Development complies with the objectives of the Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly.

6.4 2025 CLIMATE ACTION PLAN

The Climate Action Plan 2025 (CAP 25) is the fourth annual update to Ireland’s Climate Action Plan 2019 and the third to be prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021. It builds on the introduction of carbon budgets and sectoral emissions ceilings in Climate Action Plan 2023 and sets a course for Ireland’s targets to halve emissions by 2030 and reach net-zero no later than 2050.

CAP 25 acknowledges the importance of providing new flexible gas fired generation. Section 11 of CAP 25 sets out Key Targets and Actions to achieve the aims of CAP25. A Key Target set out at the outset of this section is the delivery of “at least” 2 GW of electricity through the provision of New Flexible Gas Plants by 2030.

The delivery of flexible gas fired generation (which the proposed gas transmission development will facilitate a transition to in respect of the power plant), in line with the Climate Action Plan, will enable the retirement of inefficient and carbon intensive generation assets on the national grid, and the wider rollout of renewable energy in the region and the State.

The role played by flexible gas fired generation stations is to dispatch power to balance fluctuating electricity demand in the grid due to intermittent renewable supplies, as renewable energy generation is inherently intermittent due to weather conditions.

Figure 6.1 below illustrates a requirement of at least 2GW of new flexible gas fired generation required by 2030 under CAP 25. The proposal will help support reaching the minimum target of at least 2GW of new flexible gas plant.

Figure 6.1: National energy targets (CAP25)

National Target	2025	2030
Renewable Electricity Share	50%	80%
Onshore Wind	6 GW	9 GW
Solar	Up to 5 GW	8 GW
Offshore Wind	-	At least 5 GW
New Flexible Gas Plant	-	At least 2 GW
Demand Side Flexibility	15-20%	20-30%

The Proposed Development represents the delivery of a new gas transmission pipeline and associated infrastructure, forming part of the wider development which is decarbonising and strengthening of the energy system. The Proposed Development will facilitate a direct improvement in the sustainability of an existing generation asset, while also assisting in delivering security of supply.

7.0 COMPLIANCE WITH SECTION 15 OF THE CLIMATE ACTION AND LOW CARBON DEVELOPMENT ACT

Compliance with Section 15 of the Climate Action and Low Carbon Development Act

GNI acknowledges that it, as well as An Coimisiún Pleanála, as relevant bodies, must in so far as practicable perform their functions in a manner consistent with the named plans and objectives listed in Section 15 of the Climate Action and Low Carbon Development Act 2015, as amended (the **2015 Act**). Recently, the Supreme Court in *Coolglass Wind Farm Limited v An Coimisiún Pleanála* [2026] IESC 5 (**Coolglass**) has confirmed that the obligation contained at Section 15 of the 2015 Act is real, effective and if necessary, enforceable.

However, the Supreme Court also made clear that because Section 15 of the 2015 Act applies to all relevant bodies, and the exercise of their functions, the impact in fact of the section will vary depending on the functions of the relevant body, and the matters to which they are obliged to have regard, or to implement. And that there is a range of possible outcomes open to a relevant body which may satisfy the Section 15 obligation, and a degree of tolerance in the manner in which this is to be achieved. With this in mind, and for the reasons below, GNI's position is the grant of planning permission by the Commission for the Proposed Development is consistent with Section 15 of the 2015 Act.

The Proposed Development will convert Edenderry's power plant from oil-fired to natural gas, resulting in a reduction in GHG emissions. To summarise recent comments made by the High Court in *Friends of the Irish Environment CLG v An Coimisiún Pleanála & Ors* [2026] IEHC 205, which GNI view as highly relevant in the context of the Proposed Development:

- A gas plant can act as a resilience backbone to provide relatively rapid and relatively controllable power to bridge the gap between intermittent renewable generation and demand. Gas plants are highly dispatchable, i.e., can be quickly ramped up or down to maintain grid stability. While it is beyond question that the combustion of all fossil fuels is poisonous for the planet, gas is nowhere near as bad as peat, coal or oil in terms of GHG emission intensity. And within that, efficient gas-based energy production is better than inefficient production;
- One can take any project in isolation and out of industry context and condemn it for causing emissions. But placed in the context of a properly defined baseline scenario – here, one involving less efficient plants – the impacts may be significantly less. The critical point is the baseline – not the gross amount of GHG emissions but the comparison with the counterfactual of no project in any given case. If we are currently on course towards the ninth circle of climate hell, the way out envisaged by national climate legislation is not straight to paradise but gradually back through the outer circles. More efficient gas-fired energy production moves in principle in that direction, given the baseline; and
- Net zero by 2050 does not mean zero use of gas right now (or even necessarily at that point – the grid still needs to be stabilised). Some combination of different energy sources is going to be necessary to stabilise the grid and to supply actual energy needs pending the delivery of massively increased renewables.

Finally, to summarise further comments of the High Court in *Doyle v An Coimisiún Pleanála & Ors* [No. 3] [2026] IEHC 156 it is not the law that planning permission for a development that generates substantial GHG emissions and relies primarily on fossil fuels is automatically precluded by Section 15 of the 2015 Act. That said, it does require the Commission to validly arrive at a conclusion of either consistency or lack of practicability. As mentioned above, GNI is of the view that the Proposed Development is **consistent** with Section 15 of the 2015 Act such that the Commission can validly arrive at a conclusion of consistency.

Climate Action Plan 2025

CAP25 outlines the target for the production of 5.7TWh per annum of biomethane by 2030 and outlines the first steps in the production of green hydrogen (the National Hydrogen Strategy describes these in greater detail, and over a longer timeframe). CAP24 highlights the important role of decarbonised gases, stating that *“decarbonised gases such as green hydrogen and biomethane can provide a decarbonisation pathway for reducing emissions arising from medium and high-temperature processes”* and reaffirms the *“need to diversify our renewable electricity generation and increase our gas-fired generation capacity”*.

GNI has unveiled its *Pathway to a Net Zero Carbon Network*, outlining how the national gas network can transport 100% renewable gas by 2045, thereby playing an essential role in transitioning Ireland to a carbon-neutral economy. GNI’s decarbonisation pathway, consistent with current energy and climate action policy, focuses on ultimate network repurposing to transport only renewable gases. By the end of the period, the existing national gas network will split into two distinct renewable gas networks, biomethane and hydrogen. The Proposed Development will enable the integration of both natural gas and renewable gas including biomethane and green hydrogen, into the fuel mix at the Bord na Móna Edenderry Renewable Energy Complex.

Delivery of CAP25 targets will be important milestones for GNI on its pathway to decarbonisation and this has helped inform its ongoing engagement, via the public consultation process and as members of Chapter Working Groups. GNI will measure the success of its engagements on the delivery of these decarbonised gas targets, and the incorporation of further biomethane and green hydrogen production targets in future iterations of the Climate Action Plan.

The Proposed Development is compliant with CAP25 as it will help achieve the target of *“at least 2GW”* of new flexible gas plant by 2030.

National Hydrogen Strategy

The full and timely implementation of Ireland’s National Hydrogen Strategy will be vital in helping Gas Networks Ireland realise this vision. The Strategy highlights the importance of creating a national hydrogen network and goes on to state that *“where feasible, repurposing existing natural gas pipeline infrastructure to hydrogen is favourable”*.

GNI is a member of the Government’s National Hydrogen Strategy implementation working groups and expects to be assigned ownership of some actions within the Strategy, including the development of a plan for transitioning the gas network to hydrogen overtime. GNI will measure the success of its engagements on the Strategy on the delivery of these actions, the overall delivery of the Strategy, and the full decarbonisation of our network by 2045.

CAP24 sets a specific target for the use of decarbonised gases to reduce industrial emissions including those from Large Energy Users. It also highlights the important role of decarbonised gases, stating that *“decarbonised gases such as green hydrogen and biomethane can provide a decarbonisation pathway for reducing emissions arising from medium and high-temperature processes”*.

The proposed development provides for the integration of green hydrogen and biomethane into the fuel fix at the Edenderry power plant and therefore will reduce overall greenhouse gas emissions and is compliant with the National Hydrogen Strategy.

Ireland’s Long-term Strategy on Greenhouse Gas Emissions Reduction 2024

Ireland's Long-term Strategy on Greenhouse Gas Emissions Reduction was published in July 2024. The Strategy outlines the approach to achieving climate neutrality by 2050 and beyond. Section 8 of the Strategy includes information on Pathways to Climate Neutrality by Sector, including the electricity sector which gas networks fall under. This section focusses primarily on electricity generation rather than gas. It references the current GHG emissions within the electricity sector and the need to decarbonise the electricity sector, primarily through the use of renewable forms of generation which will in turn allow for the decarbonisation of other sectors such as transport and industry.

Section 8 of the Strategy states "Zero-emissions gas will also be required in a climate neutral pathway in order to support the intermittency of wind and solar generation". Reference is also made to the potential for green-hydrogen as a strategy to deliver zero emissions electricity and decarbonising the grid. As mentioned above, GNI has developed its Pathway to a Net Zero Carbon Network, which outlines how the national gas network can transport 100% renewable gas by 2045, thereby playing an essential role in transitioning the electricity sector to climate neutrality in line with the points set out in the Long-term Strategy on Greenhouse Gas Emissions Reduction.

The Proposed Development will allow for the transition of the power plant to natural gas which will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas and therefore the proposal is in compliance with Ireland's Long-term Strategy on Greenhouse Gas Emissions Reduction.

National Adaptation Framework 2024

The second National Adaptation Framework (NAF) (DECC, 2024) was published in June 2024 in line with the five-year requirement of the 2015 Act. The plan provides a whole of government and society approach to climate adaptation in Ireland to reduce Ireland's vulnerability to climate change risks including extreme weather events, flooding, drought, loss of biodiversity, sea level rise and increased temperatures.

In the NAF Section 3.5.4 Role of the Commercial Semi-State Sector, it states: "*The Commercial Semi-State Sector has a role to play in supporting the delivery of an enabling environment for adaptation and resilience through, for example, safeguarding its own operations and services as well as supporting the wider implementation of adaptation actions*".

In addition, Appendix 7 of the NAF outlines the sectoral impacts and opportunities of climate change. In relation to electricity and gas networks the following potential impacts are identified:

"Water shortages and drought may affect the availability of cooling at conventional power plants.

Changes in rainfall distribution could reduce hydro power generation during certain seasons, while increasing the role of hydro stations in flood alleviation.

Floods may damage electricity and gas transmission systems, and coastal erosion could impact infrastructure.

Increased wind variability may require backup generation or storage, and strong winds may lead to turbine shutdown or damage."

Climate change impacts are also considered in further detail within the sectoral adaptation plans. Under the NAF a number of government departments are required to prepare sectoral adaptation plans in relation to the priority areas they are responsible for. The first round of plans was produced in 2019 and were updated in 2025.

The Electricity & Gas Networks Sector Climate Change Adaptation Plan is of relevance in relation to the Proposed Development. Generation using biomethane is available regardless of weather conditions, which makes it beneficial in adapting to climate change. The Electricity & Gas Networks Sector Climate Change Adaptation Plan references the role of Gas Networks Ireland and their responsibilities regarding the resilience of the gas infrastructure to climate change.

The Proposed Development demonstrates limited vulnerability to the climate hazards identified in the National Adaptation Framework. Site-specific assessment as outlined in the EIAR submitted with this application confirms that the development area, including that of the overall development, is not significantly susceptible to flooding or other climate-related risks.

Additionally, the underground nature of the proposed pipeline, together with continuous upgrading of the national gas network asset infrastructure also ensure its continued reliable operation. During construction, temporary climate-related risks will be managed through standard risk assessments, method statements and established mitigation measures.

The overall development supports the resilience and continued operation of national energy infrastructure under projected climate conditions and is consistent with the objectives of the Electricity and Gas Networks Climate Change Sectoral Adaptation Plan 2025.

The furtherance of the national climate objective and the objective of mitigating GHG emissions and adapting to the effects of climate change

The Proposed Development will allow for the transition of the Edenderry Power Plant to natural gas which will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas and therefore supports the furtherance of the national climate objective, and the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State .

Having regard to all of the above, GNI is of the view that in granting consent for the Proposed Development, the Commission will be performing its functions, in so far as practicable, in a manner consistent with Section 15 of the 2015 Act.

8.0 CONSISTENCY WITH LOCAL PLANNING POLICY

The Proposed Development comprises development within the functional areas of Offaly County Council and Meath County Council.

8.1 OFFALY COUNTY DEVELOPMENT PLAN 2021-2027

Land Use Zoning

The proposed AGI compound is located at the existing Edenderry Power Station complex. The AGI and proposed pipeline within County Offaly are situated on lands which are not subject to any particular zoning objective. The development plan notes the following:

“Land uses which are not listed in the indicative land use zoning matrix will be considered on a case-by-case basis having regard to the proper planning and sustainable development of the area and compliance with the relevant policies and objectives (including land use zoning objectives), standards and requirements as set out in this Plan, guidelines issued in accordance with Section 28 of the Planning and Development Act, 2000 (as amended) and guidance issued by other government bodies/ departments”.

The development plan further notes the following with regard to ancillary development:

“Planning applications for developments which are ancillary to the principle use, i.e. they rely on the permitted principal use for their existence and rationale, will be considered on their merits irrespective of what category the ancillary development is listed under in the zoning matrix of this County Development Plan. Land Use Zoning Objective – Ancillary Uses It is an objective of the Council to: LUZO-13 Ensure that developments ancillary to the parent use of a site are considered on their merits irrespective of what category the ancillary development is listed under in the zoning matrix of this County Development Plan”.

The proposed AGI compound and the underground pipeline are considered to be ancillary to the permitted / existing power generation uses / utility uses at Edenderry Power Station and is therefore acceptable in principle.

Climate Action and Energy

The Strategic Objective of this chapter is as follows:

“To achieve a transition to an economically competitive, low carbon climate resilient and environmentally sustainable county, through reducing the need to travel, promoting sustainable settlement patterns and modes of transport, and by reducing the use of non-renewable resources, whilst recognising the role of natural capital and ecosystem services in achieving this.”

The following policies are relevant to the Proposed Development and are responded to below:

CAEO-09: *It is an objective of the Council to support the further extension of the gas grid into County Offaly to serve existing and envisaged future residential, commercial and industrial development.*

CAEP-02 *It is Council policy to require that, in all new developments, local services such as medium and low voltage electricity cables shall be undergrounded, with multiple services accommodated in shared strips underground and that access covers are shared, whenever possible.*

CAEP-10 *It is Council policy to support local, regional, national and international initiatives for climate adaptation and mitigation and to limit emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which make use of all natural resources, including publicly owned lands, in an environmentally acceptable manner.*

CAEP-11 *It is Council policy to support the transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy, and improving energy efficiency.*

CAEP-36 *It is Council policy to facilitate and support the development of projects that convert biomass to gas or electricity subject to national and regional policy, normal siting, design, environmental and planning considerations.*

CAEP-54 *It is Council policy to protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Standard DMS-106. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and sitespecific Flood Risk Assessment in accordance with the criteria set out under with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 (as updated/superseded). In Flood Zone C, (See DMS-106 where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Plan SFRA datasets (including Benefitting Lands mapping), emerging CFRAMS mapping (including National Indicative Fluvial mapping), and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective planning applicants and the planning authority in determining planning applications.*

CAEP-64 *It is Council policy to maintain existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following: • Provision of open space amenities; • Sustainable management of water; • Protection and management of biodiversity; • Protection of cultural heritage; and • Protection of protected landscape sensitivities.*

Response: The Proposed Development will directly result in an improvement in the sustainability of operations of an existing energy generation asset, by transitioning its operations to gas fired generation. This will deliver a flexible gas-fired generation asset in line with the objectives of the 2025 Climate Action Plan. This objective directly supports the delivery of the Proposed Development, to serve an existing power plant.

The transition of the power station to gas will result in significant improvement in the GHG emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

A flood risk assessment has been prepared by JBA Consulting. There will be no impact or change to the existing above ground environment that could result in a change to fluvial or surface water flood extents upon installation of the gas pipeline.

The Proposed Development requires the removal of green infrastructure only where necessary. In addition to retention of existing green areas where feasible, the Proposed

Development includes replacement planting of removed trees and hedgerow sections of similar species composition. Please refer to chapter 7 of the EIAR for full details on biodiversity mitigation measures.

Biodiversity and Landscape

The following policies are relevant to the Proposed Development and are responded to below:

BLP-01 *It is Council policy to protect, conserve, and seek to enhance the county's biodiversity and ecological connectivity.*

BLP-24 *It is Council policy to support the protection and management of existing networks of woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and to strengthen local networks.*

BLP-27 *It is Council policy to recognise the economic, social, environmental and physical value of green infrastructure.*

BLP-28 *It is Council policy to protect existing green infrastructure within the county, to provide additional green infrastructure where possible and to encourage green infrastructure to be spatially connected to facilitate the extension or establishment of ecological corridors.*

BLP-38 *It is Council policy to protect and enhance the county's landscape, by ensuring that development retains, protects and where necessary, enhances the appearance and character of the county's existing landscape.*

BLO-12 *It is an objective of the Council to maintain a riparian zone for larger and smaller river channels based on the Inland Fisheries Ireland updated guideline document, 'Planning for Watercourses in the Urban Environment, a Guide to the Protection of Watercourses through the use of Buffer Zones, Sustainable Drainage Systems, Instream Rehabilitation, Climate / Flood Risk and Recreational Planning'.*

BLO-18 *It is an objective of the Council to encourage the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the county. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).*

BLO-19 *It is an objective of the Council to require all new developments to identify, protect and enhance ecological features by making provision for local biodiversity (for example, through provision of swift boxes or towers, bat roost sites, green roofs, etc.) and provide ecological links to the wider Green Infrastructure network as an essential part of the design process.*

BLO-20 *It is an objective of the Council to require, as part of the planning application process, the appropriate eradication/control of invasive species when identified on site or in the vicinity of a site, in accordance with Regulation 49 of the European Communities (Birds and Natural Habitats) Regulations 2011 to 2015.*

Response: The Proposed Development requires the removal of green infrastructure only where necessary. In addition to retention of existing green areas where feasible, the Proposed Development includes replacement planting of removed trees and hedgerow sections of similar species composition. Please refer to chapter 7 of the EIAR for full details on biodiversity.

The Proposed Development will have a minimal effect on the landscape as the proposed pipeline is underground. There are two AGI's at the start and finish of the proposed pipeline and will not have a negative visual impact on the surrounding areas. The AGI located at Ballykillen is located within an existing industrial area and the AGI at Kilwarden will be screened by existing green infrastructure.

Open-cut watercourse crossings represent a key interaction pathway between construction activities and surface waters. The contractor may opt for a trenchless crossing method if they deem it more suitable for ease of construction. Primary watercourses will not be impacted as the proposed pipeline will go underneath via a trenchless construction methodology known as Horizontal Directional Drilling (HDD). Please refer to chapter 6 of the EIAR for full details on hydrogeology.

The following is noted within the EIAR prepared by AWN, *"There were no records of any invasive species in the Proposed Development areas. However, it should be noted that Japanese knotweed (Fallopia japonica) (invasive species listed in the First Schedule of Regulation 49 & 50 in the European Communities (Birds and Natural Habitats) Regulations 2024) was noted approximately 64m east outside of the Proposed Development route"*.

Economic Development

The following policies are relevant to the Proposed Development and are responded to below:

REDO-02 *It is an objective of the Council to support the progression and delivery of projects in the context of available National and European funding, that support:*

- *Community structural development;*
- *Local business and enterprise development;*
- *Infrastructure and capital development,*
- *Agricultural development; and*
- *Tourism and heritage development*

ENTP-24 *It is Council policy to actively encourage the redevelopment of sites with antecedent uses or disused sites which were formerly ESB plants and Bord na Móna works for enterprise and employment creation.*

ENTP-47 *It is Council policy to support and promote the development of economic and enterprise development and activity in a manner which contributes to the transition to a low carbon, climate resilient and environmentally sustainable county.*

Response: The Development Plan outlines that it supports continued infrastructure development within the county. The Economic Development chapter of the Plan recognises the transition of Edenderry Power Station away from peat-fired operation and supports a just transition for the energy sector in the county.

The Proposed Development provides for the transition of the power station to gas fired operation which will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

Built Heritage

The following policies are relevant to the proposed development and are responded to below:

BHO-05 *It is an objective of the Council to protect archaeological sites and monuments, and archaeological objects, which are listed in the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.*

Response: The Proposed Development has been routed to avoid archaeological sites and monuments. Potential impacts on archaeological and cultural heritage associated with the Proposed Development arise from ground disturbance associated with the construction phase of the Proposed Development. Please refer to chapter 12 of the EIAR for full details and relevant mitigation measures.

Water Services and Environment

The following policies are relevant to the Proposed Development and are responded to below:

ENVP-01 *It is Council policy to ensure that the Water Framework Directive, the River Basin Management Plan and any subsequent Water Management Plans are fully considered throughout the planning process.*

ENVP-22 *It is Council policy that noise sensitive development proposals located within proximity to a noise source, such as an existing or proposed national road, should include noise attenuation measures.*

Response: The EIAR noted the following with regard to the Water Framework Directive, “The residual effect on Water Framework Directive status during the construction phase is considered to be neutral, imperceptible and short-term”. Please refer to chapter 6 for full details.

A flood risk assessment has been prepared by JBA Consulting. There will be no impact or change to the existing above ground environment that could result in a change to fluvial or surface water flood extents upon installation of the gas pipeline.

Due to the nature of the activities undertaken on a construction site, there is potential for generation of high levels of noise in the absence of mitigation. The EIAR outlines mitigation measures to reduce noise during construction which include screening, selection of quiet plant, noise control at source, liaising with the public and limiting working hours.

Development management Standards

The following policies are relevant to the Proposed Development and are responded to below:

DMS-94 *Architectural Heritage Assessment report Where deemed necessary, the Planning Authority may require an Architectural Heritage Assessment report, prepared by a qualified and experienced conservation architect as described in Appendix B of the DEHLG Architectural Heritage Protection, Guidelines for Planning Authorities (2004 reissued by DAHG, 2011) which shall accompany planning applications for works to protected structures. This report shall:*

- Outline the significance of the building;*
- Include a detailed survey of the building, including a photographic survey;*
- Detail the proposed works it is intended to carry out; and*
- Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the*

proposed works. The details required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to protected structures shall be carried out in accordance with best conservation practice.

DMS-96 Archaeological Sites Development in the vicinity of archaeological sites shall accord with the requirements of the Framework and Principles for the Protection of Archaeological Heritage, DAHG (1999) and shall be designed to have minimal impact on archaeological features. There is a presumption in favour of avoiding developmental impacts on archaeological heritage and of in-situ preservation of archaeological sites and monuments. • An Archaeological Impact Assessment and Method Statement will be required to support development proposals that have the potential to impact on archaeological features. • A Conservation Plan may be required for development in the vicinity of a site or monument, to ensure the ongoing protection of the monument and its setting. • A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains.

Response: The Proposed Development has been routed to avoid archaeological sites and monuments. Potential impacts on archaeological and cultural heritage associated with the Proposed Development arise from ground disturbance associated with the construction of the Proposed Development. Please refer to chapter 12 of the EIAR for full details and relevant mitigation measures.

8.2 MEATH COUNTY DEVELOPMENT PLAN 2021-2027

Land Use Zoning

The Killwarden Offtake Installation and the portion of the proposed underground pipeline within County Meath are located within a 'Rural Area'. The objective of Rural Areas is as follows;

“To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage”.

Guidance for Rural Areas states the following:

“The primary objective is to protect and promote the value and future sustainability of rural areas. Agriculture, forestry, tourism and rural related resource enterprises will be employed for the benefit of the local and wider population. A balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage will be adopted”.

Sustainable energy installations and utility structures are permitted in principle and therefore the Proposed Development is permitted in principle under the zoning objective. See below the following uses which are permitted in principle under this zoning objective.

*“Agriculture, Agricultural Buildings, Agri-Tourism, Boarding Kennels (Where the use is ancillary to the use of the dwelling as a main residence), Burial Grounds, Extractive Industry/Quarrying, Equestrian, Farm Shop (Only where the bulk of the produce is produced on the farm), Forestry related activities, Horticulture, Caravan and Camping Park (No static mobile homes or permanent structure unless ancillary to the operation of the campsite shall be permitted), Golf Course, Open Space, Research and Development (Rural related research and development only), Residential (Subject to compliance with the Rural Settlement Strategy), Restaurant/Café (Only where ancillary to tourism uses or conversion of protected or vernacular structures), **Sustainable Energy Installations, Utility Structures**”.*
{Emphasis added}

Infrastructure and Utilities

The plan is supportive of gas infrastructure development as noted at section 6.15.4.1:

“The two main energy sources currently serving the County are electricity and gas. The County’s location within the Greater Dublin Area together with the potential for significant economic and supporting residential development within the Plan period demonstrates the importance of ensuring that the existing networks can be upgraded and can provide enhanced capacity. This capacity is essential to facilitate the future development of the County in line with the Core and Settlement Strategies”.

The following policies are relevant to the Proposed Development and are responded to below;

“INF POL 34 To promote sustainable energy sources, locally based renewable energy alternatives, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity, natural and built heritage, residential or local amenities”.

“INF POL 46 To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the County and to facilitate new transmission infrastructure projects that may be brought forward during the lifetime of the plan including the delivery and integration, including linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner”.

“INF POL 50 To require that the location of local energy services such as electricity, be undergrounded, where appropriate”.

“INF POL 51 To seek to avoid the sterilisation of lands proximate to key public transport corridors such as rail, when future energy transmission routes/pipelines are being designed and provided”.

“INF OBJ 50 To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner”.

Response: The Development Plan outlines that it supports continued infrastructure development within the county. The Economic Development chapter of the Plan supports a just transition for the energy sector in the county. The proposed pipeline will be fully underground.

The proposed route avoids the sterilisation of lands proximate to key public transport corridors such as rail.

The proposed transition of the power station to natural gas will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station’s operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

Economic Development

The following policies are relevant to the Proposed Development and are responded to below:

ED POL 1 To facilitate and support the continued growth of the economy in the County in a sustainable manner and in accordance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

ED OBJ 5 To work with Irish Water and other infrastructure providers, to support the provision of services and facilities to accommodate the future economic growth of the County and to seek to reserve infrastructure capacity for employment generating uses.

ED OBJ 70 Engage with all relevant government stakeholders, enterprise agencies and sectoral representatives in pursuing 'green' approaches to economic development, and actively collaborate with key industry and educational bodies to promote Meath based initiatives across the economic sectors.

Response: The proposed development is in compliance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) as noted in section 6.

The Proposed Development will help support future economic growth within County Meath. The proposed transition of the power station to natural gas will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation.

Cultural and Natural Heritage Strategy

The following policies are relevant to the Proposed Development and are responded to below:

HER POL 1 To protect sites, monuments, places, areas or objects of the following categories: • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; Consolidated Meath County Development Plan 2021-2027 (incl. V1, V2 & V3) Chapter 8 • National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; • Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.

Response: The Proposed Development has been routed to avoid archaeological sites and monuments. Potential impacts on archaeological and cultural heritage associated with the Proposed Development involves ground disturbance associated with the construction of the Proposed Development. Please refer to chapter 12 of the EIAR for full details.

Climate Action

The following policies are relevant to the Proposed Development and are responded to below:

INF POL 35 To seek a reduce greenhouse gas emissions through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principles.

INF POL 42 To support the identification, in conjunction with EMRA, of Strategic Energy Zones, areas suitable to accommodate large energy generating projects within the Eastern and Midlands Regional area.

INF OBJ 39 To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of renewable energy sources such as solar, wind, geothermal, hydro and bio-energy at suitable locations within the County where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities so as to provide for further residential and enterprise development within the county.

INF POL 20: To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.

HER POL 44 To require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.

Response: The transition of the power station to natural gas will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station's operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

The proposed development is in compliance with the EMRA RSES as noted within section 6.3.

A flood risk assessment has been prepared by JBA Consulting. There will be no impact or change to the existing above ground environment that could result in a change to fluvial or surface water flood extents upon installation of the gas pipeline.

The following is noted within the EIAR prepare by AWN, "There were no records of any invasive species in the Proposed Development areas. However, it should be noted that Japanese knotweed (*Fallopia japonica*) (invasive species listed in the First Schedule of Regulation 49 & 50 in the European Communities (Birds and Natural Habitats) Regulations 2024) was noted approximately 64m east outside of the Proposed Development route".

Development Management Standards

The following policies are relevant to the Proposed Development and are responded to below:

DM OBJ 11: Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.

DM POL 27: To encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint.

DM OBJ 76: In the assessment of individual energy development proposals, the Council will take the following criteria into account: • The proper planning and sustainable development of

the area; • The environmental and social impacts of the proposed development; • Traffic impacts including details of haul routes; • Impact of the development on the landscape, (please refer to Appendix 5 Landscape Character Assessment); • Impact on protected Views and Prospects, (please refer to Appendix 10 Protected Views and Prospects); • Impact on public rights of way and walking routes, (please refer to Appendix 12 Public Rights of Way); • Connection to the National Grid (where applicable); • Mitigation features, where impacts are inevitable; • Protection of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance; • proximity to structures that are listed for protection, national monuments, etc. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details); • Cumulative Impact of proposal.

Response: The Proposed Development requires the removal of green infrastructure only where necessary. In addition to retention of existing green areas where feasible, the Proposed Development includes replacement planting of removed trees and hedgerow sections of similar species composition. Please refer to chapter 7 of the EIAR for full details on biodiversity.

The transition of the power station to natural gas will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power station’s operation, due to the lower carbon intensity of electricity generated from natural gas. The connection of the power station to the gas grid will also allow for the power station to avail of the continued decarbonisation of the gas grid mix, through the ongoing integration of biomethane, and the future introduction of hydrogen gas.

The proposal is in compliance with DM OBJ 76 as detailed within this planning report and also within the EIAR prepared by AWN Consulting.

Edenderry Local Area Plan 2023- 2029

The Edenderry LAP has a strategic aim to “*promote a strong, resilient, competitive, sustainable, low carbon, digital, inclusive and diverse economic base supported by enterprise, innovation and skills to enable people to live, create, study, visit, invest and work in Edenderry*”.

The following economic policies support the Proposed Development which contributes to a low carbon sustainable economy.

EDP-01 *Support and promote the development of economic and enterprise development and activity in a manner which contributes to the transition to a low carbon, climate resilient and environmentally sustainable county.*

EDP-02 *Support the development and expansion of enterprise and employment within Edenderry, and to co-operate with all stakeholders, land owners and relevant agencies to attract investment.*

EDP-25 *Promote transformative projects with the support of Government funding streams for lowcarbon focused projects.*

Chapter 9 of the plan outlines the importance of critical infrastructure and utilities and has a strategic aim “*To facilitate the timely provision of infrastructure and utilities that will support sustainable socioeconomic growth and protect the quality of the environment of the town in a low carbon manner*”.

The plan seeks the extension of gas to Edenderry:

*“Enhanced development of secure and reliable electricity transmission infrastructure is recognised as being a key factor for supporting economic development and attracting investment to any area. At present there is more than adequate electricity infrastructure supplying Edenderry. **The Bord Gáis gas network does not currently extend to Edenderry. The Council will encourage the extension of the gas network to Edenderry, if considered feasible**”.* [Emphasis Added]

The following infrastructure policy supports the Proposed Development as it facilitates the development of energy networks in Edenderry:

CIP-10 *Promote and facilitate the development and renewal of energy and communications networks in Edenderry, including 5G rollout, while protecting the amenities of the town. Chapter 8 has a strategic aim to “Enhance climate adaptation and mitigation, and accelerate a transition to a low carbon, climate resilient and environmentally sustainable economy in Edenderry”.*

The following climate polices supports the Proposed Development as it facilitates a transition to decarbonise the electricity grid:

CAP-01 *Support the transition of Edenderry to a competitive, low carbon, climate resilient and environmentally sustainable town by 2050, by way of reducing greenhouse gases, increasing renewable energy, and improving energy efficiency, particularly with regard to the updated renewable energy targets contained in Climate Action Plan 2023.*

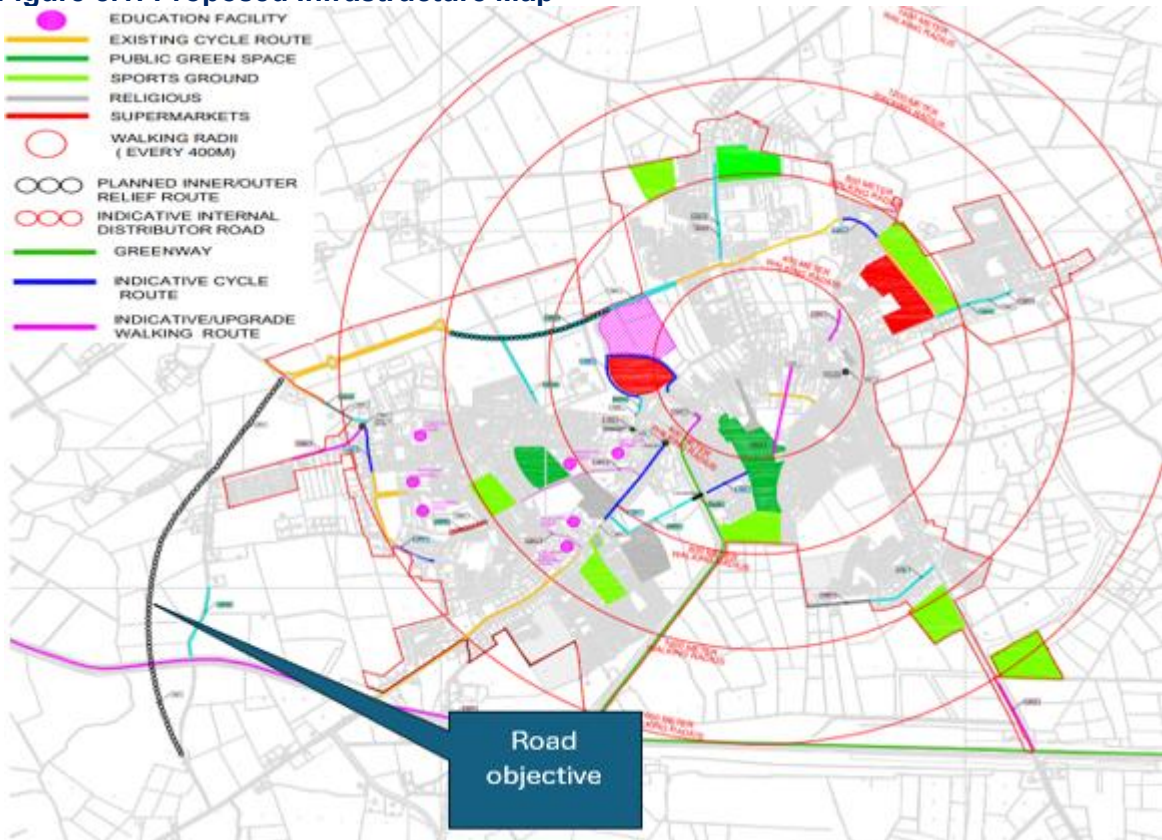
CAP-02 *Promote and encourage positive community and/or co-operative led climate action initiatives and projects in Edenderry that seek to reduce carbon emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.*

The LAP includes a proposed infrastructure map as shown below on Figure 8.1. The map includes an indicative layout for a proposed road to the west of the town as highlighted below. The proposed gas pipeline route alignment crosses under this indicative road route layout.

The pipeline has been designed using higher strength pipe along that section, to ensure that it doesn't interfere with the roads objective, or prejudice the delivery of any such future road scheme. No planning application has been submitted for the development of this road. The road can be built after the pipeline is installed without any interference to the gas pipeline.

The purple route is an indicative walking route upgrade objective. As stated above the pipeline has been designed using higher strength pipe along that section, to ensure that it doesn't interfere with the walkway objective.

Figure 8.1: Proposed Infrastructure Map



9.0 ENVIRONMENTAL IMPACT ASSESSMENT AND NATURA IMPACT STATEMENT

An Environmental Impact Assessment Report (EIAR) including a Non-Technical Summary, Appendices and Figures has been prepared / coordinated by AWN Environmental Consultants and is submitted along with this application.

An Appropriate Assessment Screening Report (AAS) and Natura Impact Statement (NIS) have also been prepared and are included as a separate stand alone report.

In addition to the EIAR, AAS/NIS a Flood Risk Assessment and Water Framework Directive Assessment has been prepared and submitted with this application.

10.0 CONCLUSION

This application under section 182C of the Planning and Development Act 2000, as amended, is submitted on behalf of the applicant Gas Networks Ireland. The current application relates to the proposed provision of an underground downstream high pressure gas pipeline and ancillary works including an Offtake Installation and an Above Ground Installation.

The proposal is in accordance with the policies and objectives of national and regional planning policy, and the Meath County Development Plan 2021-2027 and the Offaly County Development Plan 2021-2027 and Edenderry LAP 2023-2029.

It has been demonstrated within this report, as well as within the accompanying drawings, documents, and reports that the proposal provides for a transition of an existing power plant to gas-fired operation (from oil-fired operation) and will result in significant improvement in the greenhouse gas (GHG) emissions resulting from the power plant's operation, due to the lower carbon intensity of electricity generated from natural gas.

The applicant and design team in preparing the application documentation have considered the issues raised within the pre-application consultations undertaken with An Coimisiún Pleanála and their determination issued prior to the lodgement of this application.

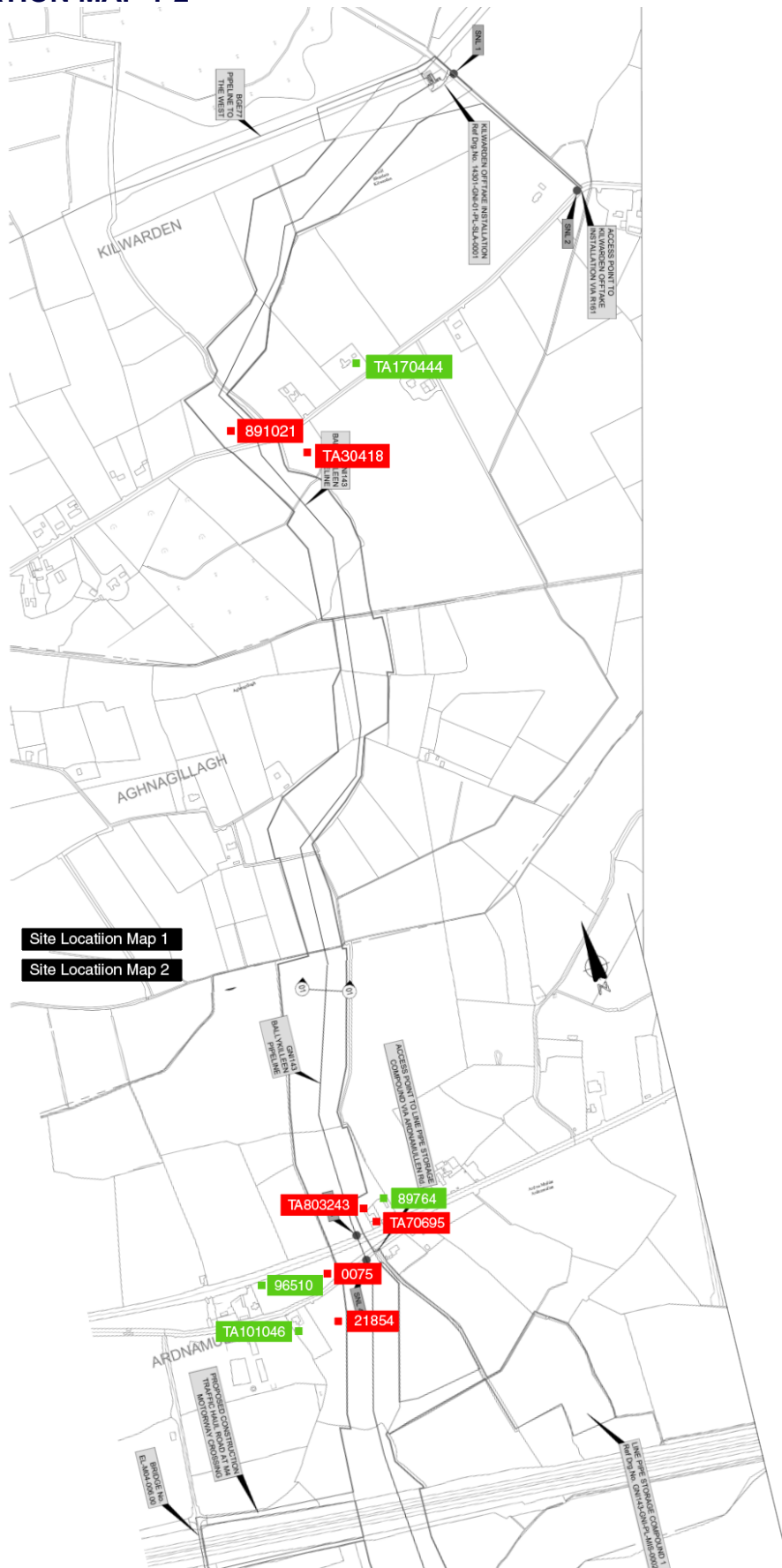
If you require any further information, or clarification on the above, please do not hesitate to contact us.

Yours faithfully,



JSA Planning

SITE LOCATION MAP 1-2



Meath County Council Reg.Ref.: 891021

MCC refused planning permission on the 18th of August 1989 to “*erect a bungalow and septic tank*”

Meath County Council Reg. ref.: TA30418

MCC refused permission on the on the 9th of January 2004 for the development of “*bungalow, mini treatment plant and raised percolation area*”

Meath County Council Reg. Ref.: TA170444

MCC issued a final grant of permission on the 28th August 2017, subject to 15 no. conditions, for the following development, as described in the public notices:

“the development will consist of the construction of a storey and a half type dwelling house, detached garage/fuel store, vehicular entrance, installation of an effluent treatment system/polishing filter and all other associated site works. Significant Further Information/ Revised plans submitted on this application.”

MCC requested Further Information (‘FI’ hereafter) on the 15th June 2017. The requested items of relevance are summarised below:

1. Adequate available sightlines at the proposed entrance have not been demonstrated. You are requested to submit a revised site layout plan clearly demonstrating adequate sightlines in both directions. All works required to be carried out to achieve these sightlines must be included within the red lined site boundary. In particular it should be noted that a section of hedgerow located opposite the application site to the east is required to be removed. A letter of consent is required to be submitted from the relevant landowner countersigned by a Commissioner of Oaths or a practising solicitor.
2. You are requested to outline and submit the full family landholding in blue on an O.S location map.

Meath County Council Reg. Ref.: TA803243

MCC refused permission on the 13th August 2009, subject to 19 no. conditions, for the following development, as described in the public notices: “*to demolish existing dwelling house and to construct new replacement dwelling house and ancillary site works*”

MCC requested FI on the 27th of January 2009 The requested items of relevance are summarised below:

1. It has been noted that the proposed size of the dwelling exceeds the maximum limit of 300sq.m meters as outlined in section 6.7.8 for replacement dwellings. You are therefore requested to submit revised drawings reducing dwelling footprint to a maximum of 300sq.m.
2. It appears that it is intended to continue to use the existing septic tank for the proposed new dwelling. You are requested to submit a detailed report from a qualified engineer assessing the suitability of the existing septic tank to cater for additional loading as a result of the proposed replacement dwelling.
3. If the existing septic tank is found to be unsuitable you are requested to carry out percolation tests on the site with proposal for a suitable treatment system to be carried out in accordance with the EPA Wastewater Treatment Manual, Treatment Systems for single dwellings.

4. If any submission resulting from the above request alters requiring the submission of additional data which would be considered significant to your original proposal you are required to publish a notice in an approved newspaper. This notice must contain as a heading the name of the Planning Authority, and be marked "Further Information" or "Revised Plans", as appropriate. Please ensure that the format of your notice complies with Articles 35 (1)(a) of the Planning and Development Regulations 2008.

Meath County Council Reg. Ref.: TA70695

MCC refused permission on the 14th of February 2008 to “*erect new extension to existing dwelling house, new garage and ancillary site works*”

Meath County Council Reg. Ref.: 89764

MCC issued a final grant of permission on the 7th of September 1989 for “*alterations to the roof and extension to kitchen*”

Meath County Council Reg. Ref.: 0075

MCC refused planning permission on the on the 9th of May 2000 for the development of “*one dwelling house*”

Meath County Council Reg. Ref.: 21854

MCC refused permission on the 8th of September 2021 for the development of “*a new storey and a half type dwelling house, domestic garage, upgrade of existing agricultural entrance to a new vehicular entrance, proprietary wastewater treatment plant & raised soil polishing filter area and all associated ancillary site services*”

Meath County Council Reg.Ref.: 96510

MCC issued a final grant of permission on the 6th of August 1996 subject to 2 no. conditions to “*retain extension to gateway*”

Meath County Council Reg.Ref.: TA101046

MCC issued a final grant of permission on the 24th of January 2011 subject to 6 no. conditions for the development of “*construction of extension's to the side and to the rear of existing dwelling, amendments to front elevation and all associated site works on this site at Ardnamullan, Clonard, Co Meath. Retention permission is also sought for storage shed on this property*”

Meath County Council Reg.Ref.: 2560280

MCC issued a final grant of permission on the 30th of July 2025 subject to 8 no. conditions for the following development, as described in the public notices:

“*Permission is sought to retain several existing structures: 1. Permission is sought to retain an existing First floor in an existing dwelling (163.7 sqm). It consists of 2 bedrooms, ensuite bathroom, storage and attic storage. 2. An existing single storey and attic space Garage (62.9 sqm) positioned on the Northeast of the site. 3. An existing structure (139.12 sqm) for the purpose of storage facilities positioned on the Northeast of the site and all associated site works at the above address. Significant further information/revised plans submitted on this application*”

SITE LOCATION MAP 2-3



Meath County Council Reg.Ref.: TA20349

MCC issued a final grant of permission on the 22th of January 2003 subject to 12 no. conditions for the construction of “1 No. bungalow type dwelling and detached garage with septic tank and percolation area”

Meath County Council Reg.Ref.: TA70352

MCC issued a final grant of permission on the 17th of October 2007 subject to 9 no. conditions to “to erect new slatted shed, new dungstead, new cattle handling facility and ancillary site works”

Meath County Council Reg.Ref.: TA151056

MCC issued a final grant of permission on the 15th of January 2016 subject to 5 no. conditions to “the development will consist of the following: renovation of existing cottage, construction of two storey and single storey extensions to the rear, new proprietary wastewater sewage treatment system with percolation area to EPA Code of Practice, garage, modifications to existing entrance, landscaping and all ancillary site works”

Meath County Council Reg.Ref.: 971395

MCC issued a final grant of permission on the 3rd of March 1998 subject to 11 no. conditions “to build bungalow, domestic garage and septic tank”

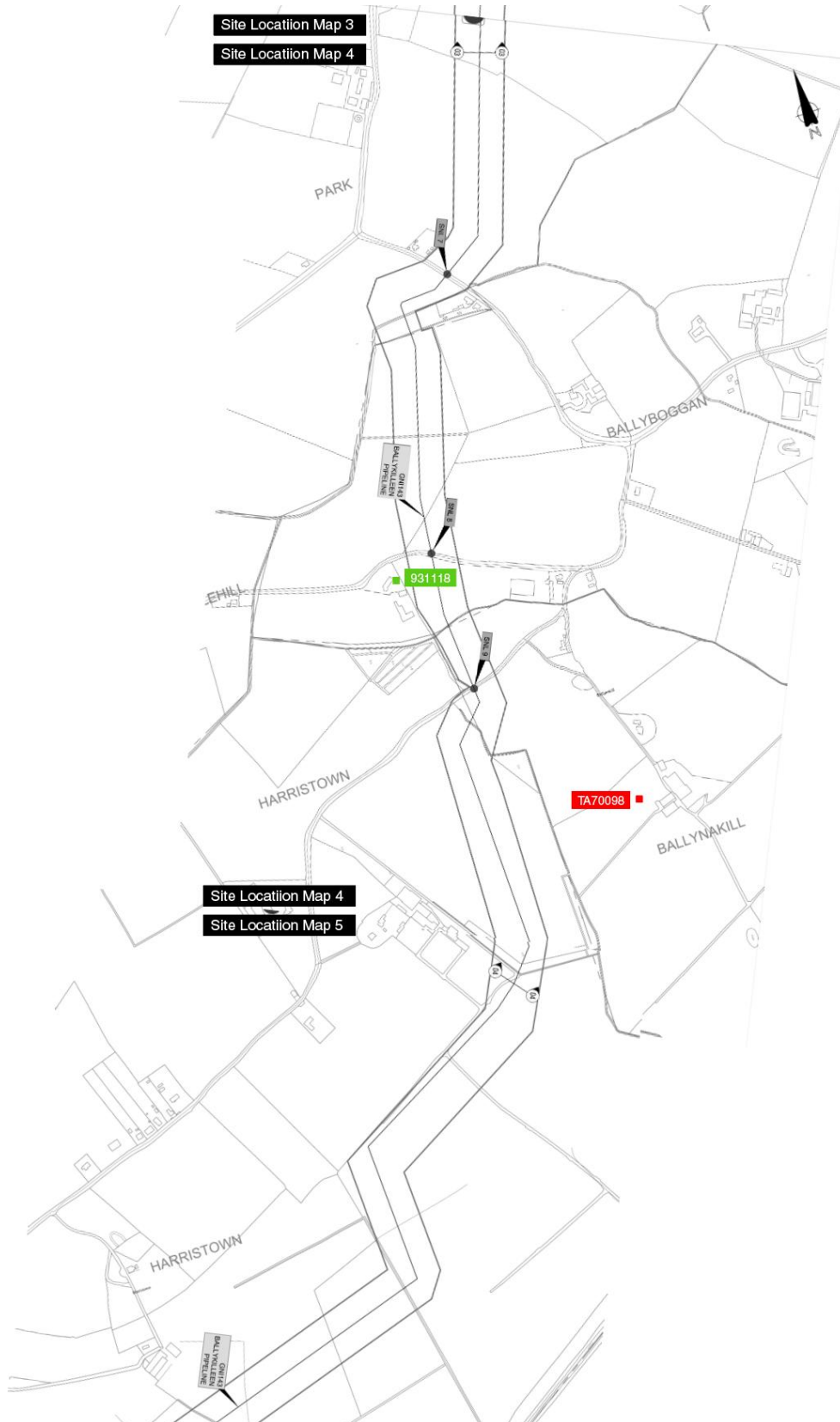
Meath County Council Reg.Ref.: TA60625

MCC issued a final grant of permission on the 20th of February 2007 subject to 12 no. conditions to “construct dormer bungalow, domestic garage, septic tank, Oakstown BAF Sewerage Treatment System and percolatin area”

Meath County Council Reg.Ref.: TA70098

MCC refused permission on the 19th of April 2007 for “change of house design and variations to site layout plan, from that previously granted under planning reference TA/60625”

SITE LOCATION MAP 3-5



Meath County Council Reg.Ref.: 931118

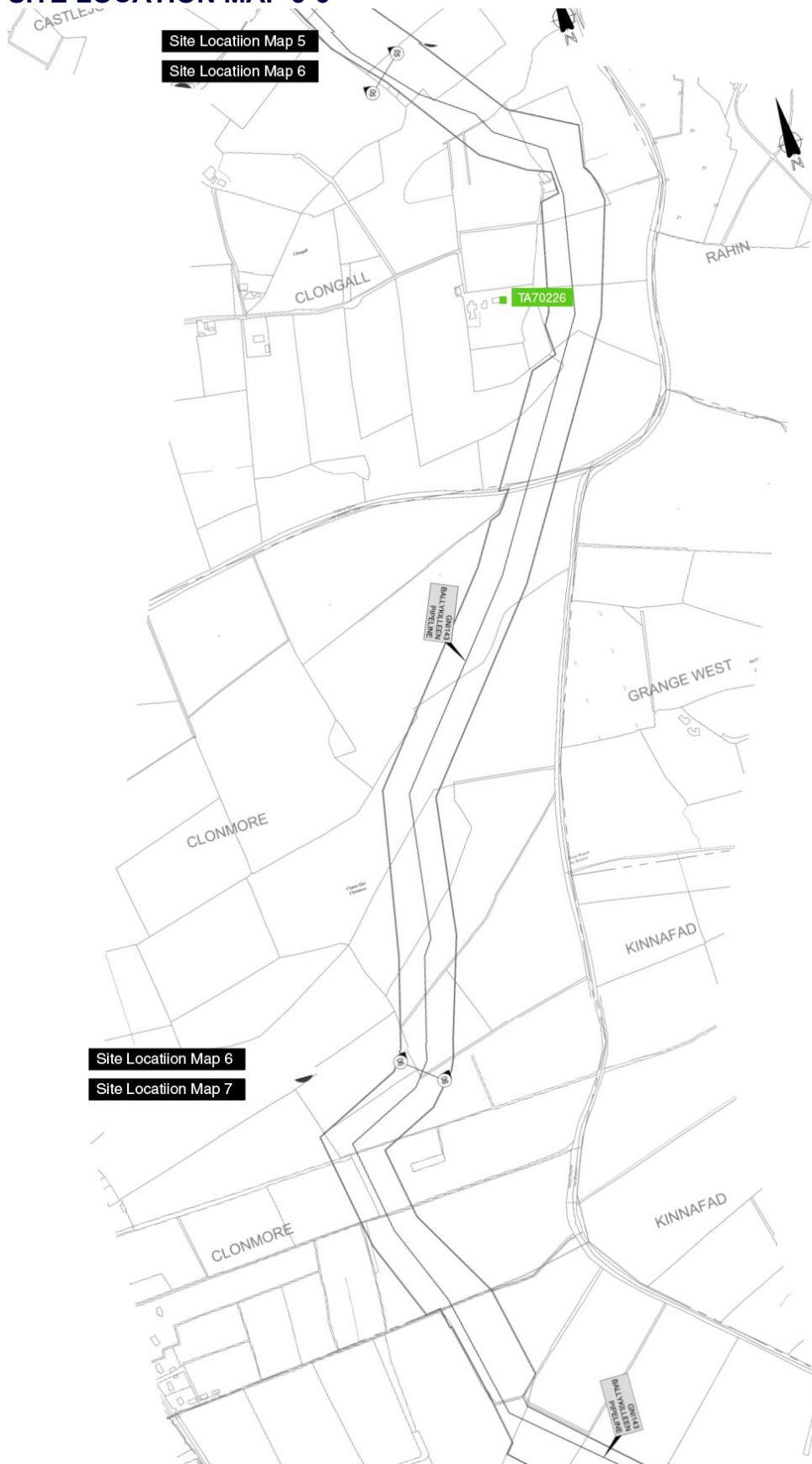
MCC issued a final grant of permission on the 15th of February 1994 subject to 14 no. conditions for the “erection of two storey dwelling house and septic tank”

Meath County Council Reg.Ref.: TA800556

MCC refused permission on the 9th of December 2008 for the development of “*a new two storey dwelling with new entrance and new effluent treatment system and associated site works*”

Meath County Council Reg.Ref.: TA802953 – refused again by Meath County Council the 12th of December 2008

SITE LOCATION MAP 5-6



Meath County Council Reg.Ref.: TA70226

MCC issued a final grant of permission on the 8th of August 2007 subject to 14 no. conditions for the “*erect a new slatted shed and ancillary site works*”

SITE LOCATION MAP 6-8



Offaly County Council Reg. Ref. 041569

OCC issued a final grant of permission on the 23rd of February 2005 subject to of “*construction of dwelling house and effluent treatment system*”

Offaly County Council Reg.Ref.: 86365

OCC issued a final grant of permission on the 21st of October 1986 for “*house extension and septic tank*”

SITE LOCATION MAP 8-10



Offaly County Council Reg. Ref.: 19331

OCC issued a final grant of permission 2nd of September 2019 subject to 6 no. conditions for the development of *“a single storey extension and alterations to the rear of the existing single storey dwelling house, and the retention of three single domestic storage sheds to the rear and side of the dwelling house, all with associated site works and landscaping”*

Offaly County Council Reg. Ref.: 21298

OCC issued a final grant of permission on the 7th of July 2021 subject to 9 no. conditions for the development of *“(1) storage shed (2) two loose straw sheds. permission for construction of (1) cubicle shed with slatted tank and all associated site works”*

SITE LOCATION MAP 10 -11

Site Location Map 9
Site Location Map 10



Site Location Map 10
Site Location Map 11

OCC issued a final grant of permission on the 15th of April 1997 subject to 12 no. conditions for the development of *“dwellinghouse & new septic tanks”*

Offaly County Council Reg. Ref.: 00282

OCC refused outline permission on the 22nd of June 2000 for the development of *“Dwelling house and new septic tanks”*

Offaly County Council Reg. Ref.: 00474

OCC refused permission on the 13th of July 2000 for *“dwellinghouse, septic tank & effluent treatment system”*

Offaly County Council Reg. Ref.: 061852

OCC issued a final grant of permission on the 23rd of February 2007 subject to 13 no. conditions for *“a) dormer dwellinghouse with associated treatment system and percolation area, b) double garage/fuel store, & c) all associated site works, including entrance and boundary treatments”*

Offaly County Council Reg. Ref.: 12235

OCC issued a final grant of permission on the 8th of November 2012 subject to 6 no. conditions for the *“change of use of garage to storage area, replacement of existing garage door with window, erection of a walkway between garage and existing dwelling house, and all associated site works”*

Offaly County Council Reg. Ref.: 21576

OCC issued a final grant of permission on the 10th of March 2022 a notification to grant with conditions was issued by Offaly County Council on a site located at Ballykilleen, Edenderry, Co. Offaly for the development of *“construction of a two-storey dwelling and a domestic garage and a waste water treatment system and a vehicular entrance and all associated site works”*

Offaly County Council Reg. Ref. 061207

OCC issued a final grant of permission on the 19th of December 2006 subject to 14 no. conditions for the *“construction of a two-storey dwelling and a single storey garage & outbuilding, septic tank and raised percolation area and all other associated site services & landscaping to the site”*

Offaly County Council Reg. Ref.: 01102

OCC issued a final grant of permission on the 9th of July 2001 subject to 14 no. conditions for *“retention and completion of partially constructed dwellinghouse and garage”*

Offaly County Council Reg. Ref.: 061742

OCC issued a final grant of permission on the 21st of March 2007 subject to 14 no. conditions for *“construction of warehouse for storage of fabricated steel components”*

Offaly County Council Reg. Ref.: 2582

OCC issued a final grant of permission on the 27th of April 2026 subject to 11 no. conditions for *“levelling of agricultural lands by the importation of clean, uncontaminated soil and stone materials under article 27 of the european communities (waste directive) regulations 2011, as amended. an article 6(3) of the habitats directive screening for appropriate assessment report has been prepared in respect of the proposed development”*. A decision is still pending.

Offaly County Council Reg. Ref.: 011251

OCC issued a final grant of permission on the 15th of May 2003 subject to 16 no. conditions for the development of *“extension to factory unit incorporating extension to existing unit & separate building”*

Offaly County Council Reg. Ref.: 19500

OCC issued a final grant of permission on the 18th of December 2020 subject to 11 no. condition for, *“the erection and operation of a multi-user telecommunications mast to be utilised as part of the national broadband plan, comprising a 45-metre lattice structure, 6no. cabinets on structure plinths, fibre chamber, antennae, turning area, compound, fencing, gate, access and all associated works and services”*

Offaly County Council Reg. Ref.: 071691

OCC issued a final grant of permission on the 12th of February 2008 subject to 12 no. conditions for *“ the development will consist of two electricity generation units each having a maximum power output of 52 megawatts. each power unit will include an air inlet filter, a turbine generator set and auxiliary systems including control system and electrical equipment. gaseous emissions from each power unit will be discharged through two exhaust stacks. supporting facilities will also be installed and will include transformers, water storage tanks, fuel storage tanks, and fuel and water forwarding pumps. the power units will be located on a concrete area. an environmental impact statement (e.i.s.) has been prepared in respect of the planning application. this application relates to development that comprises or is for the purpose of an activity in relation to which a licence under part iv of the environmental protection agency act, 1992 as amended is required”*

ACP Reg. Ref.: PA0047

An Coimisiún Pleanála (ACP here and after) issued a final grant of permission on the 3rd of May 2017 for the development of :

21 no. wind turbines with an overall blade tip height of up to 170 metres. Within this size envelope various configurations of hub height, rotor diameter and ground to blade tip height may be used. The exact make and model has yet to be chosen. The turbines will typically have a rated electrical power output in the 3.0 to 3.3 megawatt range and potentially higher depending on further wind data analysis, power output modelling and turbine development. The proposed wind farm will have a minimum power output of approximately 63 megawatts (MW). The turbines will be white or off white in colour. A grid type layout, which is geometric and regular, is proposed.

- *1 no. borrow pit located in the northern section of the site.*
- *1 no. 120 metre high permanent anemometry mast.*
- *21.5 km of new site access tracks and associated drainage.*
- *1 no. 110kV substation at one of two possible locations (one along the eastern site boundary in the townland of Ballykilleen (option A) and the other along the southern site boundary in the townland of Cloncreen (option B)). This is to allow the national grid operator, Eirgrid, flexibility when deciding on which is technically preferable from their perspective.*

- *Associated underground electrical and communications cabling connecting the turbines to the proposed substation at either Ballykilleen or Cloncreen. Works associated with the connection of the wind farm to the national grid will depend on the final location of the substation. It will either be by connection to the Cushaling substation to the east via underground cable c. 1.7km in length (option A) or to the existing Thornsberry/Cushaling 110kV line via an overhead line c. 100 metres in length to the south (option B).*
- *2 no. temporary construction compounds. 1 is to be located along the western site boundary in the townland of Esker More and the 2nd at one of two locations in the immediate vicinity of the 2 possible locations for the substation as detailed above.*
- *Demolition of canteen building with a stated floor area of 66.4 sq.m., and removal of 40 metre high telecommunications mast and 100 metre high meteorological mast.*
- *New access junctions, improvements and temporary modifications of existing road infrastructure.*

ACP Reg. Ref.: 317245

ACP issued a final grant of permission on 23rd January 2025, determining that the proposed development does not constitute development.

ACP Reg. Ref.: 245295

ACP issued a final grant of permission on the 21st of December 2016 a grant of permission subject to 5 no. conditions for the development of:

“The extension of the continued use and operation until the end of 2030 of previously permitted peat and biomass co-fired power plant currently existing on the site.

- *Permitting the development would cease removal of the existing power generation plant required in previous grants of permission ABP. Reg. No PL19.211173 / P.A. Reg. Ref 04/210 and ABP. Reg. No PL19.107858 / P.A. Reg. No.PL2/98/437 where under conditions stated in these permissions the plant shall have cease effect on the 31st day of December, 2015.*
- *The development as submitted proposes no new structures or any change to existing operations, fuel inputs or emission limit values at the facility.”*



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