

Our Case Number: ACP-323897-25

Your Reference: Kilshane Energy Ltd.



John Spain Associates
c/o Luke Wymer
39 Fitzwilliam Place
Dublin 2

Date: 29 April 2026

Re: Proposed development of a 680 MW peaking gas fired power generation station and associated 400kV GIS substation
at Kilshane Road, Kilshane, Finglas, Dublin 11

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act 2000, as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must, therefore, be made directly to An Coimisiún Pleanála under section 37E of the Act.

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

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

Further notifications should also be made where deemed appropriate.

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

In accordance with the fees payable to the Commission and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the

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person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,



Ellen Moss
Executive Officer
Direct Line: 01-8737285

PC09A

ACP-323897-25 List of Prescribed Bodies

Proposed development of a 680 MW peaking gas fired power generation station and associated 400kV GIS substation at Kilshane Road, Kilshane, Finglas, Dublin 11

1. Department of Planning and Local Government and Heritage
2. Minister of Environment and Climate & Communications
3. Fingal County Council
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Eastern and Midland Regional Assembly
7. Úisce Éireann
8. Inland Fisheries Ireland
9. Irish Aviation Authority
10. The DAA
11. Environmental Protection Agency (EPA)
12. Health Service Executive (National Business Service Unit, National Environmental Health Service, HSE, 2nd Floor Oak House, Millennium Park, Naas, Co Kildare, W91 KDC2)
13. Health and Safety Authority
14. The Commission for Energy Regulation
15. Office of Public Works
16. ESB
17. Eirgrid
18. An Taisce
19. An Chomhairle Ealaíon
20. Fáilte Ireland
21. The Heritage Council

Further notifications should also be made, where deemed appropriate.