An Coimisiún Pleanála

Commission Order

ABP-319023-24

Planning and Development Act 2000, as amended

Planning Authority: Offaly County Council

Application for permission under section 37E of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including an Environmental Impact Assessment Report and Natura Impact Statement, lodged with An Coimisiún Pleanála on the 9th day of February 2024 by Bord na Móna Powergen Limited care of Gravis Planning, 41 Baggot Street Lower, Dublin as amended by the further information received by An Coimisiún Pleanála on the 22nd day of January 2026.

Proposed development: The proposed development is for a 10-year planning permission to develop a Combined Cycle Gas Turbine ('CCGT') and Open Cycle Gas Turbine ('OCGT') Thermal Power Plant, Electricity Grid Connection ('EGC') including two number substations, and associated buildings, plant, site works, services and ancillary development.

The Proposed Development will encompass a Power Plant Area and an Electricity Grid Connection.

The development of the Power Plant Area will include the following: (i) Demolition of existing buildings at the Derrygreenagh Works site, including office building, boiler house, workshops, water tank and storage unit); (ii) Construction of combined cycle gas turbine (CCGT) power plant (570 megawatts), including turbine hall and associated buildings, air cooled condensers (ACC), Heat Recovery Steam Generator (HRSG), air intake, emissions stack (60 metre high) with Continuous Emissions

Monitoring System (CEMS) and platform; (iii) Ancillary coolers; (iv) Fuel gas performance heating room; (v) Generator transformer and unit auxiliary transformer; (vi) Open-cycle gas turbine (OCGT) power plant (140 megawatts), including turbine enclosures, air intakes, fin fan coolers, emissions stack (45 metre high), electrical rooms, main transformer; (vii) Secondary fuel storage tanks and unloading area, including unloading layby, two number fuel storage tanks, fuel pumping and cleaning plant, fuel forwarding building; (viii) Two number water abstraction boreholes; (ix) Raw water storage tank; (x) Two number demineralised water storage tanks; (xi) Water treatment plant; (xii) Administration building and staff car park; (xiii)Wastewater treatment plant; (xiv) Workshop and stores building; (xv) Process water treatment plant; (xvi) Gas Above Ground Installation ('AGI') compound, including regulator building, instrumentation kiosks, palisade fencing; (xvii) Gas receiving facility, including gas compressor building, fin fan coolers, pressure reducing station; (xviii) Drainage infrastructure, including surface water attenuation tank, surface water discharge pipeline (discharging to the Mongagh River), treated process and wastewater discharge pipeline (discharging to the Yellow River)]; (xix) A new site access from the R400 road; (xx) All internal access roads; (xxi) Security fencing and gates; (xxii) Landscaping; (xxiii) Site works and services; (xxiv) All ancillary infrastructure and plant, including firefighting systems, fire water pumphouse, raw water pumphouse, emergency diesel generator, propane stores, chemical storage tanks and pumphouse, lube oil storage building, silencers, vents, drains, safety valves, lighting, and pipe gantries; (xxv) A permanent Peat and Spoil Deposition Area ('PDA') of approximately 225,000 square metres will be located to the south-east of the Power Plant Area.

The development of the Electricity Grid Connection will include the following: (i) a 220 kilovolt substation located to the west of the Power Plant Area and R400 road, hybrid gas insulated switchgear (GIS)/air insulated switchgear (AIS) substation design including switchgear building; control room building; transformer bays; two number lattice gantries (circa 20 metres high) to support overhead line connection; telecommunications mast (circa 36 metres high); security fencing; landscaping, new access on to R400 road; (ii) 220 kilovolt overhead line running for circa five kilometres to the south of the 220 kilovolt substation, facilitated by double circuit

suspension pylon towers (13 number, circa 44 metres high) and strain pylon towers (six number, circa 38 metres high); (iii) 220 kilovolt line-cable interface compound, including interface tower gantry (circa 20 metres high); cable sealing ends; security fencing; (iv) 220 kilovolt underground cable connection running for circa 3.4 kilometres to the south, with paved and gated service road and 12 number joint bays to facilitate construction and servicing; (v) a 400 kilovolt gas insulated switchgear substation located adjacent to the existing Oldstreet-Woodland 400 kilovolt overhead line, including a 400 kilovolt gas insulated switchgear building; 220 kilovolt gas insulated switchgear building; transformer compound; two number lattice gantries (circa 28 metres high) to support overhead line connection to two number new loop-in strain towers (circa 32.5 metres high) on the Oldstreet-Woodland 400 kilovolt line; telecommunications mast (circa 36 metres high); security fencing; landscaping, access off L1010 road; (vi) two number permanent Peat Deposition Areas will be provided as part of the Electricity Grid Connection – one to the north of the 400 kilovolt substation (circa 75,300 square metres) and one to the south-west of the 220 kilovolt substation (circa 50,200 square metres); (vii) tree replanting areas (circa 17.5 hectares) are proposed within the planning boundary to compensate for all tree felling requirements associated with the proposed development.
All within the townlands of Knockdrin, Derrygreenagh, Derryarkin, Derryiron, Ballybeg, Coolcor, Barrysbrook, Clonin, Togher and Coole, County Offaly.

Decision

Grant permission under section 37G of the Planning and Development Act 2000, as amended, for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Determine under section 37H(2)(c) the sum to be paid by the applicant in respect of costs associated with the application as set out in the Schedule of Costs below.

Reasons and Considerations

In performing its functions in relation to the making of its decision, the Commission had regard to:

Section 15(1) of the Climate Action and Low Carbon Development Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, and the requirement to, in so far as practicable, perform its functions in a manner consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State.

In performing its functions in relation to the making of its decision, the Commission had regard to:

(a) European legislation, including of particular relevance:

- The relevant provisions of EU Directive 2011/92/EU as amended by Directive 2014/52/EU (EIA Directive) on the assessment of the effects of certain public and private projects on the environment;
- Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directive);
- Directive 2000/60/EC, the Water Framework Directive and the requirement to exercise its functions in a manner which is consistent with the provisions of the Directive and which achieves or promotes compliance with the requirements of the Directive;

(b) National policy and guidance, including:

- Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure (July 2012);
- White Paper - Ireland's Transition to a Low Carbon Energy Future 2015-2030;

- Government Policy Statement on Security of Electricity Supply (November 2021);
- National Energy Security Framework;
- Territorial Just Transition Plan – EU Just Transition Fund 2022;
- Energy Security in Ireland to 2030, Energy Security Package;
- Climate Action Plan 2024 (CAP 2024);
- Second National Adaptation Framework (NAF) 2024;
- Ireland's Long-term Strategy on Greenhouse Gas Emissions Reduction 2024;
- National Energy Climate Plan 2021-2030 (NCEP);
- National Risk Assessment 2024 – Overview of Strategic Risks;
- Programme for Government 2025 (Securing Ireland's Future);
- Project Ireland 2040 - National Planning Framework (updated 2025);
- Climate Action Plan 2025 (CAP 2025);
- Commission Assessment of the Final Updated National Energy and Climate Plan of Ireland;
- Ireland's Greenhouse Gas Emissions Projections 2024-2055 (May 2025);
- National Development Plan Review 2025;
- Electricity and Gas Networks Climate Change Sectoral Adaptation Plan 2025;
- Other relevant guidance;

(c) Regional and Local Policy, including:

- Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031;
- Offaly County Development Plan 2021-2027;
- Offaly County Council – Climate Action Plan 2024-2029;

- Westmeath County Development Plan 2021-2027;
- Other relevant guidance;

(d) The nature, scale and design of the proposed development as set out in the planning application and the pattern of industrial development in the vicinity;

(e) The likely consequences for the environment and the proper planning and development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites;

(f) The Natura Impact Statement submitted with the planning application;

(g) The submissions and observations made in connection with the planning application;

(h) The responses received from the applicant in respect of submissions received in respect of the application;

(i) The report and the recommendation of the Inspector, including the examination, analysis and evaluation undertaken in relation to appropriate assessment, the Natura Impact Statement, the Environmental Impact Assessment Report and the Water Framework Directive; and

(j) The planning history of the site and the wider area, including the previously permitted development of a 600 megawatt power plant on the site of the proposed Power Plant under An Coimisiún Pleanála reference number 19.PA0011.

Appropriate Assessment: Stage 1:

The Commission considered the Appropriate Assessment Screening Report, Natura Impact Statement and carried out both an appropriate assessment screening exercise and an appropriate assessment in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development, the Appropriate Assessment Screening Report and Natural Impact Statement submitted with the

application, the Planning Inspector's report and submissions on file. The Commission agreed with and adopted the screening assessment and conclusion carried out in the Inspector's Report that the relevant European Sites in respect of which the proposed development has the potential to have a significant effect are:

- Lough Ennell Special Protection Area (Site Code: 004044);
- River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299); and
- River Boyne and River Blackwater Special Protection Area (Site Code: 004232)

and that Stage 2 Appropriate Assessment was, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement and associated documentation submitted with the application, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Commission considered that the information before it was adequate to allow the carrying out of an appropriate assessment.

The Commission completed an Appropriate Assessment of the implications of the proposed development for Lough Ennell Special Protection Area (Site Code: 004044); River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299); and River Boyne and River Blackwater Special Protection Area (Site Code: 004232), in view of the sites' conservation objectives. In completing the appropriate assessment, the Commission considered, in particular, the following;

(i) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects;

(ii) the mitigation measures which are included as part of the current proposal; and

(iii) the conservation objectives for the European Sites.

In completing the Appropriate Assessment, the Commission accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Sites, having regard to the sites' conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the sites' conservation objectives.

Environmental Impact Assessment

The Commission completed an environmental impact assessment of the proposed development taking into account:

(i) the nature, scale and extent and purpose of the proposed development, which is operated as and when needed to ensure security of electricity supply;

(ii) the location of the proposed development within an area of County Offaly that has a long history of industrial and energy generating land uses;

(iii) the Environmental Impact Assessment Report and associated documentation submitted in support of the application;

(iv) the submissions made during the course of the application and the applicants response to the submissions; and

(v) the Inspector's report.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant in response to submissions on the application, adequately considers alternatives to the proposed development and identifies and describes adequately the direct, indirect and cumulative effects of the proposed development on the environment.

The Commission considered that the main significant direct and indirect effects of the proposed development on the environment are, and would be mitigated as follows:

- Bats – permanent, negative and slight effects on bats would arise as a result of the loss of bat roosts in a number of buildings and disturbance to retained and new roosts. This would be mitigated by adhering to the terms and conditions of the Bat Derogation Licence that was issued by the National Parks and Wildlife Services ('NPWS') on the 22nd day of January 2026.

- Amphibians – short term, negative and slight effect for smooth newt and common frog, due to habitat loss and fragmentation, disturbance, injury and mortality during construction, would be mitigated by capture and exclusion methods, including survey, vegetation clearance and fencing as part of the removal of water bodies, as well as the use of low lux lighting
- Badger – permanent, negative, slight effects due to the loss of setts, and disturbance/disruption to badger setts and their commuting and foraging habitat, via increased human presence and artificial lighting during operation. The effects would be mitigated by carrying out pre development surveys within one month of the commencement of construction, as well as protection measures for excavated areas during construction.
- Breeding and Wintering Birds – permanent, negative and slight as collisions and subsequent injury or mortality remain possible. This would be mitigated by fitting the transmission lines with devices such as flight diverters, hanging tags and marker spheres, to make them more visible to flying birds.
- Landscaping and planting proposal would have the effect of reducing the visual and landscape effects of the lower parts of the power plant buildings and pylons carrying the 220kv overhead line from some aspects, but would not entirely eliminate effects, due to the height of the stacks at the power plant, the pylons and telecommunications masts, particularly when viewed from higher ground. Despite mitigation, from some of the viewpoints selected in the Environmental Impact Assessment Report, which would be representative of typical views, some moderate/significant/adverse effects would remain for residents and when viewed from the elevated Croghan Hill.
- Significant water quality effects could occur to the Lough Ennell Special Area of Conservation and Special Protection Area which are groundwater dependent terrestrial ecosystems as a result of uncontrolled site runoff and accidental spillages during construction of the Gas Connection Corridor. However, they would be mitigated by (1) General Surface Water Management (Inspection, maintenance and monitoring); (2) Sedimentation of Surface Waters (Silt fences, spill kits, buffer zones and bunded areas); (3) Fuel and Chemical Handling – (Bunded fuels, oils and lubricant areas at least 50 metres from water bodies; refuelling in impermeable areas); (4) Control of Concrete and Lime: (5)

measures for Accidental Spillage, Flooding or Other Emergencies and adherence to the Industrial Emissions Licence for the Power Plant Area site.

- The impact on the ability of the mobile phone mast to the south to provide links to the north would be Direct, Negative, Significant and Permanent and concerns were expressed by users of the existing mast to the south of the site and that it may be necessary to move/relocate certain equipment in the event of permission being granted in order to continue the provision of an effective network in the area. This can be mitigated by way of a condition on a grant of permission requiring that the applicant submit a plan to the planning authority, demonstrating how they would maintain uninterrupted telecommunications signals at the existing mast to the south of the Power Plant Area site, during the construction and operational phases of the Power Plant Area development.
- The absence of a proper waste management regime would have Indirect, Long-Term, Significant and Negative effects. This would be mitigated by way of a Resource Waste Management Plan (RWMP).
- At the level of the application, the three elements of the proposed development and overall project, being the Power Plant Area, Electricity Grid Connection and the Gas Connection Corridor, would generate significant quantities of greenhouse gases (GHGs) and would have significant effects on the environment. However, greenhouse gas emissions need to be considered at a global scale and in the context of the national carbon budgets set for a series of five year periods. When considered in that light, the proposed development and overall project aligns with the significant body of European, national, regional and local policies and objectives, as well as sector specific targets for the delivery of at least 2 gigawatts of gas fired power generation plants that are required and identified as a national priority in order to facilitate the increased generation of the country's electricity needs by way of renewable energy sources, principally from wind and solar. The proposed Power Plant development would ultimately replace older and less energy efficient generating plants that run on oil and formerly on coal and peat, as well as four temporary gas fired plants that are operating until such time as development, such as that proposed in this application, are operational. In that context, the potential

significance of the greenhouse gas emissions would be offset by the plants that the proposed development is intended to replace.

The Commission agreed with the examination, as set out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the applicant, and the submissions made during the course of the application.

Reasoned Conclusions on the Significant Effects

Having regard to the examination of environmental information provided in respect of the proposed development and overall project, in particular, the information set out in the technical chapters and appendices to the Environmental Impact Assessment Report ('EIAR') the submissions of Offaly County Council, prescribed bodies and members of the public in the course of the application, as well as the responses provided by the applicant, it is considered that the main significant direct, and indirect, and cumulative effects on the environment, are and would be mitigated as follows:

Air Quality

No predicted significant residual or cumulative effects have been identified.

Cultural Heritage and Archaeology

Significant, permanent and adverse effects could occur by way of partial or total removal or compaction of previously unrecorded sub-surface heritage assets, throughout the Power Plant Area and Electricity Grid Connection sites. This would be mitigated by way of the implementation of mitigation measures, including supervision of works by a suitably qualified archaeologist. No significant residual or cumulative effects have been identified.

Biodiversity

A number of negative biodiversity effects would arise from the construction and operation of the proposed development and overall project, and while no significant residual effects have been predicted, residual effects would remain and would be mitigated, as follows:

- Bats – Permanent, Negative and Slight effects on bats would arise as a result of the loss of bat roosts in a number of buildings and disturbance to retained and new roosts. This would be mitigated by adhering to the terms and conditions of the Bat Derogation Licence that was issued by the National Parks and Wildlife Services on the 22nd day of January 2026.
- Amphibians – Short Term, Negative and Slight effect for smooth newt and common frog, due to habitat loss and fragmentation, disturbance, injury and mortality during construction, would be mitigated by capture and exclusion methods, including survey, vegetation clearance and fencing as part of the removal of water bodies, as well as the use of low lux lighting.
- Badger – Permanent, Negative, Slight effects due to the loss of setts, and disturbance/disruption to badger setts and their commuting and foraging habitat, via increased human presence and artificial lighting during operation. The effects would be mitigated by carrying out pre development surveys within 1 month of the commencement of construction as well as protection measures for excavated areas during construction.
- Breeding and Wintering Birds – Permanent, Negative and Slight as collisions and subsequent injury or mortality remain possible. This would be mitigated by fitting the transmission lines with devices such as flight diverters, hanging tags and marker spheres, to make them more visible to flying birds.

No significant cumulative effects are predicted, although this cannot be confirmed for the Gas Connection Corridor, as its route has not yet been finalised.

Landscape and Visual

The landscaping and planting proposal would have the effect of reducing the visual and landscape effects of the lower parts of the power plant buildings and pylons carrying the 220kV overhead line from some aspects, but would not entirely eliminate effects, as due to the height of the stacks at the power plant, the pylons and telecommunications masts, particularly when viewed from higher ground.

However, the effect of the recently constructed Yellow River Windfarm has been to reduce the sensitivity of and susceptibility of the landscape to change and to reduce the significance of the quality of landscape effects. The wind farm reinforces the

industrial nature of the landscape character, and the prominence of the wind farm would reduce slightly the perception of further change to the landscape, while a solar farm is under construction, and two large domes measuring 500 metres long by 120 metres wide and 34 metres in height have been permitted, circa one kilometre east of the Electricity Grid Connection.

As well as landscaping, due to its scale and location, mitigation measures focus on architectural mitigation through façade treatment and minimising lighting during nighttime.

Despite mitigation, from some of the viewpoints selected in the Environmental Impact Assessment Report, which would be representative of typical views, some moderate/significant/adverse effects would remain, for residents, and when viewed from the elevated Croghan Hill.

Noise and Vibration

Subject to mitigation and monitoring measures, no predicted significant residual or cumulative effects have been identified.

Water Environment

Significant water quality effects could occur to the Lough Ennell Special Area of Conservation and Special Protection Area which are groundwater dependent terrestrial ecosystem as a result of uncontrolled site runoff and accidental spillages during construction of the Gas Connection Corridor. However, the would be mitigated by (1) General Surface Water Management (Inspection, maintenance and monitoring); (2) Sedimentation of Surface Waters (Silt fences, spill kits, buffer zones and bunded areas); (3) Fuel and Chemical Handling – (Bunded fuels, oils and lubricant areas at least 50 metres from water bodies; refuelling in impermeable areas); (4) Control of Concrete and Lime; (5) measures for Accidental Spillage, Flooding or Other Emergencies and adherence to the Industrial Emissions Licence for the Power Plant Area site, no predicted significant residual or cumulative effects have been identified for water.

The Water Framework Directive ('WFD') Screening Assessment also determined that subject to mitigation that no waterbodies would be significantly affected and that a Stage 2 Water Framework Directive assessment would not be necessary.

Land, Soils and Geology

Subject to mitigation measures on site, no predicted significant residual or cumulative effects have been identified.

Traffic and Transport

Subject to mitigation measures on site, no predicted significant residual or cumulative effects have been identified.

Population and Human Health

Subject to mitigation measures on site, no predicted significant residual or cumulative effects have been identified other than for Climate, due to the production of Greenhouse Gasses, which is addressed in the Climate Chapter.

Material Assets

The operational phase of the Power Plant Area would change the land use from light industrial use to industrial / power infrastructure on a much larger scale would have a Negative, Significant, Long-term and Direct impact on land use.

The new electrical infrastructure would likely have a Long-term, Positive and Significant effect on the electricity supply network and gas network.

The impact on the ability of the mobile phone mast to the south to provide links to the north would be Direct, Negative, Significant and Permanent and concerns were expressed by users of the existing mast to the south of the site and that it may be necessary to move/relocate certain equipment in the event of permission being granted in order to continue the provision of an effective network in the area. This can be mitigated by way of a condition on a grant of permission.

The absence of a proper waste management regime would have Indirect, Long-Term, Significant and Negative effects. This would be mitigated by way of a Resource Waste Management Plan (RWMP).

Major Accidents and Disasters

Five potential risk events were initially identified: (1) Major Fires and explosion due to natural gas pipe release; (2) Potential leak of natural gas from the turbine enclosures; (3) Potential release of secondary fuel (HVO or distillate); (4) Major Fire

and/or Explosion due to catastrophic rupture of Liquefied Petroleum Gas ('LPG') cylinder; and (5) Peat Wildfire.

The residual low risk will be managed by standard operating procedures, safety and environmental management measures to a level commensurate with as low as reasonably practicable (ALARP), and following pre-mitigation, which would be built into the design, risks are deemed to be not likely significant.

Climate

At the level of the application, the three elements of the proposed development and overall project, being the Power Plant Area, Electricity Grid Connection and the Gas Connection Corridor, would generate significant quantities of greenhouse gases and would have significant effects on the environment.

However, greenhouse gas emissions need to be considered at a global scale and in the context of the national carbon budgets set for a series of five year periods. When considered in that light, the proposed development and overall project aligns with the significant body of European, national, regional and local policies and objectives as well as sector specific targets for the delivery of at least 2 gigawatts of gas fired power generation plants that are required and identified as a national priority in order to facilitate the increased generation of the country's electricity needs by way of renewable energy sources, principally from wind and solar. The proposed Power Plant Area development would ultimately replace older and less energy efficient generating plants that run on oil and formerly on coal and peat, as well as four temporary gas-fired plants that are operating until such time as development, such as that proposed in this application, is operational. In that context, the potential significance of the greenhouse gas emissions would be offset by the plants that this development is intended to replace.

Proper Planning and Sustainable Development

The Commission considers that the proposed Combined Cycle Gas Turbine and Open Cycle Gas Turbine Thermal Power Plant and Electricity Grid Connection including overhead and underground 220kV lines and two substations, 220kV and 400kV, and all ancillary and supporting infrastructure is consistent with European,

national, regional and local planning, electricity and climate policies as part of Ireland's net zero commitment and obligations for 2050, as it would provide for the development of part of the minimum requirement of two gigawatts of back up gas fired electricity, to support the development of an electricity generation system that is primarily generated from renewable energy sources. While the proposed development would have significant environmental effects as a result of greenhouse gas emissions during its operational phase, the Commission is satisfied that these impacts have been factored into the national carbon emissions budgets and that at the national level, the proposed development would the transition to net zero by 2050 and the long-term benefits and would not give rise to an unacceptable impact on any sensitive receptors that would justify or warrant a refusal of permission.

The Commission is also satisfied that it fully considered Section 15(1) of the Climate Action and Low Carbon Development Act 2015 (as amended) and in doing so has performed its functions in a manner consistent with documents and objectives referenced in Section 15(1).

The Commission also considers that while the above ground structures at the power plant area and as part of the overhead section of the 220kV line and the substation would be visible in the landscape, the existing landscape is an already highly anthropogenic and industrialised landscape and that the applicant has demonstrated a balance between reducing landscape and visual effects where possible by undergrounding a section of the 220kV line, but that adverse impacts on landscape are unavoidable at a number of locations. Again, the Commission considers such impacts must be balanced against the very significant wider societal benefits that would accrue from the provision of the proposed development.

It is considered that, subject to compliance with the conditions set out below, the proposed development would not have an unacceptable impact on the character of the landscape or on cultural heritage, would not seriously injure the visual or residential amenities of the area including designated views and prospects and scenic routes, would be acceptable in terms of public health and traffic safety, would not have an unacceptable impact on ecology or on any European Site, and would make a positive contribution to Ireland's requirements to provide for at least 2GW of gas fired electricity generating plant to support an increased quantum of electricity

being generated by renewable energy in accordance with national, regional and local policy. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the additional details received by the Commission on the 7th day of June 2024, the 20th day of June 2024, the 5th day of July 2024, the 7th day of November 2024 and further information received on the 22nd day of January 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

   Reason: In the interest of clarity.

2. The period during which the development hereby permitted may be carried out shall be 10 years from the date of this Order.

   Reason: Having regard to the nature of the development and its interdependent relationship to other developments, the Commission considers it appropriate to specify a period of validity of this consent in excess of five years.

3. For the avoidance of doubt: -

   (a) The output from the proposed Closed Cycle Gas Turbine shall be a maximum of 570 megawatts.

   (b) The output from the proposed Open Cycle Gas Turbine shall be a maximum of 140 megawatts.

(c) The operational lifespan of the proposed Open Cycle Gas Turbine shall be 25 years, after which the facility shall be decommissioned, unless, prior to the end of the period, planning permission shall have been granted for its retention for a further period.

Reason: In the interest of clarity to enable the planning authority to review the operation of the power plant in the light of the circumstances then prevailing.

4. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented.

Reason: To protect the integrity of European Sites.

5. The mitigation measures contained in the submitted Environmental Impact Assessment Report and its associated appendices shall be implemented.

Reason: To protect the environment.

6. Prior to commencement of operation, the developer shall submit for the written agreement of the planning authority detailed plans and proposals for the restoration and reinstatement of the site of the Power Plant following decommissioning of the plant. The restoration works shall be completed within two years of the closure of the plant site or cessation of use for a period of one year or more.

Reason: To ensure the satisfactory restoration of the site.

7. The services of a suitably qualified and experienced Ecological Clerk of Works shall be retained to oversee and supervise the entirety of the construction works, and to provide monthly electronic reports to the planning authority (Planning and Environment Sections) detailing the stage of the works, and compliance with the Environmental Impact Assessment Report and the Natura Impact Statement mitigation measures.

Reason: In the interest of protecting ecology and wildlife in the area.

8. The construction of the development shall be managed in accordance with a Final Construction Environmental Management Plan, incorporating a traffic management plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall incorporate all mitigation measures set out in the application documentation and provide details of intended construction practice for the development, including:

(a) locations of site and material compound(s) including areas identified for the storage of construction refuse, site offices, construction parking and staff facilities, re-fuelling arrangements, security fencing and hoardings;

(b) measures to prevent the spillage or deposit of clay, rubble, or other debris on the public road network;

(c) the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 8 of the Environmental Impact Assessment Report. The Construction Environmental Management Plan (CEMP) shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

(d) details of appropriate mitigation measures for noise and dust, and monitoring of such levels;

(e) containment of all construction related fuel and oil within specifically constructed bunds to ensure that fuel spillages are fully contained; such bunds shall be roofed to exclude rainwater;

(f) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil/peat that would be required to be disposed of off-site and not in the peat deposition areas;

(g) means to ensure that surface water run-off is controlled such that no deleterious levels of silt or other pollutants enter local surface water drains or watercourses;

(h) an audit list of all construction and operational mitigation measures, their timelines for implementation and responsibility for reporting.

(i) a record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of environmental protection, amenities, public health, and safety.

9. Prior to commencement of development, an overall Construction Transport Management Plan for the construction stage shall be submitted to, and agreed in writing with, the planning authority. The Traffic Management Plan shall incorporate details of the different road networks to be used by construction traffic in accordance with the Abnormal Loads Report. The Traffic Management Plan shall incorporate details of the road network to be used by construction traffic, including oversized loads, and detailed arrangements for the protection of bridges, culverts, or other structures to be traversed, as may be required for different elements of the overall development. This shall include pre and post construction phase road, bridge and culvert surveys in conjunction with Offaly County Council and other County Councils where necessary. The plan should also contain details of how the developer intends to manage the interaction between the construction traffic for different aspects of the development, particularly with respect to the phasing of different elements of the works and

how it intends to engage with and notify the local community in advance of the delivery of oversized or abnormal loads. Any damage caused to existing road pavement due to deliveries will be rectified in accordance with Transport Infrastructure Ireland Pavement Standards.

Reason: In the interest of traffic safety

10. Roadside drainage shall not be inhibited by new site entrances. Suitably designed pipe/culvert to be constructed in accordance with the Recommendations for Site Development Works for Housing Areas, Section 3.4 Modified Rational Method. Drainage pipe to extend across the entire front boundary. Headwall to be formed at each end of the drainage pipe to be constructed in accordance with Transport Infrastructure Ireland RCD/500/53 to allow roadside drainage to flow undisturbed.

    Reason: In the interest of traffic safety

11. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and cleaning works shall be carried out on the adjoining public roads by the developer and at the developer's expense on a daily basis.

    Reason: To protect the residential amenities of property in the vicinity.

12. A detailed schedule for the implementation of the landscaping scheme as set out in Appendix 10B of the Environmental Impact Assessment Report 'Landscape Mitigation Strategy', dated January 2024, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development

    All planting shall be adequately managed, maintained, and protected from damage until established for a period of 10 years as set out in the Maintenance Approach and Management Strategy.

    Reason: In order to screen the development, in the interest of visual amenity.

13. The planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a final archaeological report describing the results of the archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

Reason: In order to ensure a record of all archaeological investigations associated with the proposed development is available on public record.

14. All plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of hazardous invasive species and pathogens.

Reason: In the interest of the proper planning and sustainable development of the area, and to prohibit the spread of invasive species.

15. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority, details of the means of the proposed water supplies to both the 220 kilovolt substation and the 400 kilovolt substation.

Reason In the interest of clarity and of public health

16. Prior to commencement of development, the developer shall submit to the planning authority for written agreement, a plan indicating how local telecommunications signals related to the mast located south of the site, the power plant area will be maintained during the construction and operational phases of the development.

Reason: In the interest of maintaining uninterrupted telecommunications signals.

17. (a) Details of the materials, colours and textures of all the external finishes to buildings, pipework, telecommunications masts, fencing and other structures associated with the proposed development hereby permitted shall be submitted to, and agreed in writing with the planning authority, prior to the commencement of development, and the agreed materials, colours and textures of all the external finishes shall be applied to the buildings and structures upon erection.

(b) Details of a maintenance strategy for all external and materials finishes shall also be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of visual amenity, durability, and to ensure a high standard of architectural design.

18. A low-intensity fixed red obstacle light shall be fitted as close to the top as practicable of the masts at each of the 220 kilovolt and 400 kilovolt substations and at the top of the proposed stacks at the power plant and shall be visible from all angles in azimuth. Details of this light, its location and period of operation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
Reason: In the interest of public safety.

19. The developer shall notify the Irish Aviation Authority a minimum of 30 days in advance of the erection of cranes at the site and shall do so in advance of each element of the development if more than one crane is to be erected or operated within the overall site area and shall apply to both fixed and mobile cranes.

Reason: In the interest of public health and aviation safety

20. A detailed lighting plan for the construction and operational phases of the power plant, the 220 kilovolt and 400 kilovolt substations shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of residential amenity and to reduce the impact of the proposed development on nocturnal species.

21. Mitigation measures to safeguard bats shall be implemented in accordance with the terms and conditions of the Derogation Licence (DER-BAT-2026-48) issued by the National Parks and Wildlife Service (NPWS) on the 22nd day of January 2026 and received by the Commission on the 22nd day of January 2026.

Reason: In the interest of public health and safety.

22. Site development and building works shall be carried out only between the hours of 0700 and 1900 hours Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

23. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure that the public road is satisfactorily reinstated, if necessary.

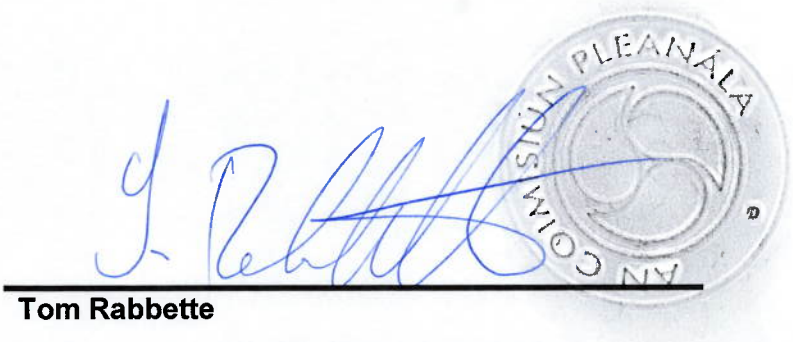
24. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Commission to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Schedule of Costs

In accordance with the provisions of section 37H(2)(c) of the Planning and Development Act 2000, as amended, the amount due to be recouped **from** the applicant is **€15,671**

A breakdown of the Commission's costs is set out in the attached Appendix 1.



Tom Rabbette
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 28th **day of** April **2026**

An Coimisiún Pleanála

Commission Order – Appendix 1

ABP-319023-24

Strategic Infrastructure Development

Costs of determining the Application

Case Number: ABP-319023-24

Proposed Development: Proposed Combined Cycle Gas Turbine and Open Cycle Gas Turbine Thermal Power Plant, Electricity Grid Connection including two number substations, and associated buildings, plant, site works, service and ancillary development within the townlands Knockdrin, Derrygreenagh, Derryarkin, Derryiron, Ballybeg, Coolcor, Barrysbrook, Clonin, Togher and Coole,County Offaly.

Commission Costs		
(1)	Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) €3,346 Inspector 2 (application) €113,525	€116,871
(2)	Costs invoiced to Commission	N/A
	Total chargeable costs	**€116,871**
Commission Fees		
(3)	Application Fee - €100,000 Pre-application Consultation Fee- €1,000	€101,000
(4)	Observer fees paid	€200
	Total	€101,200
	Net amount due to be recouped **from** the applicant	**€15,671**

Tom Rabbette

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 28th **day of** April **2026**