



An  
Bord  
Pleanála

## Record of Meeting ABP-314361-22 & ABP- 314365-22 1<sup>st</sup> meeting

<b>Case Reference / Description</b>	<p>ABP-314361-22: Proposed 299MW Open Cycle Gas Turbine (OCGT) Facility and associated grid connections. Land to the east of existing Dublin Bay Power Station, Pigeon House Road, Dublin 4</p> <p>ABP-314365-22: Proposed 299MW Open Cycle Gas Turbine (OCGT) Facility and associated grid connections. Land within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4</p>		
<b>Case Type</b>	Pre-application consultation		
<b>1st / 2nd / 3<sup>rd</sup> Meeting</b>	1 <sup>st</sup>		
<b>Date</b>	19/10/22	<b>Start Time</b>	12.00 p.m.
<b>Location</b>	N/A	<b>End Time</b>	13.25 p.m.

<b>Representing An Bord Pleanála</b>
Stephen Kay, Assistant Director of Planning (Chair)
Conor McGrath, Senior Planning Inspector
Niamh Thornton, Executive Officer
<b>Representing the Prospective Applicant</b>
Brendan Allen, ESB
Gary Boyle, ESB

Daniel Hogan, ESB
Maria Montingelli, ESB
Niall O'Boyle, ESB
Niamh Roche, Mott MacDonalds

The Board's representative referred to the letters received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters it wished to receive advice on from the Board. It was noted that two separate pre-application consultations have been submitted by the prospective applicant, both seeking consultation and determination by the Board pursuant to section 182E and section 37B of the Planning and Development Act, 2000, as amended. Both cases will be discussed at the instant meeting.

The Board mentioned general procedures in relation to the pre-application consultation process as follows:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.

- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

### **Presentation by the prospective applicant:**

The prospective applicant gave a presentation, outlining the details of both proposed developments, which are nearly identical in nature, on two separate sites.

The proposed development for both cases consist of the following:

- An OCGT with a maximum power of 299MW, 297MW of which will be exported to the Grid. The remaining 2MW will be used internally within the facility.
- A gas connection which will connect the existing AGI to the proposed OCGT. The existing AIG will be expanded to deliver the required gas capacity for the proposed OCGT.
- A 220kV underground cable which will connect the OCGT to the existing 220kV substation within the Dublin Bay complex. The length of this connection will be different in the two locations.
- The OCGT will share a connection to the substation with adjoining 90 MW generators. A switchgear building will be provided to facilitate the shared connection.
- Secondary fuel storage with a capacity of 5,120 tonnes.

Regarding the SID status of both proposed developments, the prospective applicant stated that it does not consider the developments constitute SID. The prospective applicant stated that the proposed developments do not meet the criteria and thresholds set out in the 7<sup>th</sup> Schedule. Regarding section 182 of the Act, the prospective applicant stated that it does not consider the proposed development

constitutes 'transmission infrastructure'. It was stated that no new transmission infrastructure is being created, that the proposal utilises existing grid connection infrastructure, i.e., the on-site substation, and is contained entirely within the existing site of the ESB Poolbeg complex.

The prospective applicant listed a number of precedent cases where the Board determined that the proposed development was not SID. These included Aghada Generating Station ABP-314003-22 and Tynagh Power Station ABP-310334-21.

The prospective applicant presented drawings of the proposed developments on site at the Poolbeg site (ABP-314365-22) and the Ringsend site (ABP-314361-22).

### **Discussion:**

#### **Ringsend site (ABP-314361-22)**

The prospective applicant drew the Board's attention to design changes which have been made on the Ringsend (ABP-314361-22) site since lodging the original pre-application consultation request. These design changes include a change to the location of the OCGT plant resulting in a shorter underground 220kV connection than what was originally envisaged. The prospective applicant stated that it has a lease agreement with the National Oil Reserve Agency (NORA) on this site. The prospective applicant clarified that these design changes have obviated the need for on-site secondary fuel storage at the Ringsend site. NORA will provide this fuel storage in retained storage tanks. It was stated that there is no change to the gas routing at this site.

The prospective applicant stated that it will share the connection to the substation with an adjacent flex-gen development, which is currently under development. This development is consented and under construction.

#### **Poolbeg site (ABP-314365-22)**

The prospective applicant clarified that there is an existing connection from a 90MW steam turbine generating unit into the adjacent Poolbeg 220kV substation at this site. It was clarified that the prospective applicant intends to re-use this existing

connection with possible upgrade works required. A new switchgear building will be provided to facilitate a connection to this existing line.

### General

Regarding the 7<sup>th</sup> schedule thresholds, the Board queried the potential heat output of the new gas connections to the sites and whether they could potentially be over the 300MW threshold. The prospective applicant stated that the gas pipeline will carry only enough gas to fuel the 299MW OCGT. It stated that it was unsure of the total potential heat output and would provide clarity on this issue.

A discussion was had around the open-ended nature of the wording of the legislation in defining 'transmission'. The Board drew particular attention to section 182A (9) of the Planning and Development Act, 2000, as amended, stating that the applicant must be clear as to how the proposed developments do not constitute transmission.

The prospective applicant said that the connections proposed could be described as tail-fed and stated that if the proposed developments went offline it would have no impact on the grid.

A discussion was had around whether the proposed OCGT could constitute an electric plant, based on the definition as set out in the legislation. The prospective applicants noted previous determinations of the Board in respect of similar developments.

The prospective applicant confirmed that all equipment on both sites is owned by the ESB. It was stated that a Masterplan had been prepared in respect of a previous planning application and that Dublin City Council had accepted that the lands constituted one land parcel at that time. Regarding the current land use, the prospective applicant stated that the use of these lands is for power generation and that these developments are ancillary to / an expansion of that use.

The Board's representatives requested that detailed drawings of both proposals, describing in particular the proposed grid connections, be supplied to the Board. Revised site layout plans detailing the proposed revisions to ABP-314361-22 were also requested. The Board's representatives asked the prospective applicant to describe the broader context of the sites for the Board and the overall generating use

of the lands. It was advised that the prospective applicant should review the definition of electrical plant and transmission and include comment on these definitions.

**Conclusion:**

The record of the instant meeting will issue in the meantime and the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting. The onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process.



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**Stephen Kay**

**Assistant Director of Planning**