



An
Bord
Pleanála

Record of Meeting ABP-320566-24

Case Reference / Description	Proposed development of a 600MW gas-fired generation station. At Kilshane Road, Kilshane, Finglas, Dublin 11		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	10 September 2024	Start Time	3:00 pm
Location	MS Teams	End Time	3:30pm

Representing An Bord Pleanála
Sarah Lynch (Assistant Planning Director) Chair
Alaine Clarke (Senior Planning Inspector)
Ellen Moss (Executive Officer)
Sue Morel (Executive Officer)

Representing the Prospective Applicant
Luke Wymer, John Spain Associates
Joe Thornton, John Spain Associates
Paul Fingleton, EIA Services
Andrew Reynolds, EIA Services
Brian McMullan, Kilshane Energy
Ryan McAtavey, McAtavey Architects

Introduction

The Board referred to the letter received from the prospective applicant on the 9th August 2024, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, 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 that it wished to receive advice on from the Board. The Board's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- 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 in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant began their presentation by briefly introducing the proposed development, a 600-megawatt gas-fired generation station. The proposed development would fall within the remit of the CRU security of supply action plan, which requires two gigawatts of fast-track gas-fired generation by 2030.

The prospective applicant advised that they hope to qualify for the next capacity auction. To qualify, an application must be submitted before September 30th, 2024. The prospective applicant noted that documents supporting the application are ready to be submitted if this pre-application is considered Strategic Infrastructure.

The prospective applicant provided information about the site location. A permitted gas generation station which fell below the 300 megawatts threshold and a permitted electricity transmission Strategic Infrastructure under section 182 of the Planning and Development Act 2000, as amended for the associated substation southwest of the main site. The Huntstown power station is nearby, which the government recently progressed under emergency parameters. Dublin Airport is to the East of the proposed site, to the south of the proposed development site is a quarry, and there is a current application with the Board for a centre of development to the south of the proposed development site.

The proposed site is zoned for industrial use and has the same zoning as the previously permitted power station. It is within the airport noise zones; however, the proposed development is not particularly noise sensitive. The proposed development is within the safety zone, and the number of on-site staff would be below 110 per half a hectare, as set out in the URM report for Dublin Airport.

The prospective applicant provided some information relating to the permitted electricity Strategic Infrastructure Development (SID) to the north of the south. The proposed development will connect to the substation infrastructure, and the prospective applicant included a layout drawing of the permitted development.

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The prospective applicant provided a brief overview of the proposed development, including a proposal for drainage and infrastructure features. There would be space around the proposed development for landscaping, and there will be a requirement for a future substation and GNI compound, which will be subject to a separate pre-application request. Access to the proposed development site will be via the previously permitted access road infrastructure.

The prospective applicant explained that the proposed development is in excess of the threshold under Schedule 7. The threshold under Schedule 7 is 300 megawatts, and the proposed development would be 600 megawatts. The prospective applicant provided general information on the definition of SID under section 37A. The proposed development would be of strategic economic and social importance to the state. Flexible gas-fired power generation is crucial to increase renewable penetration on the grid and to retire older infrastructure generating at a higher carbon intensity. The proposed development would reduce the pressure and significantly impact the grid's resilience in the Dublin Area. The Climate Action Plan 2024 and Section 15 of the Low Carbon Development Act support a development of this nature. The proposed development responds to the objectives of the National Planning Framework as it would strengthen the State's energy infrastructure and reduce the electricity sector's carbon footprint.

Discussion:

- The Board's representatives began the discussion by mentioning that the timeline is ambitious and advised that once the prospective applicant receives the record of this meeting, it can close out the consultation. The Inspector would then complete their report prior to sending the file to the Board for determination. The Board's representatives advised the prospective applicant that it is unlikely that a decision will be issued by the 30th of September.

- The Board's representatives queried newly turned ground in a wayleave to the south of the proposed development site. The prospective applicant advised it is a water main for Uisce Eireann.
- The Board's representatives mentioned that they noticed a watercourse that flows into the Malahide Estuary, which is a water body for the purposes of reporting under the Water Framework Directive. The Board's representatives asked for clarification on the drainage measures. The prospective applicant advised that the discharge would end up in the watercourses as surface water. The Environmental Impact Assessment Report (EIAR) and Appropriate Assessment (AA) will address mitigation as a requirement to avoid any impact on the watercourse.
- The Board's representatives queried whether a Natura Impact Statement (NIS) had been submitted on the previous application to the North of the proposed development. The prospective applicant advised that the NIS had been screened out as there was no potential to affect the watercourse and that any screening for the proposed development would consider the matter of drainage outfall.
- The Board's representatives queried why the red boundary extended over the wayleave to the South of the proposed site. The prospective applicant advised that it relates to the site's drainage purposes. The Board's representatives queried why the red boundary does not extend to the public road. The prospective applicant advised that Phase 1 of the project includes road upgrades and realignments to the Kilshane public road. If granted, the proposed development will connect to the permitted road infrastructure that forms part of the development.
- The Board's representatives queried the fuel storage capacity. The prospective applicant advised that the Regulator obligates the prospective applicant to provide three days' worth of secondary fuel. The technology chosen would need to be dual fuelled. In the event of gas interruptions, it is

required that there is liquid fuel available and, in this instance, if granted permission, the proposed development would contain one 13,000-tonne tank of diesel to accommodate the two units running at the maximum generation capacity for three days.

- The Board's representatives mentioned a discrepancy between the letter requesting the pre-application consultation and the presentation provided. The letter referred to 300 megawatts per turbine, and the presentation referred to 200 megawatts. The prospective applicant advised that there was a typo in the presentation, and the proposed development is for two 300 megawatt units. The prospective applicant advised they will reissue the presentation with the correct figures.
- The Board's representatives queried if the water supply would be from the mains. The prospective applicant advised that they are currently going through the process with phase one of the project to set up a Uisce Eireann connection. The water connection will serve the admin building for Phase One and will also be utilised for phases two and three. There would not be a requirement for process water for the technology or units.
- The prospective applicant asked if the admin section could check the statutory notices. The Board's representatives advised that the admin section can check the dates on the statutory notices.

The Board's representatives gave their preliminary opinion that the proposed development falls within the scope of strategic infrastructure but reminded the prospective applicant that the final decision lies with the Board.

Conclusion:

The Board's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Board's representatives advised that the record of the instant meeting will be issued in the meantime and that 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 Meeting concluded at 3:30.



Sarah Lynch

Assistant Director of Planning