



An
Coimisiún
Pleanála

Record of Meeting ACP-323897-25 (PC)

Case Reference / Description	Proposed development of a 680 MW peaking gas fired power generation station and associated 400kV GIS substation at Kilshane Road, Kilshane, Finglas, Dublin 11		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting Record		
Date	12 February 2026	Start Time	11:05am
Location	MS Teams	End Time	11:40am

Representing An Coimisiún Pleanála

Stephen Rhys Thomas, Assistant Director of Planning, Chair

Rachel Gleave O'Connor, Senior Planning Inspector

Ellen Moss, Executive Officer

Representing the Prospective Applicant

Brian Coughlan, John Spain Associates

Brian McMullan, Kilshane Energy Limited

Mark Duignan, Waterman Moylan Consulting Engineers

Introduction

The Commission referred to the letter received from the prospective applicant on the 25th November 2025, 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 Commission; 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 Commission. The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process.

- The Commission 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 Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission 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 Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Commission 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 set out their presentation, which is on the file.

Discussion:

- It was noted that a typo occurred in the slides, and it was clarified that the proposed development would be situated on Kilshane Road, Kilshane, Finglas, Dublin 11.
- The grid connection route would not form part of this application. It was noted that where a new grid connection is required this should be assessed in the application documentation even if it does not form part of the proposed development.
- The implications and impacts of the proposed development upon features of the approved gas power station adjacent to the site, including hedgerow removal and replantation, should be considered in the application documentation.
- Access to the proposed site would be via the permitted scheme. It is envisaged that dangerous bends in the road would be removed.
- Any enhancement proposals should be outlined in the application documentation.
- Cumulative effects should be considered in the EIAR.
- CAP25 targets were noted. Consideration of consistency with the Climate Action Plan should for part of the application.
- The operational lifespan of the proposed development would be 20-25 years. It is envisaged that the proposed development would be permanent and that repowering would be the preferred option.
- It was noted that no future gas connection would be required

SID Status

Preliminary opinion provided that the proposed development falls within the scope of strategic infrastructure but final determination is a matter for the Commissioners.

The Meeting concluded at 11:40am.

 23/03/26

Stephen Rhys Thomas

Assistant Director of Planning