

An
Coimisiún
Pleanála

Record of Meeting ACP-323737-25 (VC)

Case Reference / Description	Proposed development of an Open Cycle Gas Turbine (OCGT) in excess of 300MW at Moneypoint Generating Station, in the townlands of Carrowdolia, Killimer and Kilrush, County Clare (Site 2 - Eastern Development).		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting Record		
Date	11/02/2026	Start Time	11:45am
Location	MS Teams	End Time	12:30pm

Representing An Coimisiún Pleanála

Stephen Rhys Thomas, Assistant Director of Planning, Chair

Colm McLoughlin, Senior Planning Inspector

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Phil Bennett, ESB

Niall O'Boyle, ESB

John McCoombe, ESB

Brian Courtney, ESB

Daniel Hogan, ESB

Gráinne Reid, Mott MacDonald

Aastha Sethi, Mott MacDonald
Niamh Roche, Mott MacDonald

Introduction

The Commission referred to the letter received from the prospective applicant on the 25th September 2025, requesting pre-application consultations under section 182A 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 presented details of the project, and this presentation is attached to the file.

Discussion:

- The prospective applicant clarified that the proposed OCGT development would generate over 300MW.
- Preliminary opinion provided by Commission representatives advising that the proposed development falls within the scope of section 37A of the Planning and Development Act 2000, as amended.
- Prospective applicant advised that the mirrored west side and east side OCGT project applications will be submitted to the Commission at different times and that a full grant of planning permission is required to enter the CRU auction process.
- Prospective applicant advised that the OCGT proposals are split into site 1 (west) and site 2 (east) due to uncertainty in the project route to market.
- Commission representatives and the prospective applicant noted the rationale and complexities in submitting mirrored OCGT proposals at different times.
- Prospective applicant advised that the enabling works to facilitate the construction of both OCGT projects, as well as the long-duration energy storage (LDES) project surrounding this, would form part of the proposed

development in each of the three potential planning applications, and these works would only be carried as part of the first commenced project.

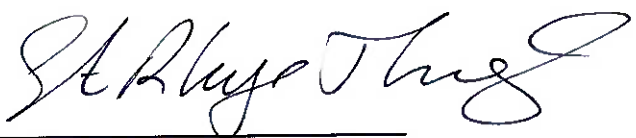
- Prospective applicant advised that the subject OCGT project red line boundary would encapsulate the development area for all three planning applications.
- Prospective applicant advised that it would be expected that elements of the subject OCGT equipment would be maintained, replaced and refurbished overtime.
- Prospective applicant described the post-combustion abatement process and clarified the purpose of an 'IPB rack', as detailed in the presentation.
- Prospective applicant advised that due to uncertainty regarding post-combustion abatement it is unclear as to whether a building serving the respective equipment would be necessary at this juncture.
- Prospective applicant advised that construction works are intended to take approximately 3 years to complete.
- Commission representatives advised that the application environmental impact assessment report (EIAR) should assess the project impacts on a worst-case scenario basis to ensure all potential effects are fully addressed.
- Prospective applicant advised that the development site will be cleared of overground infrastructure prior to the commencement of the enabling works.
- Prospective applicant advised that, if required, ammonia would be transported by road to the OCGT facility.
- Commission representatives advised that any necessary connection feasibility agreement with Uisce Éireann should be submitted as part of the application.

- Commission representatives advised that features such as blast walls and any other ancillary structural elements, such as the telecommunications mast, are clearly identified in the planning application drawings and rationale for same provided.
- Prospective applicant advised that there would be no intention to have carbon capture storage onsite.
- Prospective applicant advised that the Moneypoint plant is listed as an upper-tier COMAH site, and the HSA would be engaged with prior to submission of the planning application.
- Commission representatives advised that any emergency response plans should be detailed as part of the planning application.
- In response to Commission representatives' queries in relation to Appropriate Assessment and Water Framework Directive compliance, the prospective applicant advised that drainage design would capture surface water runoff for all three projects, including fire waters.
- Commission representatives advised the applicant to ensure that cumulative impacts of the other proposed developments are holistically assessed as part of the relevant assessment reports, including visuals, traffic and environmental risks.
- Commission representatives advised the importance of addressing the RSES for the Southern Region, Climate Action Plan 2024, Climate Action Plan 2025 and the National Development Plan in this planning application, including provisions with respect to facilitating 2 gigawatts of new conventional (mainly gas-fired) electricity generation.
- Commission representatives advised the prospective applicant to ensure any specific requirements of the Clare County Council Development Plan for a

development of this nature, scale and context, are included as part of the application.

- Commission representatives advised the prospective applicant that should any existing buildings on the site of this proposed east side (site 2) OCGT be in situ at the time of making the application, demolition drawings of such buildings should be provided with the application.

The Meeting concluded at 12:30pm

 30/03/26

Stephen Rhys Thomas
Assistant Director of Planning