

An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1, D01 V902

27 February 2026

Re: S. 37E Planning Application on behalf of Bord Gáis Energy Limited for permission for development at Pollnagroagh and Rathmorrissy (Townlands), Athenry, Co. Galway.

A Chara,

In accordance with section 37E of the Planning and Development Act 2000 (as amended), Bord Gáis Energy Limited gives notice of its intention to make an application to An Coimisiún Pleanála for a 10-year permission for the proposed development of a natural gas-fuelled electricity generation plant (named 'Cashla Peaker Plant').

The Proposed Development represents strategic energy infrastructure of national importance, designed to provide flexible generation capacity in support of Ireland's electricity system during the transition to a low-carbon energy future. The development is time-limited to 31 December 2050 and has been comprehensively assessed within the accompanying Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

The application has been prepared following pre-application consultation with An Coimisiún Pleanála and engagement with Galway County Council. All documentation required under section 37E of the Planning and Development Act 2000 (as amended) is enclosed.

The plant will be designed with dual-fuel capability, operating primarily on natural gas while also allowing the use of low sulphur diesel on a limited basis for emergency or back-up operation, where required, to ensure security of electricity supply.

The proposed development site is 11.54 hectares and is located on lands at Pollnagroagh and Rathmorrissy (Townlands), Athenry, Co. Galway. The proposed development is intended to operate on a time-limited basis only, with an operational life up to and including 31 December 2050.

The proposed development will consist of:

- a) The construction of a proposed power plant which will comprise an open-cycle gas turbine (OCGT) and generator with ancillary equipment including a 30m high stack and emissions monitoring unit, fuel storage and supply systems, cooling and air systems, compressed air and gas handling skids, a grid step-up transformer within a bund, an auxiliary transformer and an emergency diesel generator. The construction of ten buildings on-site including one single-storey administration building (approximately 390sqm), one single storey ESB Substation building (approximately 32.5sqm), one single-storey workshop building (approximately 750.5sqm), one single storey water treatment plant building (approximately 104sqm), one covered fuel forwarding and unloading area (approximately 104sqm), one single-storey electrical control building (approximately 243.5sqm), one single storey gas analyser kiosk (approximately 6.25sqm), one single-storey boiler house kiosk (approximately 37sqm) including ten boiler flues (approximately 5.67m above ground level), one single-storey ancillary pressure reduction kiosk (approximately 21.7sqm) including four vents (approximately 3.72m high) and a single-storey electrical and instrumentation kiosk (approximately 19sqm). The installation of five above-

ground tanks including two bunded fuel tanks (approximately 11.1m high), one fire and service water tank (approximately 13m high), one demineralised water tank (approximately 15.4 high) and one demineralised waste tank (approximately 5m high).

- b) Ancillary works including the provision of a new gated vehicular entrance from the L3103, the construction of an access road from the proposed Cashla Peaker Plant site entrance to the proposed new entrance on the L3103, the demolition of one farm outbuilding (in ruin), construction of internal circulation routes, hardstanding, security fencing (2.4m high), CCTV and gates, provision of a wastewater treatment system and associated underground wastewater storage tanks, drainage (foul and storm), soakaway retention pond, propane tank, underground firewater retention tanks, parking (12 no. spaces including mobility and EV Parking) and laydown area, 20 no. cycle parking spaces, landscaping and all ancillary on-site development works.
- c) The construction of a Gas Networks Ireland (GNI) above ground pressure regulating installation, known as an Above Ground Installation (AGI). The AGI (named Rathmorrissy AGI) will connect to the mains transmission gas network which exists within the site. The AGI infrastructure will occupy an enclosed area of approximately 2,500 sq.m. It encompasses five single-storey buildings: a gas analyser kiosk (approximately 6.25 sqm), a boiler house kiosk (approximately 37 sqm) including ten boiler flues approximately 5.67m above ground level and emergency generator, two pressure reduction kiosks – main kiosk (approximately 72 sqm) including nine vents (approximately 5.24m high), and ancillary kiosk (approximately 21.7 sqm) including four vents (approximately 3.72m high) and an electrical and instrumentation kiosk (approximately 19 sqm). Ancillary infrastructure will include a gas meter, filters, heat exchangers, and above-ground pipework. The compound will include lighting, 3 no. parking spaces, internal circulation routes, concrete bases to support the infrastructure, and stone-chipped surfacing. It will be secured by an approximately 2.4 m high fence with an access gate.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this planning application.

In addition to the above outlined proposed development, the “project”, subject of the EIAR and NIS, includes the above proposed development and the construction of a 220kV substation compound within the Cashla Peaker Plant site and the construction an underground grid connection route from the proposed ESB Substation in the Cashla Peaker Plant Site to the Cashla 220kV Substation located across the townlands of Rathmorrissy, Pollnagroagh, Moanbaun, Castlet Lambert, Knocknacreeva, Caraunduff, Caherbriskaun, Lisheenkyle East, Barrettspark, Cashla, Athenry, Co. Galway. The grid connection route traverses approximately 8.1km including along the L7109, L71093, L7108 and L3103 roads. As per the SID Opinion issued under Case Ref. ACP-323874-25, the substation and grid connection will be subject to a separate Strategic Infrastructure Development planning application to An Coimisiún Pleanála. It is noted that the project, subject of the EIAR and NIS, also includes the connection to the existing mains gas network (Mayo–Galway pipeline (BGE/85)) which will be undertaken via a new transmission pipeline (named GNI146) located within the townland of Rathmorrissy, Athenry, Co. Galway. A separate application to obtain approval for the GNI146 gas pipeline will be submitted under section 39A of the Gas Act 1976, as amended. It is anticipated that the substation, grid connection, AGI and gas connection will remain part of the national infrastructure and are not subject to the 2050 operational life end proposed for the Cashla Peaker Plant.

The application relates to development for the purposes of an activity requiring an Industrial Emissions License (IEL) from the Environmental Protection Agency (EPA) under the Environmental Protection Agency Act 1992, as amended.

It also relates to a COMAH establishment and therefore falls under the requirements of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2015.

The prescribed fee of €100,000 was paid by EFT by Bord Gáis Energy on the 22nd of October 2025 with the EFT reference: ABP-320975-24. This planning application is accompanied by two hard copies and eight electronic copies of the following plans and particulars:

1. This Cover Letter prepared by McCutcheon Halley Planning Consultants
2. Strategic Infrastructure Development Planning Application Form
 - a. Drawing Schedules
 - b. Schedule of Pre-Application Consultation
3. Press Notice - The Irish Independent
4. Press Notice – The Connacht Tribune
5. Site Notice
6. Prescribed Body Letters
 - a. Schedule of Consultees
 - b. Copy of Letters issued
7. Landowners Letters of Consent
8. Planning Statement prepared by McCutcheon Halley
 1. Appendix 1: Schedule of Pre-application Consultations
 2. Appendix 2: Details of Pre-application consultation with An Coimisiún Pleanála
 3. Appendix 3: Details of Pre-application consultation with Galway County Council
9. EIA Portal Notification
10. Stakeholder Engagement Report prepared by AtkinsRéalis
11. Natura Impact Statement prepared by AtkinsRéalis
12. Planning Application Drawings as detailed in the Drawing Schedules
13. EIAR prepared by AtkinsRéalis
 - a. Vol I – Non-Technical Summary
 - b. Vol II – Main Document
 - c. Vol III – Appendices

A GIS shapefile of the application boundary is included in the electronic copy of the application.

A standalone website containing all of the application documentation has been provided at:
www.cashlapeakerplantsid.ie

Emissions from the operation of the Cashla Peaker Plant Open Cycle Gas Turbine (OCGT) will be regulated by the EPA under the IEL. The IEL will prescribe binding emission limit values, monitoring and reporting requirements, environmental management obligations, accident prevention measures and site closure requirements, including decommissioning obligations. Accordingly, matters relating to emissions control, environmental performance standards and ongoing operational compliance are regulated under separate statutory consent by the EPA.

The Proposed Development will require the delivery of exceptional abnormal loads. An Abnormal Load Assessment and Haulage Route Pavement Analysis included in the planning application confirms that a suitable haul route from the Port of Galway to the Cashla Peaker Plant Site has been identified. Pre- and post-delivery condition surveys of affected sections of the public road network, including bridges and culverts where required, will be undertaken in consultation with the relevant Roads Authority(s).

To facilitate orderly management of these deliveries, and to ensure that any such requirement does not delay commencement of general construction works, it is respectfully requested that any Grant of Permission include a condition triggered only prior to the first abnormal load delivery, as follows:

Proposed Planning Condition 1

Condition:

Prior to the first delivery of any abnormal or exceptional load associated with the development, the applicant shall submit to, and agree in writing with the relevant the Roads Authority(s) an Abnormal Load Management Plan. The Plan shall confirm the final haul route, pre- and post-delivery condition surveys of the public road network (including bridges and culverts where required), any necessary accommodation works, traffic management measures, and confirmation of statutory abnormal load permits and Garda escort arrangements.

The delivery of abnormal or exceptional loads may take place outside standard construction working hours where required under the statutory abnormal load permitting process and as agreed with the relevant Roads Authority(s).

Reason:

In the interests of road safety, protection of public infrastructure, and the orderly management of abnormal load movements.

On occasion, works at the Cashla Peaker Plant Site may need to be undertaken outside standard construction hours in order to address unforeseen circumstances, maintain programme-critical activities, ensure safety, or facilitate abnormal load deliveries. Any such works would only take place following prior written agreement with Galway County Council. To facilitate this, it is respectfully requested that any Grant of Permission include the following condition or similar:

Proposed Planning Condition 2

Condition:

Construction activities associated with the development shall be carried out only between the hours of:

- 07:00 to 18:00 Monday to Friday; and
- 07:00 to 14:00 on Saturdays,

with no construction activity permitted on Sundays or Public Holidays, unless otherwise agreed in writing with Galway County Council.

In exceptional circumstances, work outside these hours may be undertaken where necessary to address unforeseen events, ensure safety, maintain programme-critical activities, or facilitate abnormal or exceptional load deliveries, subject to prior written agreement with Galway County Council save in the event of an emergency where prior written agreement shall not be required.

Reason:

In the interests of residential amenity and environmental protection during the construction phase of the development.

It is respectfully submitted that the Proposed Development is consistent with European, national and regional energy policy, accords with the Galway County Development Plan 2022–2028 and is consistent with the proper planning and sustainable development of the area.

We trust that the enclosed documentation provides sufficient information to enable a full assessment of the Proposed Development. Should any further clarification be required, we would be pleased to respond.

Yours faithfully,



Paula Galvin

McCutcheon Halley Chartered Planning Consultants