



An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 37E of the Planning and Development Act, 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Bord Gáis Energy Limited
Address:	1 Warrington Place, Dublin 2
Telephone No:	086-2060722
Email Address (if any):	owen.zamboglou@bordgais.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	John Dalton, Dave Kirwan, Kerry McConnell
Registered Address (of company)	1 Warrington Place, Dublin 2
Company Registration No.	463078
Telephone No.	086-2060722
Email Address (if any)	owen.zamboglou@bordgais.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Paula Galvin– McCutcheon Halley Planning Consultants
Address:	4 th Floor, Kreston House, Arran Court, Arran Quay, Dublin 7, D07 K271
Telephone No.	01 804 4477
Mobile No. (if any)	01 804 4477
Email address (if any)	PGalvin@mhplanning.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

John Hayes, 086 - 8111284

5. Person responsible for preparation of Drawings and Plans:

Name:	Atkins Réalis: Nik Dewhirst TLI: Damien Browne Fingleton White: Mark Conroy
Firm / Company:	Atkins Réalis TLI Fingleton White
Address:	Atkins Réalis: 150 Airside Business Park, Swords, Dublin K67 K5W4. TLI: Beenreigh, Abbeydorney, Tralee, Co. Kerry, Ireland V92 YE97 Fingleton White: Bridge Street Centre Portlaoise Co. Laois R32 W0CC
Telephone No:	Atkins Réalis: Nik Dewhirst: 01 810 8096 TLI: Damien Browne: + 353 86 144 9407 Fingleton White: Mark Conroy 057 866 5400
Mobile No:	N/A
Email Address (if any):	Nik.dewhirst@atkinsrealis.com damien.browne@tli.ie Mark.Conroy@fingleton.ie

Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

Refer to Schedules of Drawings enclosed with this planning application form.

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Pollnagroagh and Rathmorrissy (Townlands), Athenry, Co. Galway	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	3220-B, 3220-D, 3221-A, 3221-B, 3221-C & 3221-D	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	11.54 ha	
Site zoning in current Development Plan for the area:	Unzoned lands	
Existing use of the site & proposed use of the site:	Agriculture	
Name of the Planning Authority(s) in whose functional area the site is situated:	Galway County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Lessee		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
<ol style="list-style-type: none"> 1. Francis and Mary Curran, Pollnagroagh, Athenry, Co. Galway 2. Patrick and Caroline Forde, Pollnagroagh, Athenry, Co. Galway 3. Paddy Coffey, Castlewood House, Moanbaun, Athenry, Co. Galway 3x Landowner letters of consent enclosed with planning application.		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
No		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded?
Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If yes, please give details e.g. year, extent:
Are you aware of previous uses of the site e.g. dumping or quarrying?
Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
N/A	N/A	N/A

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No: []

If yes please specify

An Bord Pleanála Reference No.: _____ N/A _____

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>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’) designed to provide flexible support to Ireland’s power system. The plant will operate primarily on natural gas. The facility will be designed with dual-fuel capability, 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.</p> <p>The proposed development will consist of:</p> <ul style="list-style-type: none">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
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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, Castlelambert, 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. The substation and grid connection will be subject to a separate Strategic Infrastructure Development planning application submitted 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,

	<p>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.</p> <p>The application relates to development for the purposes of an activity requiring an Industrial Emissions license from the Environmental Protection Agency under the Environmental Protection Agency Act 1992, as amended.</p> <p>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.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	44.25m ²
Gross floor space of proposed works in m ²	1864.4m ²
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	44.25m ²

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of car-parking spaces to be provided		Existing: N/A	Proposed: N/A		Total: N/A		

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Agricultural
Proposed use (or use it is proposed to retain)
Gas-fired Peaking Power Plant to support electrical grid (running only during periods of high demand and low renewable output which is anticipated to be in the order of 100 hours per annum though actual dispatch will be determined by Eirgrid's system requirements).
Nature and extent of any such proposed use (or use it is proposed to retain).
Power Plant and Above Ground Installation, refer to Q9 for full details.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		✓ (Industrial Emissions Licence)	
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?		✓	
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: On-site wastewater treatment system _____
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Infiltration to ground in a soakway pond

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Irish Independent – published 26 th February 2026 Connacht Tribune – published 27 th February 2026 A copy of the newspaper notices are enclosed with this planning application under separate cover.
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Site notices were erected on 24 th February 2026. A copy is enclosed with this planning application under separate cover along with photographic evidence of the site notices in situ.
Details of other forms of public notification, if appropriate e.g. website
The planning application, including the EIAR and NIS, may be viewed or downloaded on the following website: www.cashlapeakerplantsid.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Please refer to the Schedule of pre-application consultation enclosed with this application form for further detail. Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed:

Yes: [] No:[]

19. Confirmation Notice:

Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

A copy of the EIA Portal confirmation notice is included with this application. The EIA Portal ID number is: 2026024

20. Application Fee:

Fee Payable

€100,000

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed:
(Applicant or Agent as appropriate)



Paula Galvin (Agent)

Date:

26th February 2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

GNI Document Register

Document	Title	Rev No.	Sheet Size
2183-DG-1001.pdf	SITE LAYOUT PLAN - AGI, PIPELINE & HOT TAP	3	A1
2183-DG-1002.pdf	FLOOR PLAN, SECTION & ELEVATIONS OF MAIN PRESSURE REDUCTION KIOSK	1	A3
2183-DG-1003.pdf	FLOOR PLAN, SECTION & ELEVATIONS OF BOILER HOUSE KIOSK	2	A3
2183-DG-1004.pdf	FLOOR PLAN, SECTION & ELEVATIONS OF ANCILLARY PRESSURE REDUCTION KIOSK	1	A3
2183-DG-1005.pdf	FLOOR PLAN, SECTION & ELEVATIONS OF ELECTRICAL AND INSTRUMENTATION KIOSK	2	A3
2183-DG-1006.pdf	FLOOR PLAN, SECTION & ELEVATIONS OF GAS ANALYSER KIOSK	1	A3
2183-DG-1007.pdf	PROPOSED SITE ELEVATIONS	3	A3

S.18 of Application Form: Pre-Application Consultation

Bord Gáis Energy – Strategic Infrastructure Development

Pre-Application Consultation with An Coimisiún Pleanála

Two meetings were held with An Coimisiún Pleanála on the following dates:

- First meeting held on 20th of January 2025 on Microsoft Teams.
- Second meeting was held on the 28th of May 2025 on Microsoft Teams.

Further detail on the pre-application consultation can be found in the planning statement and a copy of the meeting records can be found enclosed at Appendix 1 of Planning Statement.

Pre-Application Consultation with Galway County Council

1.1.1 Planning Authority

Pre-application consultation was undertaken with Galway County Council's Planning Authority on the 13th of February 2025 via Microsoft Teams.

Further detail on the pre-application consultation can be found in the planning statement and a copy of the meeting record can be found enclosed at Appendix 3 of Planning Statement.

1.1.2 Roads Authority

Four meetings were held with the Roads Department on the following dates:

- 1st April 2025, In-person at Galway County Council.
- 28th April 2025, online via Microsoft Teams.
- 4th July 2025, online via Microsoft Teams.
- 10th September 2025, online via Microsoft Teams.

Public Consultation

Three public information events were held between May and December 2025 in the Raheen Woods Hotel, Athenry, Co. Galway on the following dates:

- Wednesday 7th May 2025 and
- Tuesday 13th May 2025,
- Thursday 4th December 2025

For full details on the public consultation undertaken for the project, please refer to the Non-Statutory Public Consultation - Consultation Report enclosed with this planning application under separate cover.

Prescribed Bodies

A schedule of the prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification can be found enclosed with the planning application.