Appendix 1. Introduction & Methodology

1.1. List of Consultees & Copy of Pre-application correspondence

Our Case Number: ABP-320975-24

Your Reference: Bord Gais Energy

An Bord Pleanala

[redacted]
Chartered Planning Consultants
6 Joyce House
Barrack Square
Ballincollig
Co. Cork
P31 YX97

Date: 12 February 2025

Re: Construction of a 300MW Open Cycle Gas Turbine plant, primarily fueled by Natural Gas and ancillary development, including a 220kV Substation and 220kV connection from the substation to the existing Cashla 220kV Substation.
Located in Rathmorrissy/Pollnagroagh, Athenry, Co. Galway

Dear Sir / Madam,

I have been asked by An Bord Pleanala to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 20th of January 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanala reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

[redacted]
Executive Officer
Direct Line: [redacted]

PC07

Teil	**Tel**	(01)858 8100
Glao Aitiuil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Laithrean Greasain	**Website**	www.pleanala.ie
Riomhphost	**Email**	bord@pleanafa.ie

64 Sraid Maoilbhride
Baile Atha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Bord Pleanála

Record of 1st Meeting
ABP-320975-24

Case Reference / Description	ABP-320975-24		
Case Type	Pre-application Consultation		
1st / 2nd / 3rd / 4th Meeting	1st		
Date	20/01/2025	**Start Time**	14:00 hrs
Location	Virtual	**End Time**	14:43 hrs

Representing An Bord Pleanála
Staff Members
[redacted]ant Director of Planning (Chair)
[redacted] Inspector
[redacted] Executive Officer

Representing the Prospective Applicant
[redacted]Director, McCutcheon Halley Planning
[redacted]Planning Consultant, McCutcheon Halley Planning
[redacted], Project Manager, Bord Gais Energy
[redacted]ject Officer, Bord Gais Energy
[redacted] Manager, Atkins Realis
[redacted]AR Coordinator, Atkins Realis

Introduction

The Board referred to the letter received from the prospective applicant on the 3rd of October 2024 requesting pre-application consultations under Section 37B of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the first meeting 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:

Bord Gais Energy is proposing the development of a 300MW open cycle gas turbine plant, 1 no. emissions stack, 220kV air insulated switchgear electrical substation, electricity transformer, grid connection and above ground gas installation. The site is on agricultural grassland in relatively flat topography, located 3.5km west of Athenry, County Galway. Permission is being sought for 25 years, after which the development may be decommissioned or recommissioned.

Two grid connection routes have been considered for the connection. The grid connection route mostly follows existing roads, but some sections will go through private lands. The grid connection route is still to be finalised. Alternatives are being assessed as the cables need to cross the motorway, so the application may include different options for grid connection route. The development is adjacent to the M17-M18 and M6 motorway and will be visible to passing traffic. Mitigation for nearby residents is being explored. Archaeological surveying and testing are being undertaken as part of the EIAR process.

The development requires oversized loads to be delivered to the site. There are currently 2 route options for site access being explored. A delivery route assessment and TIA will be undertaken, and the CEMP and CTMP will accompany the application. The EIAR will determine the construction route. No significant environmental sensitivities have been identified on initial scoping. The area is grassland and has a low ecological value. There is no known flooding in the area and the nearest residential developments are approximately 830m north of the gas turbine plant. The development will be subject to an IED licence from the EPA. Noise and air emissions will be compliant with legislation and consenting requirements. A land use planning assessment will also accompany the application.

The application is expected to be submitted to the Board by August 2025. It is anticipated that construction will take at least 2 years to complete, the project to be operational by 2028.

Discussion:

- The Board's representatives explained to the prospective applicant that if they are considering more than one option that they will need to request an opinion from the Board on design flexibility. If not, only one option can be submitted with the application. The prospective applicant stated they may request an opinion on design flexibility from the Board.

- The Board's representatives queried why the prospective applicant is going with open cycle instead of closed cycle, and noted that this may have implications under the Climate Change Act.

- The prospective applicant outlined a number of environmentally sensitive issues to be addressed in the EIAR. They have identified environmental constraints in the geological surveys, and geology investigations are ongoing. The Boards representatives noted that the area is karst limestone and a full investigation of potential karst features including caves would be required. The EIAR and ecological surveys will be vital.

- The Board's representatives reminded the prospective applicant to confirm that the haul routes have the capacity for the weight of the delivery loads. They reiterated that if the prospective applicant has 2 options, they need to engage in the design flexibility consultation process.

- The Board's representative advised the prospective applicant to set up a meeting as soon as possible if they are considering design flexibility. The prospective applicant mentioned that more work needed to be done on the routes they are considering.

Conclusion:

The Board's representatives advised that 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.

Assistant Director of Planning

Our Case Number: ABP-320975-24

Your Reference: Bord Gais Energy

An Coimisiún Pleanála

[redacted]
Chartered Planning Consultants
6 Joyce House
Barrack Square
Ballincollig
Co. Cork
P31 YX97

Date: 20 June 2025

Re: Construction of a 300MW Open Cycle Gas Turbine plant, primarily fuelled by Natural Gas and ancillary development, including a 220kV Substation and 220kV connection from the substation to the existing Cashla 220kV Substation.
Located in Rathmorrissy/Pollnagroagh, Athenry, Co. Galway

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 28th May 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

[redacted]
Executive Officer
Direct Line: [redacted]
PC07

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Bord Pleanála

Record of 2nd Meeting
ABP-320975-24

Case Reference / Description	Construction of a 300MW Open Cycle Gas Turbine plant, primarily fuelled by Natural Gas, and ancillary development, including a 220kV Substation and 220kV connection from the substation to the existing Cashla 220kV Substation. Located in Rathmorrissy/Pollnagroagh, Athenry, Co. Galway		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2nd Meeting		
Date	28/05/2025	**Start Time**	11:00am
Location	Virtually	**End Time**	12:00pm

Representing An Bord Pleanála	
[redacted]	ant Planning Director
	Planning Inspector
	utive Officer
	Executive Officer

Representing the Prospective Applicant	
[redacted]	

[redacted]

Introduction

The Board referred to the letter received from the prospective applicant on the 3rd October 2024, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the 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 outlined the following general procedures in relation to the pre-application consultation process:

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- 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 presentation began by the prospective applicant introducing their team and the nature of the application. They also went through the agenda for the meeting.

The prospective applicant gave a summary of the progress of the application in relation to the proposed development thus far, including that Environmental Impact Assessment consultation is currently underway and that a meeting was held with Galway County Council regarding construction haul routes for the project. Drawings and documents are being prepared for the prospective application, and it is hoped to submit the application in August 2025, if the proposed development is decided by the Board to be Strategic Infrastructure Development.

The prospective applicant discussed the proposed grid connection routes and highlighted that the route option to the east of proposed development following the minor road network is the one they intend to use for the proposed development.

The prospective applicant discussed the proposed layout of the development in detail, how the turbines are fuelled and highlighted that there is no storage of gas onsite, with a direct connection to the national gas grid being used to suppy the gas. The locations of the control building and workshop building were also highlighted. Diesel fuel will be stored on the site in accordance with Eirgrid requirements for backup supply in the event of a disruption to gas supplies.

The prospective applicant went on to discuss their stakeholder engagement project and the website launched April 2025. Public Information events were held in a local hotel within the area to maximise attendance and awareness. Leaflets were distributed within a 2km radius and there has been communication with local TD's and community stakeholders as well as newspaper and poster advertising. Feedback was received at the public information events, and it is thought that it is likely there will be a community group that may be opposed to the development.

The prospective applicant went on to discuss the Construction Traffic Management Plan methodology. It was said that data collection and scoping is to be completed for delivery routes, the number and scales of loads for assessment in the EIAR will need to be identified, and a Construction Traffic Management Plan report will also be prepared.

The prospective applicant stated that specifying full details of haul routes will be included in the application and it is proposed that a traffic management plan will be submitted with the application. This will include information on any abnormal load deliveries.

The presentation was concluded by the prospective applicant highlighting an error in 1st Meeting record regarding red lining a route, it is confirmed that this was not stated at the meeting and was included in the meeting record in error.

Discussion:

- The prospective applicant stated that they wish to apply for planning permission without a limit on the operational duration period, one reason being that the main plant components have an operational life well in excess of 25 years, due to low annual hours of operation.

- The Board's representatives stated that the application must be consistent with the current Climate Action Plan and advised the prospective applicant to be mindful of the wording of their request. The Board's representatives also advised the prospective applicant to consider the required duration of the permission having regard to the involvement of fossil fuels in the proposed development.

- The prospective applicant stated that they will take this advice on board and a permanent permission is hoped for but if it is more appropriate to define a time, a 40-year permission could be considered.

- The Board's representatives asked if a direct route for the underground cabling to the Cashla Substation along the M6 had been considered.The prospective applicant stated that there had been alternative routes considered including the M6 alignment but initial inquiries indicate that no permission from landowners or statutory authorities would be forthcoming for a more direct route.

- The Board's representatives asked if the construction haul route will follow the proposed new access track to the north. It was confirmed that this is the probable alignment.

- The applicant confirmed that there would be no storage of natural gas on the site. Only diesel fuel will be stored on the site.

- The Board's representatives asked if the HSA had been engaged with regarding the proposed development. It was also advised that the HSA can get involved in these cases at application stage, however, this can slow down the process so it would be best practice to consult the HSA prior to submitting the application.

- The prospective applicant stated that the HSA have been contacted in relation to consultation. There are further risk assessments to take place, and it is intended that the HSA will be contacted again in relation to this.

- The Board representatives concluded the meeting by advising the prospective applicant that if any karst features such as turloughs or caves have been identified on the lands, these need to be addressed in detail in the Environmental Impact Assessment report.

- The prospective applicant asked about the process of closing the pre-application consultation stage and how long it would take to get a decision. They stated they would be likely to request closure once they received the meeting record for the meeting as they hope to submit the prospective application in early August.

- The Board's representatives advised it could be around 6-8 weeks for a decision.

- The prospective applicant asked who to contact if they had any queries regarding the validation process.

- The Board's representatives concluded the meeting by advising that any questions regarding the application process could be emailed to SIDS@pleanala.ie for the attention of Sinead White.

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 12:00pm.

Director of Planning

Table 1-1. Statutory Consultation List for Cashla Peaker Plant Project

Consultee	Contact Name	Contact Address	Method of Communication	Date Scoping Request Issued	Response Received	Date of Response
An Taisce	The Manager	The National Trust for Ireland, Tailors' Hall, Back Lane, Dublin, D08 X2A3, Ireland	Email	04/03/2025	No	N/A
Birdwatch Ireland	The Manager	Unit 20, Block D, Bullford Business Campus, Kilcoole, Greystones, Co. Wicklow, A63 RW83, Ireland	Email	04/03/2025	No	N/A
Department of Agriculture, Food and the Marine	The Manager	Agriculture House, Kildare St, Dublin	Email	04/03/2025	No	N/A
Department of Environment, Climate and Communications	The Manager	29-31 Adelaide Road, Saint Kevin's, Dublin, D02 X285	Email	04/03/2025	No	N/A
Department of Housing, Local Government and Heritage	The Manager	The Manager Development Applications Unit (DAU) Government Offices Newtown Road Wexford Y35 AP90	Email	04/03/2025	Yes	12/05/2025
Bus Eireann	The Manager	Busárus (Central Bus Station), Store Street, Dublin 1	Email	04/03/2025	No	N/A
Galway County Council (GCC)	The Manager	Áras an Chontae Prospect Hill Galway. H91 H6KX	Email	04/03/2025	No	N/A - See Note 1 below
GCC - Planning	The Manager	Áras an Chontae Prospect Hill Galway. H91 H6KX	Email	04/03/2025	No	N/A See Note 1 below
GCC - Heritage Officer	The Manager	Áras an Chontae Prospect Hill Galway. H91 H6KX	Email	04/03/2025	No	N/A See Note 1 below
Environment Protection Agency (EPA)	The Manager	Environmental Licensing Programme, Office of Environmental Sustainability, Environmental Protection Agency, Regional Inspectorate, Inniscarra, Co Cork	Email	04/03/2025	No	N/A
Failte Ireland	The Manager	88-95 Amiens Street, Dublin 1, D01 WR86	Email	04/03/2025	Yes	15/04/2025
GCC - Traffic	The Manager	Áras an Chontae Prospect Hill Galway. H91 H6KX	Email	04/03/2025	No	N/A See Note 1 below
GCC - Environment	The Manager	Áras an Chontae Prospect Hill Galway. H91 H6KX	Email	04/03/2025	No	N/A See Note 1 below
GCC - Water Services	The Manager	Áras an Chontae Prospect Hill Galway. H91 H6KX	Email	04/03/2025	No	N/A See Note 1 below
Geological Survey of Ireland	The Manager	Geological Survey Ireland, Dept. of the Environment, Climate and Communications, Block 1, Booterstown Hall, Booterstown, Blackrock, Co. Dublin, A94 N2R6.	Email	04/03/2025	Yes	16/04/2025
Iarnród Éireann (Irish Rail)	The Manager	Iarnród Éireann HQ, Connolly Station, Amien Street, Dublin 1, D01 V6V6	Email	04/03/2025	No	N/A
Inland Fisheries Ireland (IFI)	The Manager	Inland Fisheries Ireland, 3044 Lake Drive, Citywest Business Campus, Dublin D24 Y265 Ireland	Email	04/03/2025	Yes	30/04/2025
Irish Wildlife trust	The Manager	The Irish Wildlife Trust, Sigmund Business Centre, 93A Lagan Road, Dublin Industrial Estate, Glasnevin, Dublin 11. D11 EP9P, Ireland	Email	04/03/2025	No	N/A

National Parks and Wildlife Service (NPWS) - Development Applications	The Manager	Minister for Housing, Local Government and Heritage c/o The Manager, Development Applications Unit Department of Housing, Local Government and Heritage 90 King Street North Dublin 7 D07 N7CV IRELAND	Email	04/03/2025	No	N/A
National Transport Authority (NTA)	The Manager	Dun Scéine, Harcourt Lane, Dublin 2, D02 WT20.	Email	04/03/2025	No	N/A
The Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media	The Manager	23 Kildare Street, Dublin 2, D02 TD30.	Email	04/03/2025	No	N/A
The Northern & Western Regional Assembly	The Manager	Dillon House Ballaghaderreen Co. Roscommon F45 WY26	Email	04/03/2025	No	N/A
The Health Services Executive, Environmental Health	The Manager	National Environmental Health Service, Health Service Executive, Environmental Health Department, Galway Business Park, Dangan, Co. Galway	Email	04/03/2025	Yes	09/06/2025
The Heritage Council	The Manager	The Heritage Council Áras na hOidhreachta Church Lane Kilkenny RX95 X264	Email	04/03/2025	No	N/A
Transport Infrastructure Ireland (TII)	The Manager	Parkgate Business Centre, Parkgate Street, Dublin 8, D08 DK10.	Email	04/03/2025	Yes	19/05/2025
The Health and Safety Authority	The Manager	Metropolitan Building, James Joyce Street, Dublin 1, D01 KY08	Email	04/03/2025	No	N/A
Uisce Éireann (formerly Irish Water)	The Manager	Colvill House, 24–26 Talbot Street, Dublin, Ireland	Email	04/03/2025	Yes	14/08/2025
Department of Transport	The Manager	Department of Transport, Leeson Lane, Dublin 2, Ireland. D02TR60	Email	04/03/2025	Yes	30/04/2025
Galway Childcare Committee	The Manager	9b, Liosban Retail Centre, Tuam Road, Galway H91 Y6D2.	Email	04/03/2025	No	N/A
Office of Public Works (OPW)	The Manager	Office of Public Works Head Office, Jonathan Swift Street , Trim , C15 NX36	Email	04/03/2025	Yes	02/05/2025
ESB	The Manager	ESB Head Office, Two Gateway, East Wall Road, Dublin 3, D03 A995 Ireland	Email	04/03/2025	No	N/A

Commission for Railway Regulation	The Manager	Temple House, Temple Rd, Blackrock, Co. Dublin	Email	04/03/2025	No	N/A
Commission for Regulation of Utilities (CRU)	The Manager	The Exchange, Belgard Square North, Tallaght, Dublin 24	Email	04/03/2025	No	N/A
EirGrid	The Manager	EirGrid plc The Oval 160 Shelbourne Road Ballsbridge Dublin 4 D04 FW28	Email	04/03/2025	No	N/A
The Arts Council	The Manager	The Arts Council 70 Merrion Square Dublin 2 D02 NY52	Email	04/03/2025	No	N/A
Irish Aviation authority	The Manager	The Times Building, 11-12 D'Olier Street, Dublin 2. D02 T449	Email	04/03/2025	No	N/A
Gas Networks Ireland	The Manager	Gas Networks Ireland Headquarters, Gasworks Road, Cork, T12 RX96	Email	04/03/2025	Yes	15/04/2025

Note 1: Numerous meetings held with GCC during the design stage. Refer to Table 1-2, Chapter 1, Volume 2 of the EIAR (AtkinsRealis, 2026)

Outlook

Re: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

From planning applications <planning.applications@failteireland.ie>
Date Tue 4/15/2025 11:39 AM
To [redacted]

1 attachment (9 MB)
ScopingLetter-FailteIreland.pdf;

Hello [redacted]

Thank you for your email and scoping letter for the proposed development of a new gas-fired peaking power plant in Rathmorissey and Pollnagroagh, Co. Galway.

Please see attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA, which you may find informative for the preparation of the Environmental Impact Assessment for the proposed project. The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

Regards,

[redacted]
Product Development-Environment & Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86
[redacted]

Fáilte Ireland

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Fáilte Ireland
Turasóireacht Náisúnta
An tÚdara Eorbartha
National Tourism
Development Authority

EIAR Guidelines for the Consideration of Tourism and Tourism Related Projects

July 2023

An tÚdarás Náisiúnta Forbartha Turasóireachta
Áras Fáilte, 88–95 Sráid Amiens
Baile Átha Cliath 1
D01 WR86
Éire

National Tourism Development Authority
Áras Fáilte, 88 - 95 Amiens Street
Dublin 1
D01 WR86
Ireland

Phone 1890 525 525
or +353 1 884 7700
Email info@failteireland.ie
www.failteireland.ie

Contents

1. Introduction

Tourism is a growing sector and substantial part of the Irish Economy. It contributes to both urban and rural economies in every part of the country. The impact and interaction of tourism with the environment is complex and the assessment of environmental impacts is of utmost importance to creating a sustainable tourism economy and protecting the natural resources that are so often a tourism attraction.

The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

This guidance document has been prepared by Fáilte Ireland to update their EIA guidelines in line with changes in legislative and guidance requirements.

2. Background to this Document

Tourism is one of the largest and most important sectors of the economy, providing employment for approximately **260,000 people**, an economic contribution of **€9.5 billion**, and exchequer revenue of **€1.8 billion** in 2019, which helps fund other key public services.

In 2019 Ireland welcomed **9.7 million overseas visitors.**

Fáilte Ireland is the National Tourism Development Authority established by the Irish Government in May 2003. Fáilte Irelands role is to support the tourism industry and work to sustain Ireland as a high-quality and competitive tourism destination. They provide a range of practical business supports to help tourism businesses better manage and market their products and services.

Fáilte Ireland also work with other state agencies and representative bodies, at local and national levels, to implement and champion positive and practical strategies that will benefit Irish tourism and the Irish economy.

Fáilte Ireland promotes Ireland as a holiday destination through a domestic marketing campaign (DiscoverIreland.ie) and manage a network of nationwide tourist information centres that provide help and advice for visitors to Ireland.

Tourism related projects cover a broad range of plans, programmes and developments, from the Wild Atlantic Way to a single hotel conversion. These guidelines apply to projects involving or impacting upon tourism. A tourism plan, strategy or programme where it is part of the statutory plan making process under the Planning and Development Acts (as amended), may be more appropriately assessed by a Strategic Environmental Assessment (SEA) as discussed in the next section.

It should be borne in mind that EIA is required where there is anticipated to be a significant impact on the environment, where tourism projects are of a prescribed type or meet thresholds identified below.

Where Natura 2000 Designated Sites are potentially affected by tourism development Appropriate Assessment must be carried out by the appropriate authority in accordance with Article 6(3) of the EU Habitats Directive.

3. Legislation and Statutory Guidance

Environmental Impact Assessment is a procedure that ensures that the environmental implications of decisions are taken into account before planning based decisions are made. The assessment results in a report, called an Environmental Impact Assessment Report (EIAR).

Legislation

These guidelines are produced under current EIAR legislative requirements, having regard to Directive 2011/92/EU (known as 'Environmental Impact Assessment' – EIA Directive), as amended by Directive EU 2014/52 which came into effect in May of 2017. These requirements were transposed into Irish Law on 1 September 2018 as most of the provisions of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) came into effect. The principle of both Directives is to ensure that plans, programmes and projects likely to have significant effects on the environment are made subject to an environmental assessment, prior to their approval or authorisation.

Statutory Guidance

In response to the changes to the EIAR requirements under Directive EU 2014/52, the Environmental Protection Agency (EPA) developed Guidelines on the information to be contained in Environmental Impact Assessment Reports in May 2022. The Guidelines are a statutory document to be regarded by those preparing EIARs and the decision makers considering the EIARs.

Some of the key changes to the EIA Directive introduced by Directive 2014/52/EU are as follows:

- Additional information to be provided in the project description to describe the location of the project, the technologies and substances used, the construction of the project and required demolition;
- The requirement for consideration of alternatives has changed from a requirement to provide ‘An outline of the main alternatives studied by the developer and an indication of the main reasons for this choice, taking into account the environmental effects’ to ‘a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment’;
- A refinement of the environmental factors to be considered in the assessment with an increased focus on resource efficiency, climate change, biodiversity and disaster prevention;
- Changes to Prescribed Environmental Factors with ‘Land’ being added, ‘Human Beings’ replaced by ‘Population & Human Health’ and ‘Flora & Fauna’ replaced by ‘Biodiversity’;

- The developer is required to have competent experts to prepare the EIAR and the Board is required to have access to sufficient expertise to assess the EIAR;
- Requirement for the incorporation of mitigation and monitoring measures in consents and ensuring that developers deliver these measures;
- The requirements for the assessment of cumulative effects with existing and/or approved projects, taking into account existing environmental issues to be considered; and
- Reasoned decisions made with regard to the EIA outcomes must be provided.

In addition to the EPA statutory guidance, the Department of Housing has produced Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment in August 2018.

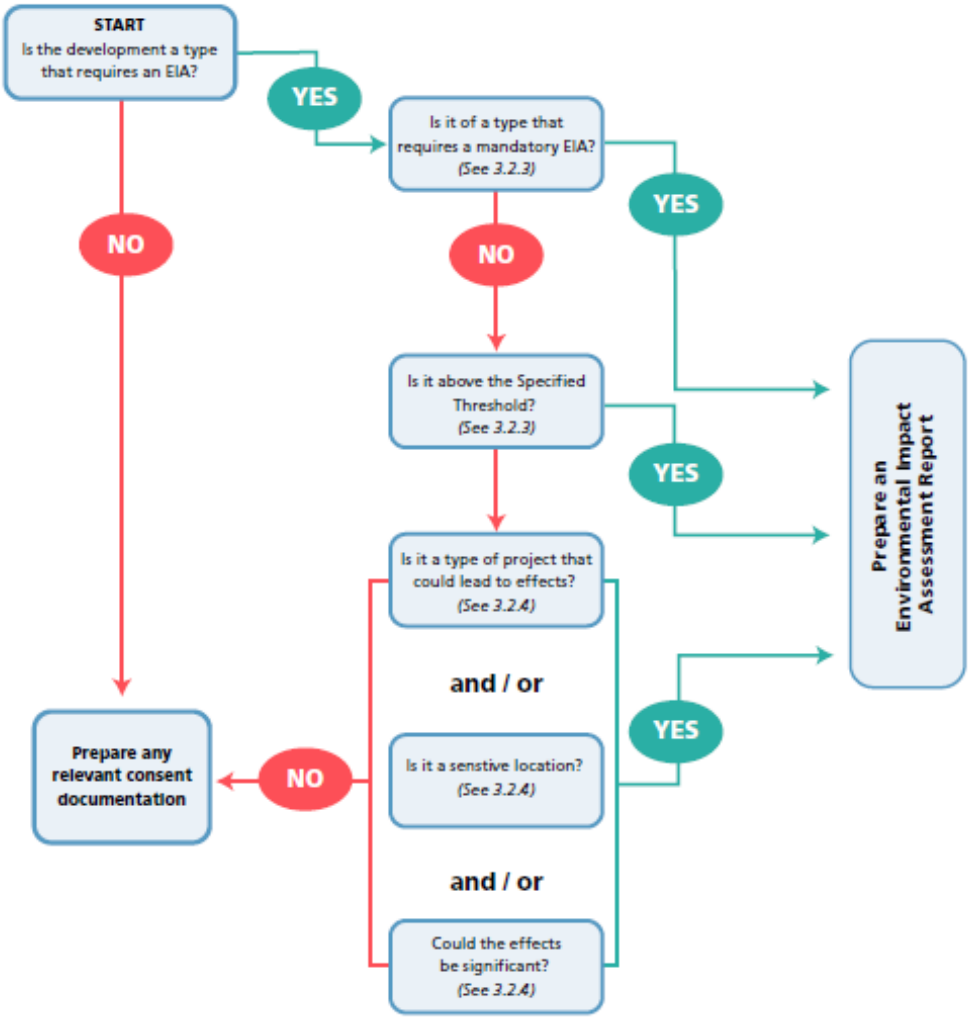
The process of EIA is set out in the EPA EIAR Guidelines, this document should be read in conjunction with and used as supplementary guidance to the EPA EIAR Guidelines. The process for ascertaining whether an EIAR is required is known as 'screening' and the process to determine the breath and scope of an EIAR is known as 'scoping'. Guidance on this can be found in Section 3.2 of the EPA Guidelines.

Screening

Through EIA Screening, developments are either considered as requiring an EIAR due to the project type or because they exceed a threshold level. The screening process begins by establishing whether the proposal is a 'project' as understood by the Directive (as amended).

The prescribed development types and thresholds are set out in Annex I and II of the EIA Directive as transposed into Schedule 5 of the Planning and Development Regulations 2010-2018 (as amended). Development which does not exceed these thresholds but may require an EIAR are called sub threshold. Sub-Threshold considerations are outlined in Schedule 7 of European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) as transposed from Annex III of the Directive. The Guidelines on Environmental Impact Assessment Reports note that projects at first glance may not appear to come under the Schedule but on closer examination when the process is further examined, they may do so because of the sensitivity or significance of the receiving environment etc. Sub threshold developments require an EIAR if they are likely to have significant environmental impacts and must undergo assessment for likely significant impacts through an EIAR screening report. The contents of a screening report for subthreshold development are contained in Annex III of the EIA Directive.

Figure 1: EIAR Screening Process



(Taken from Fig 3.2 of the EPA Guidelines)

Tourism locations should be identified as sensitive receptors in screening assessments for particular impacts, depending on scale and sensitivity, as they would in a full EIAR. Section 6 below can act as guidance for Screening Reports as well as for full EIAR.

The screening process for considering where an EIAR is necessary, is summarised above in Figure 1 (excerpted from Figure 3.2 of the EPA Guidelines).

Strategic Environmental Assessment (SEA) is a more strategic level of environmental assessment that examines plans, policies, objectives and programmes specifically rather than projects. For some tourism developments it may be more appropriate that they be examined through SEA, while individual projects or specific proposals are likely to be more assessed through EIAR. If a project is part of a plan, programme or policy/objective assessed by SEA there may still be a requirement for an EIAR for that development (subject to EIA Screening assessment).

EIAR Scoping

Scoping an EIAR is an opportunity to look at the breadth of issues and ensure that any areas of possible significant impact are assessed. Identifying sensitivities and stakeholders should take account of tourism facilities and consider Fáilte Ireland in scoping requests where necessary.

4. Assessing Tourism

There is no legal definition of 'tourism' in Irish legislation. The UNWTO definition of sustainable tourism is *"Tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities"*. This is widely accepted as a key definition of tourism as we move to a more sustainable future.

Tourism assessments are frequently carried out by economic consultants and by specific tourism consultants. It is always advisable, particular for tourism projects, that suitably qualified and experienced personnel are used to determine the impact of tourism related projects or to assess the impact of more general proposals on a tourism asset identified in a particular location. There is a requirement for EIAR under current legislation to contain a statement of competency within all EIAR documents, including screening and scoping reports.

Projects which involve a tourism element

Tourism projects are wide ranging and diverse. While there are some projects which cater to tourism and are easily identified as such - Hotels, Museums, etc. there are other projects where tourism is a key service or element, but which may not be immediately obvious – walking/cycling/forest trails, greenways, blueways, community facilities and others. EIAR conducted for developments containing tourist elements should be completed in accordance with the current guidance from the EPA.

Projects which include a tourism element can have potential for particular environmental effects which differ from a non-tourism development. These impacts can be intermittent, event related, inconsistent, dependent on weather, temporal, temporary or seasonal. This is considered within the prescribed environmental topics for EIAR outlined in Section 7 below.

Projects which may have an impact upon tourism

While tourism projects may be diverse, the projects which can impact tourism are considerably more wide ranging, from large infrastructural developments to local energy developments. Disruption to or suppression of a tourist resource or amenity can have very local or more strategic impacts, directly or indirectly- for example energy projects in a rural area can have both a negative and positive impact in different regards. There can be temporary, periodic or even seasonal impacts occurring during construction or operational periods.

According to the Fáilte Ireland Tourism Facts 2019 Report, the most important factors in determining the attractiveness of tourism destinations for visitors to Ireland are;

- Beautiful Scenery and Unspoiled Environment
- Hospitality
- Safety
- Nature, Wildlife and Natural Attractions
- History and Culture

- Pace of Life

These factors used for the promotion of tourism in Ireland are also barometers of sensitivity to change in tourism sensitive or dominant locations where development may have an impact upon the tourism asset. The potential for development to impact these sensitivities, and the environmental criteria under which they can be considered, are identified in section 7 of the guidelines.

5. Guiding Principles of EIAR

As outlined in the EPA EIAR Guidelines, the fundamental principles to be followed when preparing an EIAR, including screening and scoping, are:

- Anticipating, avoiding and reducing significant effects
- Assessing and mitigating effects
- Maintaining objectivity
- Ensuring clarity and quality
- Providing relevant information to decision makers
- Facilitating better consultation.

Environmental assessment should be undertaken in accordance with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

6. Consideration of Competency and Qualifications

As per Section 2.5 of the EPA Guidelines, EIAR is required to be completed by '*competent experts*'.

Contributors to the preparation of environmental impact assessment reports, including screening and scoping assessments, should be qualified and competent. Sufficient expertise, in the relevant field of the project concerned, is required for the purpose of its examination by the competent authorities in order to ensure that the information provided by the developer is complete and of a high level of quality so that a full and proper assessment can be undertaken.

For tourism related projects, or projects likely to affect tourism assets, competent experts in the area of tourism should be utilised in the environmental assessment.

The competency of all involved in the production of an EIAR or any related report (e.g. Screening and scoping) is required to be stated at the beginning of the EIAR report with further details as necessary in each following chapter.

Where tourism projects involve for example heritage or cultural components, input from heritage consultants, conservation architects, or historians may be required.

7. EIAR Requirements

The following are the key requirements for an EIAR under the current guidance. This is not a definitive list and should be read in conjunction with regulations.

- project description;
- assessment of alternatives considered;
- baseline assessment;
- assessment of effects;
- cumulative impact;
- interaction of impacts;
- mitigation & monitoring; and
- residual impacts

Project Description

Project descriptions are required to describe the whole project including site, scale, design and key factors. It is important that the EIAR and design team have a consistent understanding of the development description in full. The key requirements are outlined in section 3.5 of the EPA Guidelines however they identify the following;

- the location of the project
- the physical characteristics of the whole project
- the main characteristics of the operational phase of the project
- an estimate, by type and quantity, of the expected residues and emissions

The location of the project should include identifying key sensitive receptors (including tourism receptors). In the operational phase of the project any tourism based, or potentially tourism related activity, should be identified.

Assessment of Alternatives

The assessment of the various reasonable alternatives is an important requirement of the EIA process.

Where tourism projects are location dependent the assessment of reasonable alternatives should consider alternative methods, layouts, technologies and mitigations, detail the key considerations culminating in the selection of the option/design, the reasoning for these and the environmental effect of these decisions. This is particularly important for tourism projects which are often location tied. The EPA EIAR Guidelines indicate that it is generally sufficient to provide a broad description of each main alternatives and the key issues associated with each, showing how environmental considerations were taken into account in deciding on the selected option.

Baseline Assessment

Baseline descriptions are evidence based, current descriptions of environmental characteristics with consideration of likely changes to the baseline environment evidenced in planning histories, unimplemented permissions, and applications pending determination. Baseline assessments should identify any tourism sensitivities in the zone of influence of a development. This zone of influence of a development is highly dependent on its **Context, Character, Significance,** and **Sensitivity**, as outlined in the EPA EIAR Guidelines. These characteristics apply to both the development and the environment.

For example, in a tourism context;

The location of sensitive tourism resources that are likely to be directly affected should be highlighted, and other premises which although located elsewhere, may be the subject of in combination impacts such as alteration of traffic flows or increased urban development.

The character of an area from a tourism perspective should be described and the principal types of tourism in the area. Where relevant, the specific environmental resources or attributes in the existing environment which each group uses or values should be stated and where relevant, indicate the time, duration or seasonality of any of those activities.

The significance of the tourism assets or activities likely to be affected should be highlighted. Reference to any existing formal or published designation or recognition of such significance should be included. Where possible the value of the contribution of such tourism assets and activities to the local economy should also be provided.

If there are any significant concerns or opposition to the development known to exist among tourism stakeholders and interest groups, this should be highlighted. Identify, where possible, the particular aspect of the development which is of concern, together with the part of the existing tourism resource which may be threatened or impacted.

In addition, the baseline should include any methodologies employed in the study to obtain information, if particular databases are used to locate sensitive receptors they should be acknowledged. In relation to tourism information, the suggested information sources at the end of this document are a non-exhaustive list which may be of assistance in identifying tourism receptors.

Impact Assessment

The topics for consideration of impact are prescribed in the EIA Directive and transcribed into Irish law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Impact assessment should contain the likely significant effects of a development arising from both construction and operation of a development. Advice on describing the effects is contained within the EPA EIAR Guidelines and includes the **quality, significance, extent, probability, type** and **duration** of the effect, with particular descriptors for each. In describing effects upon tourism receptors these descriptors should take account of the particular aspects and sensitivities of tourism, for example a temporary annual effect from a development may have different impacts upon tourism if it falls at peak season rather than off-peak.

Impact assessment should be carried out as per EPA guidelines and the best practice for that prescribed topic. It may be considered appropriate to consider impact on tourism under the 'Population and Human Health' and / or 'Landscape' topics as suggested below.

Population and Human Health

The consideration of tourism projects within the Population and Human Health is extensive, with impacts ranging from rural employment population impacts of seasonal tourism, to the health impact of air pollution from increased traffic in urban areas.

The impact upon tourism can be considered within this section through the sensitivities of Hospitality, Safety and Pace of Life. Changes in population can impact the perception of pace of life or safety in a particular location. Impacts upon these issues in areas which rely heavily on tourism or have a particular sensitive tourism generator should be considered in this section. The EPA guidelines makes reference to amenity *"..which may be relevant under 'Population and Human Health' and 'Landscape'"*.

Biodiversity

Particular tourist activities can have a significant impact upon biodiversity. Landscapes which are 'unspoiled' can be attractors of tourism. However, the disturbance to ecology must be managed to minimise impacts.

Biodiversity is also a tourism asset and should be protected as such from other development and should be provided for in proposals where possible.

The assessment should also consider current Government policy on nature conservation as outlined in the National Biodiversity Action Plan 2017-2021 (NBAP) (and subsequent iterations (Including draft NBAP recently open for public consultation, to cover 2023 to 2027) which also includes Ireland's vision for biodiversity below.

'That biodiversity and ecosystems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally.'

Land, Soils and Geology

A link between tourism and this prescribed environmental factor, beyond the normal development impacts, is rare, however particular activities or facilities which use geological features may have an impact upon soils and geology, such as mountain biking trails, recreational uses of old quarries etc.

The impact upon Geotourism related to geoheritage within the natural environment, e.g., any impacts on UNESCO Global Geoparks, of which we currently have three on the island of Ireland; Copper Coast in Co. Waterford, Burren and Cliffs of Moher in Co. Clare, and Cuilcagh Lakelands in Cavan and Fermanagh should be considered (where applicable) in this section.

Indirect impacts such as material use for extensive landscaping and public realm should also be considered.

Water

Tourism uses can be water intense, depending on development type. Recreational use of a surface water feature, water-based leisure centres etc have different impacts to standard development.

Air Quality and Climate

Tourism impact upon air quality is dependent on the activity proposed and sensitivity of the location. If the tourism project includes a large increase in transportation services, collection of baseline air emission data is advised. Transportation emissions affect not only air quality, but also greenhouse gases. Changing climatic patterns due to climate change should be factored into this analysis.

Noise and Vibration

A link between tourism and this prescribed environmental factor, beyond the normal development impacts, is rare, however the impact upon tourism of issues of noise and vibration can be significant. Construction adjoining hotels for example should consider the sensitivity of the development and ensure mitigation is in place.

Material Assets; Traffic and Transport

The different transport patterns associated with tourism activities is a key impact of tourism and should be considered especially for tourism projects. These produce temporal and seasonal changes on the norm and specialist consideration and interpretation should be given. Tourism proposals should, where possible, be well served by public transport and should be accessible by modes other than the car. The impact of traffic on tourism assets can be substantial and can vary in severity according to season, the weather, etc. The impact of construction traffic can be a particular concern in tourism sensitive areas in terms of noise pollution and visual impact. The construction programme of developments should work to

avoid peak tourism periods in tourism areas and should consider planned or anticipated tourism events and festivals.

Cultural Heritage

Cultural heritage can be a key component of tourism projects and the impact of tourism on the maintenance of cultural heritage should be given the utmost consideration, whether positive or negative. As a tourism attraction, cultural heritage should be strongly considered in non-tourism developments and the impact upon tourism considered as a potential impact.

Archaeology

Archaeology can be of tourism interest and can be an attractive or key component of tourism projects. Archaeology can be a tourism attractor and given that national policy emphasis on the non-renewable nature of the archaeology and archaeological heritage, focus should be a presumption in favour of its preservation in-situ or where preservation in-situ is not the option chosen, there must be preservation by record (i.e. archaeological excavation and recording must take place) in line with statutory requirements.

Material Assets; Waste Management

Tourism is a resource heavy activity and can impact waste streams and waste segregation. Impacts here should be considered strongly and with knowledge of the variation that arises from the particular tourist activity. Waste and Waste disposal issues can also impact the perception of an unspoiled environment, effecting tourism, which should be considered.

Material Assets

Material assets outside of the material assets already referenced that should be considered are built services (utilities) and infrastructure. Tourism development should include impact assessment on built services (utilities) and infrastructure while non tourism related development should consider the effect on tourism, which should be considered.

Landscape

The visual impact of a tourism development, especially in locations which are visually sensitive or renowned for their scenic or landscape beauty, should be considered carefully. A development intended to utilise or enjoy a particular vista or environment should minimise impact upon that environment.

Major Accident and Natural Disaster

There is a requirement for tourist developments to describe expected significant effects on the environment of the proposed development's vulnerability to major accidents and/or natural disasters relevant to it. Where appropriate measures should be identified to prevent or mitigate the significant adverse effects of such accidents or disasters, including resulting from climate change, on the environment and detail the preparedness for the proposed response.

Interaction of Impacts

Where two or more environmental impacts combine or interact they should be considered under the prescribed topics. It is best practice to provide a table of interactions within an EIAR or EIA Screening Report.

Cumulative Impact

The cumulative impact is that of the project combined with any known likely project which will interact or compound an environmental impact.

Transboundary Impact

Transboundary impacts should be included in EIAR. In the case of tourism, especially international travel, the transboundary impacts may not be proximate to the EIAR site.

Mitigation & Monitoring

Mitigation should follow the hierarchy of minimisation in descending order of preference- Avoid, Reduce, Remedy.

Avoid sensitive tourism resources- such as views, access and amenity areas including habitats as well as historical or cultural sites and structures.

Reduce the exposure of sensitive resources to excessive environmental impact.

Reduce the adverse effects to tourism land uses and patterns of activities, especially through interactions arising from significant changes in the intensity of use or contrasts of character or appearance.

Remedy any unavoidable significant residual adverse effects on tourism resources or activities.

Mitigation measures must be measurable and achievable within the bounds of the project.

With regard to Monitoring, Article 8a of the EIA Directive requires that:

1. 'The decision to grant development consent shall incorporate at least the following information …
(b) any environmental conditions attached to the decision, a description of any features of the project and/or measures envisaged to avoid, prevent or reduce and, if possible, offset significant adverse effects on the environment as well as, where appropriate, monitoring measures. … 4 Member States shall ensure that the features of the project and/or measures envisaged to avoid, prevent or reduce and, if possible, offset significant adverse effects on the environment are implemented by the developer, and shall determine the procedures regarding the monitoring of significant adverse effects on the environment. The type of parameters to be monitored and the duration of the monitoring shall be proportionate to the nature, location and size of the project and the significance of its effects on the environment. Existing monitoring arrangements resulting from Union legislation other than this Directive and from national legislation may be used if appropriate, with a view to avoiding duplication of monitoring.'

Residual Impacts

The residual impacts are the final predicted or intended impacts which occur after the proposed mitigation measures have been implemented.

8. Sources of information on Tourism

Information available online

Fáilte Ireland

Fáilte Ireland offers detailed research analysis and insights into the Irish Tourism Industry. The National Tourism Development Authority has a portfolio of research across a number of areas including facts and figures, Environmental Surveying and Monitoring, briefing papers and reports and visitor feedback. The Fáilte Ireland website has a dedicated research library which can be accessed here

Fáilte Ireland also manages an environmental surveying and monitoring database as part of the Wild Atlantic Way Operational Programme which can be accessed here. The purpose of this is to work with and demonstrate to our stakeholders and partners that we are committed to the sustainable development of the Wild Atlantic Way, and to be able to pre-empt and avoid environmental effects in the future should they occur.

Discover Ireland:

Operated by Fáilte Ireland, the Discover Ireland website includes comprehensive information on tourist attractions in destinations all around Ireland, including listings for activities, accommodation, events and experiences for every county, major town and region in Ireland. The website features elements from the four destination brands – Wild Atlantic Way, Ireland's Ancient East, Ireland's Hidden Heartlands and Visit Dublin and can be accessed here.

Tourism Ireland

Tourism Ireland is responsible for marketing the island of Ireland overseas as a holiday and business tourism destination. Tourism Ireland publishes a range of research documents including; visitor facts and figures, seasonal updates and industry insights which are accessible here

Local Authorities

Local Authorities are an invaluable source of information. They produce tourism strategies and audits of tourism assets within their jurisdiction. Local authorities will also produce landscape and seascape studies. Protected views and prospects as well as the record of protected structures and other designated protected buildings are contained within the Statutory Development Plans.

Regional Assemblies

Regional Assemblies can also be consulted on high level strategic tourism and potential Regional Spatial and Economic Strategies (RSESs) should be consulted.

Central Statistics Office

The Central Statistics Office (CSO) is Ireland's national statistical office and their purpose is to impartially collect, analyse and make available statistics about Ireland's people, society and economy. The Tourism and Travel Section of the Central Statistics Office is the major source for tourism statistics in Ireland and is updated regularly.

RE: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

[redacted]

Hi [redacted]

Many thanks for your email. I am confirming that there is no requirement for water abstraction from or discharge into the Clarin River.

Kind Regards,

[redacted]

Environmental Consultant

Infrastructure, Ireland

[redacted]

150 Airside Business Park

Swords , Co. Dublin, K67 K5W4 , Ireland

AtkinsRéalis

From: [redacted]fisheriesireland.ie>
Sent: 30 April 2025 11:39
To: [redacted]
Subject: FW: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

Good morning [redacted]

Having had a quick review of the attached, the proposal does not appear to have any implications on the Clarin River.

Can you confirm that there will be no requirement for water abstraction from or discharge into the Clarin River.

Kind Regards,

[redacted]

From: Galway Info <Galway@fisheriesireland.ie>
Sent: Friday 4 April 2025 17:25

To: [redacted]@fisheriesireland.ie>
Subject: FW: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

Hi [redacted]

Forwarding on below that came to the Galway Info inbox.

Thanks,

[redacted]

From: [redacted]@fisheriesireland.ie>
Sent: Friday 4 April 2025 16:17
To: Galway Info <Galway@fisheriesireland.ie>
Subject: Fw: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

Afternoon guys,

Hope all is well with you. Please see below email and attachment received this afternoon.

Many thanks,

[redacted]
Administrative Assistant

From: [redacted]@atkinsrealis.com>
Sent: Friday 4 April 2025 15:56
To: ERBD <erbd@fisheriesireland.ie>
Cc: [redacted]
<[redacted]
Subject: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

Dear Sir / Madam,

AtkinsRéalis on behalf of Bord Gáis Energy are in the process of compiling an Environmental Impact Assessment (EIA) Report and an Appropriate Assessment (AA) Screening Report / Natura Impact Statement (NIS) (if required) for the development of a new gas-fired peaking power plant in Rathmorissey and Pollnagroagh, Co. Galway. Please see attached a scoping letter for the EIAR which provides further detail on the proposed development along with enclosed site location and site layout drawings.

Can you please respond (if relevant) with any opinions, queries, or background information specifically on environmentally related considerations to us in writing at your earliest convenience, or if you could by the 30th of April 2025 by email to [redacted] If you require any further information regarding the project or wish to discuss this further, please do not hesitate to contact us.

Kind regards,

[redacted]

Graduate Environmental Consultant

[redacted]

AtkinsRéalis

Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway

Hi 

Please see comments from the regional engineer in relation to Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway below.

If any new culverts or bridges (or modifications to any existing culverts or bridges) are required to cross watercourses as part of the development or on proposed or existing access roads to serve or access the development, you should be aware that these require consent from the Commissioners of Public Works. This is a requirement of Section 50 of the Arterial Drainage Act of 1945 as amended.

Further information on the process including copies of the appropriate application form and brochure are available on our website at:

https://www.gov.ie/en/publication/957aa7-consent-requirements-constructionalteration-ofwatercourse-

Please note that, in the context of seeking consent under Section 50, the current required design standard for bridges or culverts is based on the flood with an annual exceedance probability of 1% (often referred to as the 100 year flood), increased by 20% to cater for the effects of Climate Change. Bridges or culverts are required to be able to convey this design flood without significantly altering the hydraulic characteristics of the watercourse – further details on this issue are available in the brochure and can be clarified depending on the circumstances of any particular proposed bridge or culvert.

You should be aware that a grant of Planning Permission by a planning authority for a development which contains bridges or culverts does not confer section 50 consent on the applicant, nor does it absolve the applicant from the requirement to obtain such consent from the Commissioners.

With regard to any proposed Grid Connection Route which may cross several water courses. If the cable and ducting are to be buried in the road, as they cross bridges over the water courses, and there is no interference with the opening in the bridge spanning the watercourse, then there is no issue. On the other hand, if it is proposed to pass the cable in its ducting through the opening of any bridge or culvert, this would be considered to be a modification of a bridge and it would require the consent of the Commissioners under Section 50 as mentioned above. Similarly, if it is proposed to carry the cable in its ducting across watercourses on new support structures spanning the watercourses, these should be treated as if they are bridges, and the consent of the commissioners under Section 50 should be obtained. If the cable and ducting is to be buried under the natural bed of the watercourses being crossed, Section 50 would not apply, and we would recommend that the duct be buried a sufficient distance below the natural bed to allow for erosion and mobility of the stream bed.

We would recommend that a flood risk assessment be carried out with regard to the proposed

development and its construction. This should consider all sources, pathways and receptors of flood risk including nearby drainage district channels. This should be carried out in accordance with the principles set out in the guideline document “The Planning System and Flood Risk Management” as published by the Minister for the Environment, Heritage and Local Government and the Office of Public Works. Please be aware that this is a separate issue from the requirement to obtain Section 50 consent as mentioned above.

In terms of the preparation of an EIAR, the matters referred to above principally relate to the Hydrology Section, and the Risk of Flooding on a development such as this can impact on Landscape (e.g. landslides that have been reported in recent years), Infrastructure (roads and bridges) and people and their homes, among other things. The aim of the Section 50 process, and the Flood Risk Assessment which is recommended would be to mitigate any increased risk of flooding and the consequences of same, as arising from the proposed development.

Kind Regards,

Flood Projects Management

___

Oifig na nOibreacha Poiblí
Office of Public Works

Sráid Jonathan Swift, Baile Átha Troim, Co na Mí, C15 NX36
Jonathan Swift Street, Trim, Co Meath, C15 NX36

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https://gov.ie/opw

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To send me files larger than 30MB, please use the link below https://filetransfer.opw.ie/filedrop/amy.reid@opw.ie

Tues 2025-04-10

[redacted]@gasnetworks.ie>

[redacted]

Process Safety <ProcessSafety@gasnetworks.ie>

*** [CONFIDENTIAL] ***

[redacted]

Do you know what the voltage of the cable to Cashla substation is?

You recently contacted Gas Networks Ireland and requested information on its infrastructure in the vicinity of your forthcoming works. The Gas Transmission Pipeline in the general area of interest to you is shown, in RED, on the drawing attached. Please treat all Gas Networks Ireland Drawings as 'indicative' only.

To verify the in situ position of the Gas Transmission Pipeline please contact Chris Dillon, chris.dillon@gasnetworks.ie. All work in the vicinity of a Gas Transmission Pipeline must be completed in compliance with the attached 'Code of Practice 2021'.

The Gas Transmission Pipelines exist within Gas Networks Ireland Wayleaves. No excavation may take place within any such Wayleave unless consent, in the form of a valid Excavation Permit, has been granted by Gas Networks Ireland. Chris Dillon will issue this permit once all conditions for excavations have been met.

Aurora Telecom Ducts, where present, are shown as MAUVE BROKEN LINES. Please contact Aurora Telecom, at Auroralink@gasnetworks.ie for advice where Aurora Telecom infrastructure is present. The Aurora Emergency Number is 1800-42 7399

I would recommend using our Dial Before you Dig system to ensure you get the required response in a timely manner. The online system can give immediate mapping of an area and just requires you to register for an account once. See https://www.gasnetworks.ie/home/safety/dial-before-you-dig/dbyd/.

Regards

[redacted]

GIS Super User

Gas Networks Ireland

P.O. Box 51,Gasworks Road, Cork, Ireland

[redacted]

Important Safety Notice:

Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health & Safety Authority publication, Code of Practice For Avoiding Danger From Underground Services which is available from the Health and Safety Authority (01 614 7000) or can be downloaded at www.hsa.ie.

Legal Notice:

Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the Information). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

- Aurora Telecom Fibre Optic Cable
- Aurora Telecom Duct
- Aurora Telecom Sub-duct
- Aurora Telecom Inserted Gas Pipe

Contact Aurora Telecom on 1800-427-399 or (01)203-0120.

- Transmission Pipe (High Pressure)
- Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted Pipe (Medium Pressure)
- Inserted Pipe (Low Pressure)
- Distribution Pipe (Abandoned)
- CP Cable

.C=?	Cover (depth in meters)		Pressure Monitor
	CP Ground Bed		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
	Mains Verification **		Transition

** Please contact GNI on 1800-427747 for specific information.

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No current record

CALL BEFORE YOU DIG 1800 427 747

Gas Networks Ireland

GAS NETWORK INFORMATION

Description:			DBYD Plot
Location:			145398902,228899569
Plot Date:	15/04/2025	Contact:	1800427747
Plotted by:	DBYD Team	Scale:	1:20,000

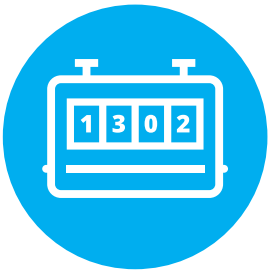
gasnetworks.ie

Gas Networks Ireland

Code of Practice for

Working in the Vicinity of the Transmission Network

Procedure No: AO/PR/127 Rev 3 Date: May 2021




Contents

When carrying out work in the vicinity of the tranmsission network follow the following process

IMPORTANT:

Flowchart should be used in conjunction with this Code of Practice and not in isolation. If at any time during the works the transmission network is damaged, even slightly, then observe the precautions in Section 1 of this document.

DESIGN & PLANNING
Consider the requirements of this document and the impact on proposed works
(Sections 8 & 9)

↓

CONTACT GAS NETWORKS IRELAND
Contact Gas Networks Ireland to obtain formal consent
(Section 5)

↓

NOTICE TO COMMENCE
Having received formal consent, a minimum of 5 working days notice prior to commencement of the work is required

↓

REQUEST MARKING OUT OF TRANSMISSION PIPELINE ROUTE
A minimum of 3 working days notice is required by GNI to mark out the transmission pipeline route

↓

OBSERVE RESTRICTIONS
Observe GNI restrictions on the allowed proximity of mechanical excavators and other power tools and the measures to protect the transmission pipeline and associated installations during any works *(Sections 10, 11, 12 & 13)*
NOTE: GNI may wish to oversee the work. Such instances will be identified in the formal consent

↓

BACKFILLING
Contact GNI prior to any backfilling over, alongside or under the transmission pipeline and obtain GNI's agreement to proceed. GNI require 2 working days notice prior to backfilling
(Section 12)

SPECIFIC ACTIVITIES
If work involves any of the following activities:
Trenchless Techniques, Piling,
Surface Mineral Extraction, Land Filling, Demolition,
Blasting, Pressure Testing, Seismic Surveys, Wind Farms
Comply with the requirements in Section 14

If in doubt contact Gas Networks Ireland

Foreword

Compliance with this Code of Practice does NOT confer immunity from prosecution for breach of statutory or other legal obligations.

This code of practice does **not** cover emergency work or normal agricultural work (as defined below), but it is recommended that in such cases the requirements of the code should be observed as far as possible.

Any damage to a transmission pipeline or its coating can affect its integrity and can result in failure of the transmission pipeline with potentially serious hazardous consequences for individuals located in the vicinity of the transmission pipeline. It is therefore essential that the procedures outlined in this document are complied with when working near the transmission network.

Failure to apply for consent and/or to comply fully with this Code of Practice to the satisfaction of GNI may result in the commencement of legal proceedings by Gas Networks Ireland to stop such works.

Activities associated with working in the vicinity of the transmission network may impact on the safety of the general public, site workers, GNI staff and contractors, and may affect the local environment. All Third Parties working close to the transmission network shall carry out suitable and adequate risk assessments prior to the commencement of work to ensure that all such issues are properly considered and risks mitigated.

Contractors and other users external to GNI should direct their requests for further copies of GNI engineering documents to Gas Networks Ireland.

1 Safety Procedure in the Case of Damage to the Transmission Network

If the GNI transmission network is damaged or leaking, the following precautionary measures shall be taken immediately:

- In the event of gas leakage do **not** switch any machinery on or off in the vicinity of the leak.
- Advise GNI or its representative if there are any safety features on the machine such as engine idling automatic shutoff facilities.
- Prohibit smoking, the use of naked flames, the use of electrical switches, the use of mobile phones and the use of all other ignition sources in the vicinity of the leak/damage.
- Evacuate all personnel away from and upwind of the affected area.
- Ensure that no one approaches the affected area without the consent of Gas Networks Ireland.
- Once clear of the area, report all damage or leakage, however minor it may appear, to the Gas Networks Ireland **24hr Emergency Service on 1800 205050**
- Do **not** attempt to repair the damage or stop the leak.

Note: Any damage to the coating of a GNI transmission pipeline, no matter how apparently insignificant, shall be brought to the attention of GNI in order to carry out repairs. Minor damage to pipe coating and/or ancillary connections brought to the attention of GNI will be repaired *free of charge*.

If you smell gas call

1800 20 50 50

24hr emergency service

2 Definitions

For the purpose of this Code of Practice the following definitions shall apply:

GNI: Gas Networks Ireland.

GNI Inspector: The person appointed from time to time by GNI, to act as the GNI Representative on site, to ensure compliance with this Code of Practice.

Third Party: The promoter of New Works, the person or persons, firm, company or authority for whom new services or other works are being provided, including their servants, agents and contractors.

Wayleave: A strip of land, upon and over which GNI has, under the terms of Gas Act (1976 as amended), acquired the rights to lay, construct, inspect, maintain, protect, use, replace, remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions of GNI and all necessary apparatus ancillary thereto. The wayleave can extend up to 9 metres either side of the transmission pipeline.

A GNI wayleave is a legal burden on the title of the property within which it exists and is noted as such on the relevant Land Registry Folio.

Normal Agricultural Works: For the purpose of this Code of Practice, 'Normal Agriculture Works' are such works which do **not** involve the use of

a) Excavators (tracked or wheeled) irrespective of the proposed excavation depth, or

b) Other mechanical soil penetrating machines such as fence post augers.

Installation: GNI transmission installations are primarily above ground (AGI) with a number below ground (UGI) comprising some or all of the following: Main stream pipework, control pipework, telemetry, instrumentation, boiler houses, analyser kiosks, generators and services.

Hot Works: Hot works is any tool, equipment and/or activity, which produces sparks, fire or has the potential to cause fires or explosions including, but not limited to, electric/battery powered tools, welding, cutting, brazing, soldering, grinding, etc.

Distribution Strategic Mains: Due to an increased gas safety risk the following Dx mains shall be designated as strategic:

- Single feeder mains to with in excess of 5000 customers
- PE400 mains.

3 Scope

This Code of Practice sets out the requirements and considerations for the design, construction and maintenance of services and/or structures and other works in the vicinity of existing Gas Networks Ireland (GNI) Gas transmission pipelines and associated Installations located in both Wayleaves and public roadways.

4 Purpose

The purpose of this Code of Practice is to:

- Set out considerations for the design, planning and execution of works.
- Advise on the GNI procedures associated with works.
- Identify the measures to be taken to ensure the integrity of the gas network, and
- Assist in ensuring the safety of persons involved in the works.

5 Formal Consent

Work shall not be undertaken within a wayleave, installation, or within 3 meters either side of a transmission pipeline or distribution strategic mains in a public roadway without the prior Formal Consent of Gas Networks Ireland.

- GNI shall be consulted if work is to be undertaken within 10 meters either side of a transmission pipeline or distribution strategic mains in a public roadway.
- Formal Consent may be issued by GNI following receipt of the following items.
- Written agreement to implement the terms and conditions of this Code of Practice and any site specific requirements as advised by GNI.
- A method statement detailing the work which will be undertaken and the means of ensuring the integrity of the gas network.
- An indemnity as outlined in Section 5.
- Evidence of insurance cover to the level required by GNI.
- Formal Consent may, in its simplest form, consist of a valid GNI Permit or a more comprehensive list of conditions.
- Where Formal Consent has been issued, the Third Party shall notify GNI, 5 working days in advance of commencing the works.

6 Indemnity

It is an essential part of the granting of Formal Consent in the terms of this document that the Third Party shall indemnify GNI, its servants, agents and contractors against all loss, damage, expense, claims and actions incurred by or brought against GNI, its servants, agents and contractors in consequence of the provision of the new service and any works and activities associated therewith, or ancillary thereto.

7 Role of GNI Inspector

The primary role of the GNI inspector is to ensure the integrity of the gas network.

The GNI Inspector has the right to stop any work where in his/her opinion, the actions of the Third Party may adversely affect the integrity of the gas network.

The GNI Inspector shall inform the person in charge on site of his/her reason for stopping work and afford them the opportunity to address the issue to the satisfaction of the GNI Inspector.

A 'Corrective Action' shall be issued and recorded against the Third Party if the reason for stopping work is for non-conformance to any, some or all of the following:

- This Document,
- Conditions of the Formal Consent,
- Conditions of GNI Permits.

The GNI Inspector reserves the right to inspect any plant or equipment and/or any or all documentation/certification associated with plant, equipment and/or personnel associated with the work and not permit the use of any such plant, equipment and/or personnel in the works if found to be non-compliant.

8 Design Consideration for Proposed Works

8.1 Services Crossing Transmission Pipelines and Distribution Strategic Mains

Where a new service is to cross over the transmission pipeline or distribution strategic mains a clearance distance of 0.6 meters between the crown of the pipeline and underside of the service shall be maintained. If this cannot be achieved the service shall cross under the transmission pipeline with a minimum clearance distance of 0.6 meters.

8.2 Services Parallel to Transmission Pipelines and Distribution Strategic Mains

Pipelines within a wayleave

No new service shall be laid parallel to the transmission pipeline within a wayleave.

Pipelines within a roadway

- Any new service running parallel to a transmission pipeline in a roadway may, in consultation with GNI, be laid with a minimum horizontal clearance of 1m (5m for High Tension Cables) to the side of the pipeline and may not be above or below a transmission pipeline within that distance.
- Under certain circumstances consideration may be given to the relaxation of the above conditions on a case by case basis following prior consultation with GNI Asset Integrity, where the methods and safeguards to be employed have been considered and specified under a Safe System of Work Plan and where the work is supervised by GNI on site.

8.3 Cathodic Protection

Cathodic Protection is applied to GNI's transmission network and is a method of protecting pipelines from corrosion by maintaining an electrical potential difference between the pipeline and anodes placed at strategic points along the pipeline.

Where a new service is to be laid and is to be similarly protected, GNI will need to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action shall be borne by the Third Party.

Should any cathodic protection posts or associated apparatus need moving to facilitate construction operations, reasonable notice shall be given to GNI.

8 Design Consideration for Proposed Works *(continued)*

8.4 Installation of Electrical Equipment

Where electrical equipment is being installed close to the transmission network, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment shall be submitted to GNI for its approval as part of the Formal Consent process.

8.5 Slabbing and Other Protective Measures

Protective measures including the installation of concretes slab protection shall **not** be installed over or near to the transmission pipeline without the prior written consent of GNI.

Where consent has been given, a GNI Inspector must be present for the entire installation.

The material, composition, dimensions and method of installation of the proposed protective measure shall be agreed with GNI and shall form part of the submission for Formal Consent.

8.6 Changes to Depth of Cover

Any works, which will result in an increase or decrease in the cover of an existing Transmission Pipeline or distribution strategic mains on completion of those works, shall be agreed with GNI in advance.

9 General Consideration for Proposed Works

9.1 GNI Protective Measures

Where protective measures are required by GNI, work shall **not** commence until such time as the GNI Inspector is satisfied that those measures meet the requirements of GNI.

9.2 Gaseous Atmospheres

Third Parties shall be mindful of potentially gaseous atmospheres and the generation of sparks, particularly indoors or when a change in wind conditions/direction occurs.

9.3 Inductions

Personnel involved in the works may be required to attend a GNI induction. Such a requirement shall, if required, be identified in the Formal Consent.

9.4 Method Statements

Method statements, where required, shall include risk assessments and be submitted to GNI for review no fewer than 10 working days in advance of commencing works associated with that method statement.

9.5 Identification of Transmission Pipeline and Strategic Mains Routes

Before any work is carried out in the vicinity of existing transmission pipelines or distribution strategic mains, GNI shall, with 3 working days notice, mark/peg out the transmission pipeline route.

The Third Party shall confirm the position of the pipeline before work commences.

A GNI Inspector shall be in attendance for the duration of the excavation of any trial holes necessary to confirm the position of the pipe.

9.6 Handheld Power Assisted Tools

Where the use of handheld power assisted tools is required in the vicinity of the live network, alternatives to electrically/battery powered tools should, in the first instance, be considered. These tools, as with others, by virtue of their makeup generate a spark when activated/run and as such are in themselves subject to 'Hot Work' permits and associated procedures.

9 General Consideration for Proposed Works *(continued)*

9.7 Hot Work

Hot works shall **not** take place within an installation, wayleave or within 3 metres either side of a transmission pipeline in a public roadway without the prior written consent of Gas Networks Ireland.

9.8 Induced Voltage

Where high voltage power lines run parallel to a transmission pipeline, there is potential to induce high voltages on the pipeline. To prevent injury, people working on exposed pipe in this area must have suitable protection against electric shock. GNI can provide advice in relation to suitable protection measures and a GNI Inspector must be present when any such work is being performed.

9.9 Construction Traffic

Construction traffic shall not be sited over or moved along or across a transmission pipeline without the prior written approval of GNI.

Construction traffic shall only cross a transmission pipeline at previously agreed and clearly marked crossing lanes.

All crossing lanes shall be fenced on both sides over a width to be specified by GNI. These fences shall be returned along the wayleave on both sides for a distance of 6m away from the crossing.

The crossing lane shall be protected by laying approved sleeper rafts or by protection made from other GNI approved materials, unless otherwise agreed in writing with GNI.

Construction traffic shall be operated at “dead slow” when using crossing lanes.

Suitable warning notices, drawing attention to the danger of not using the crossing, shall be erected and maintained in a clearly legible condition.

9.10 Lifting

Any plant and/or equipment involved in lifting shall be certified fit for purpose.

Slewing across an exposed pipe shall not be permitted. However, under certain circumstances consideration may be given to the relaxation of this rule on a case by case basis provided that the lifting methods and safeguards to be employed have been formally **risk assessed and the work is approved and**

9 General Considerations for Proposed Works *(continued)*

supervised by GNI or its representative on site. Reference can be made to the **GNI Lifting Procedure AO/PR/174.**

9.11 Storing Materials

Materials, including those excavated or stripped shall not be stored within a wayleave or Installation without the prior written approval of GNI.

Materials, including those excavated or stripped shall not be stored over a transmission pipeline.

9.12 Fires

Fires shall **not** be permitted within a wayleave or in the vicinity of an installation.

10 Preliminary Works

10.1 Demarcation

Where work is being carried out parallel to a transmission pipeline within or immediately adjoining a wayleave, a demarcation line shall be erected, to the satisfaction of GNI, so as to clearly delineate the boundary between the works site and the wayleave/pipeline.

10.2 Surface Stripping

Cultivated/Unmade Ground

- Where trial holes have established that sufficient depth of cover exists, light tracked vehicles may strip top soil to a depth of 0.25 metres using a toothless bucket.

Metalled Surfaces

- Bituminous or concrete surface layers may be stripped to a depth of 0.3 metres by mechanical means.
- Where the bituminous or concrete layer extends below 0.3m, only the use of handheld power assisted tools is permitted, and only in the presence of GNI.

11 Excavations

11.1 Plant/Equipment Limitations

The following limitations shall be observed when working in the vicinity of a transmission pipeline or distribution strategic mains.

- Hand dig within 1.5 meters of the pipeline.
- Handheld power assisted tools permitted beyond 1.5 meters of the pipeline.
- Mechanical excavators permitted beyond 3 meters of the pipeline.
- The use of 'chain trenchers' is not permitted within 3 meters of the pipeline.
- A mechanical excavator may **not** reach across a pipeline while working, i.e. cab at one side of pipeline with bucket (rock breaker, etc.) on opposite side of pipeline.
- A mechanical excavator shall **not** 'pull' towards the pipeline.

Under certain circumstances consideration may be given to the relaxation of the above conditions on a case by case basis provided that the excavation methods and safeguards to be employed have been considered and specified under a Safe System of Work Plan and the work is approved and supervised by GNI on site.

Factors that should be considered in this determination include, but are not limited to:

- Pipeline size, pressure, wall thickness and location.
- Excavator size (weight)
- Operator competency and experience
- Type and width of bucket/attachment
- Type and width of bucket/attachment (e.g. toothless)
- Ground conditions (e.g. rock, soft ground etc.)
- Weather conditions
- Visibility, particularly of the machine operator
- Machine orientation (e.g. working along the axis of the pipe)
- Supervision arrangements

Note: Mechanical excavators must never be permitted to work closer than 0.5 meters from the pipeline.

11.2 Exposed Pipeline Protection

Once a pipeline has been exposed, it shall be immediately protected with timber or nylon batons at least 50mm wide and 25mm thick secured to each other with webbing at a distance of no greater than 10mm over the entire exposed area of the pipeline. The method of securing the webbing to batons should be such that any impact would not cause damage to the pipeline coating or other methods approved by GNI.

Where heavy gauge trench sheets are used in addition to batons to protect a pipeline, care should be taken while placing the trench sheets that buried stones, debris, etc. are not dislodged against the pipeline.

Depending on the type of work being carried out, ground conditions, etc., GNI may require additional measures.

11.3 Pipeline Support

Where it is necessary to excavate below a transmission pipeline, the pipeline shall, during stages of the operation, and for the duration of the works, be supported to the satisfaction of GNI, by means of ratchet straps secured to a steel beam (or GNI approved equivalent) across the pit/trench. On completion, permanent supports shall, if necessary, be constructed to avoid future settlement.

12 Backfilling

The Third Party shall give GNI at least 2 working days' notice of their intention to backfill below, above or adjacent to an existing transmission pipeline.

The Third Party shall afford GNI the opportunity and facility to inspect the coating on the pipeline and/or ancillary connections to the pipeline prior to backfilling.

A GNI Inspector shall be in attendance to monitor backfill around the pipeline during the whole of the backfilling operations.

Note: Any damage to the coating of a GNI transmission pipeline, no matter how apparently insignificant, shall be brought to the attention of GNI in order to carry out repairs. Minor damage to pipe coating and/or ancillary connections brought to the attention of GNI will be repaired *free of charge*.

13 Above Ground Installations

13.1 PPE Requirements

GNIs minimum PPE requirements for working in a live installation are hard hat, safety glasses, safety shoes/boots, gloves and Hi-Viz Jacket/vest. All clothing shall be anti-static and flame retardant. Contact GNI Safety Department for information on compliance of PPE.

13.2 Above Ground Pipework With Ancillary Connections

Where construction plant and machinery are used in an AGI, all above ground pipework with ancillary control pipework, telemetry and/or instrumentation adjacent to the work, shall be protected on all sides by timber/metal hoarding, secured in place, a minimum of 2 meters from any extremity and extending vertically to the uppermost point of any pipe/equipment. A suitable point of access shall be provided in the hoarding. Where this 2 meter separation distance cannot be physically achieved due to the layout and size an installation, the works may be allowed to proceed but only where suitable precautions have been agreed and implemented to protect all relevant pipework and personnel.

The risks and associated mitigating measures shall be identified on the relevant risk assessment and method statement for the proposed works. The relevant details supporting any relaxation of this code of practice shall be recorded on the relevant general works permit or excavation permit by the permit issuer.

Heras type fencing may be used where a distance of 6m from any extremity can be achieved.

13.3 Above Ground Pipework Without Ancillary Connections

Where construction plant and machinery are used in an AGI, all above ground pipework which does **not** have ancillary connections adjacent to the work, shall be protected on all sides by heras type fencing a minimum of 2 meters from any extremity. A suitable point of access shall be provided in the fencing. Where this 2 meter separation distance cannot be physically achieved due to the layout and size an installation, the works may be allowed to proceed but only where suitable precautions have been agreed and implemented to protect all relevant pipework and personnel. The risks and associated mitigating measures shall be identified on the relevant risk assessment and method statement for the proposed works. The relevant details supporting any relaxation of this code of practice shall be recorded on the relevant general works permit or excavation permit by the permit issuer.

13.4 Vehicles, Plant and Machinery

Only diesel powered vehicles are permitted within the confines of an AGI. Petrol, Electric or compressed natural gas CNG vehicles are not permitted.

All plant and machinery used within an AGI shall be diesel powered.

Petrol or electrically powered equipment may be used under hot works permit system if a diesel alternative is not available. Any hot works permit for petrol powered equipment are issued at the discretion of GNI and to be supervised by GNI or its representatives.

13.5 General

This code of practice shall apply to all work carried out within an AGI.

14 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of the transmission network. Consult GNI if you are intending to undertake one of the listed prescribed activities and/or you require further advice on whether the work that you are intending to undertake has the potential to affect the transmission network.

The table below shows, for some specific activities, the prescribed distances within which GNI shall be consulted.

Activity	Distance within which GNI shall be consulted
Any Excavation Actions	10 m
Piling	15 m
Surface Mineral Extraction	100 m
Land filling	100 m
Demolition	150 m
Blasting	400 m
Wind Farm	2 times the turbine mast height from the nearest edge of a transmission pipeline
Trenchless Techniques	10 m
Pressure Testing	8 m

14.1 Trenchless Techniques

Trenchless techniques must **not** take place within 10m of the GNI Transmission Network without prior consultation with GNI.

14.2 Piling

Piling shall **not** be permitted within 15 metres of the transmission network without an assessment of the vibration levels at the pipeline. Contact GNI with regard to peak particle velocity criteria and other precautionary measures.

Where ground conditions are of submerged granular deposits of silt and sand, an assessment of the effect of vibration on settlement and liquefaction at the transmission pipeline shall be made.

14.3 Surface Mineral Extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100 meters of the transmission network.

Where the mineral extraction extends up to the transmission pipeline wayleave, a stable slope angle and stand-off distance between the transmission pipeline and slope crest shall be determined by GNI. The wayleave strip should be clearly marked by a suitable permanent boundary such as a post and wire fence, and where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the Third Party. The wayleave and slope needs to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including bulging, the development of tension cracks on the slope or wayleave, or any changes in drainage around the slope. The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100 meters of the transmission pipeline but do not extend up to the pipeline wayleave boundary, an assessment, by GNI may be made on whether the planned activity could promote instability in the vicinity of the pipeline. This may occur where the transmission pipeline is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives the provisions of section 14.6 apply.

14.4 Land Filling

The creation of slopes outside of the wayleave may promote instability within the vicinity of the transmission pipeline. An assessment should therefore be carried out on the effect of any land filling activity within 100 meters of a transmission pipeline. The assessment is particularly important if land filling operations are taking place on a slope in which the pipeline is routed.

14.5 Demolition

Demolition shall **not** be permitted within 150 meters of a transmission network without an assessment of the vibration levels at the pipeline. Contact GNI with regard to peak particle velocity criteria and other precautionary measures.

Where ground conditions are submerged granular deposits of silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the transmission pipeline shall be made.

14 Specific Activities *(continued)*

14.6 Blasting

Blasting shall **not** be permitted within 400 meters of a transmission network without consulting GNI and making an assessment of the vibration levels at the pipeline. Contact GNI on **1800 42 77 47** with regard to peak particle velocity criteria and other precautionary measures.

Where ground conditions are of submerged granular deposits of silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the transmission pipeline shall be made.

14.7 Pressure Testing

Hydraulic or pneumatic testing shall **not** be permitted within 8m of the transmission network unless precautions have been taken against the effects of a possible burst. These precautions may include the use of pre installation tested pipe, sleeving, barriers, etc., as agreed with GNI.

14.8 Seismic Surveys

GNI shall be advised of any seismic surveying work in the vicinity of a transmission pipeline. Contact GNI with regard to peak particle velocity criteria and other precautionary measures.

14.9 Wind Farm Development

GNI should be consulted if wind turbines are to be sited any closer than 2 times the proposed height of the turbine mast away from the nearest edge of a transmission pipeline or associated installation.

14.10 Solar Farm and Battery Storage Facilities

GNI shall be consulted if Solar Farm or Battery Storage Facilities are to be sited in the vicinity of a transmission pipeline or associated installation.

15 Referenced External Documents

IS328: Code of Practice for Gas Transmission Pipelines & Pipeline Installations.

HSA Code of Practice for Avoiding Danger from Underground Services

HSA Guide to Safety in Excavations

Both are available free of charge from:
Health and Safety Authority on **1890 289 389/ www.hsa.ie**

16 Referenced Gas Networks Ireland Documents

Categorizing & Processing of Dial Before You Dig Queries	**AM/WI/072**
Guide to Dealing with DBYD Online Queries	**HSQE/GU/033**
Dial Before You Dig Process (Map)	**HSQE/BP/042**
Safety Advice for Working in Vicinity of Natural Gas Pipelines	**HSQE/GU/016**
GNI Lifting Procedure	**AO/PR/174**

17 Safety Information

The online version of this code of practice is available at
https://www.gasnetworks.ie/home/safety/dial-before-you-dig/

Before starting any excavation work, it is essential to check for the location of gas pipes by calling **1800 42 77 47** or emailing **dig@gasnetworks.ie**

In an Emergency dial **1800 20 50 50**

If you smell gas call
1800 20 50 50
24hr emergency service

Gas Networks Ireland

The main contact details for Gas Networks Ireland are:

General Enquiries
1800 464 464

Dial Before You Dig
1800 42 77 47

24hr Emergency Service
1800 20 50 50

networksinfo@gasnetworks.ie

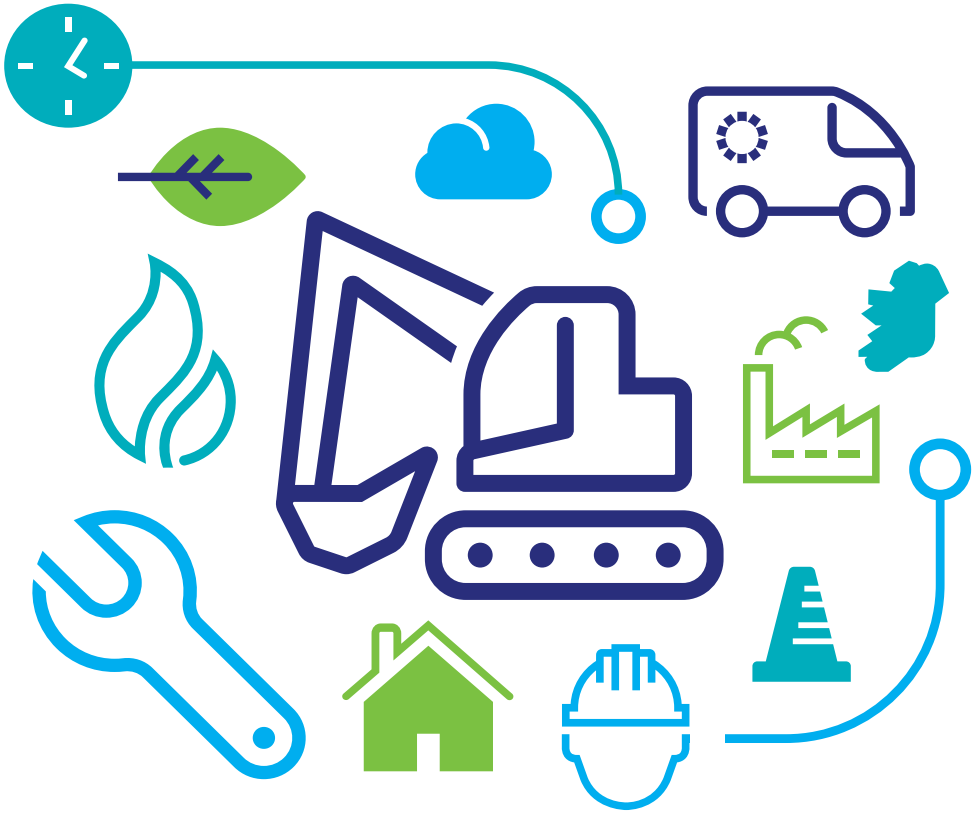
@GasNetIRL

gasnetworks.ie

Gas Networks Ireland

Safety advice

for working in the vicinity of natural gas pipelines



Important safety information

When planning any excavation works dial

1800 42 77 47

to obtain up to date gas network maps.

Monday to Friday 9am – 5.30pm

Or you can sign up to DBYD online at

gasnetworks.ie/dbyd

and have access to maps 24 hours, 7 days a week

You can also contact us on

dig@gasnetworks.ie

If you have damaged a gas pipe call

1800 20 50 50

immediately, even if you do not suspect that gas is leaking

24 hours, 7 days a week

If you smell gas call

1800 20 50 50

24hr emergency service

Contents

This booklet contains important safety advice. Please read the following before you start work:

Natural gas **characteristics and behaviour**

Characteristics

Natural gas is:

- a highly flammable gas;
- lighter than air and will rise when released;
- non-toxic (but can suffocate in enclosed or confined spaces); and
- made up mostly of methane and has a smell added for safety purposes.

Behaviour

During an uncontrolled escape, natural gas will behave in the following ways:

- In open excavations, where there is a clear path to the atmosphere, natural gas will rise, dilute and disperse into the air.
- If the path to the atmosphere is blocked, the gas will travel through soil, ducts, drains, sewers and voids. It can also follow the line of other buried utility services. This can lead to gas entering a building or other confined spaces, and may lead to a fire or explosion.

Note: Never cover a damaged gas pipe; or attempt to carry out a repair. Call 1800 20 50 50 immediately.

Risks of **damaging a gas pipe**

The risks of damaging a gas pipe can be classified as:

Highest Risk

Mechanical excavators pose the highest risk and "should not be used within 500 mm of a gas distribution pipe."

(HSA Code of Practice)

Mechanical excavators must not be used within 3 metres of a Transmission pipeline.

(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

High Risk

Hand held power tools should not be used directly over the line of a gas pipe, unless the gas pipe has been positively located by hand and a safe working distance has been established.

Use of handheld power tools is not permitted within 1.5 m of a Transmission pipeline.

(Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)

Damage to gas pipes from power tools presents a high risk to the operatives involved in the work.

Low Risk

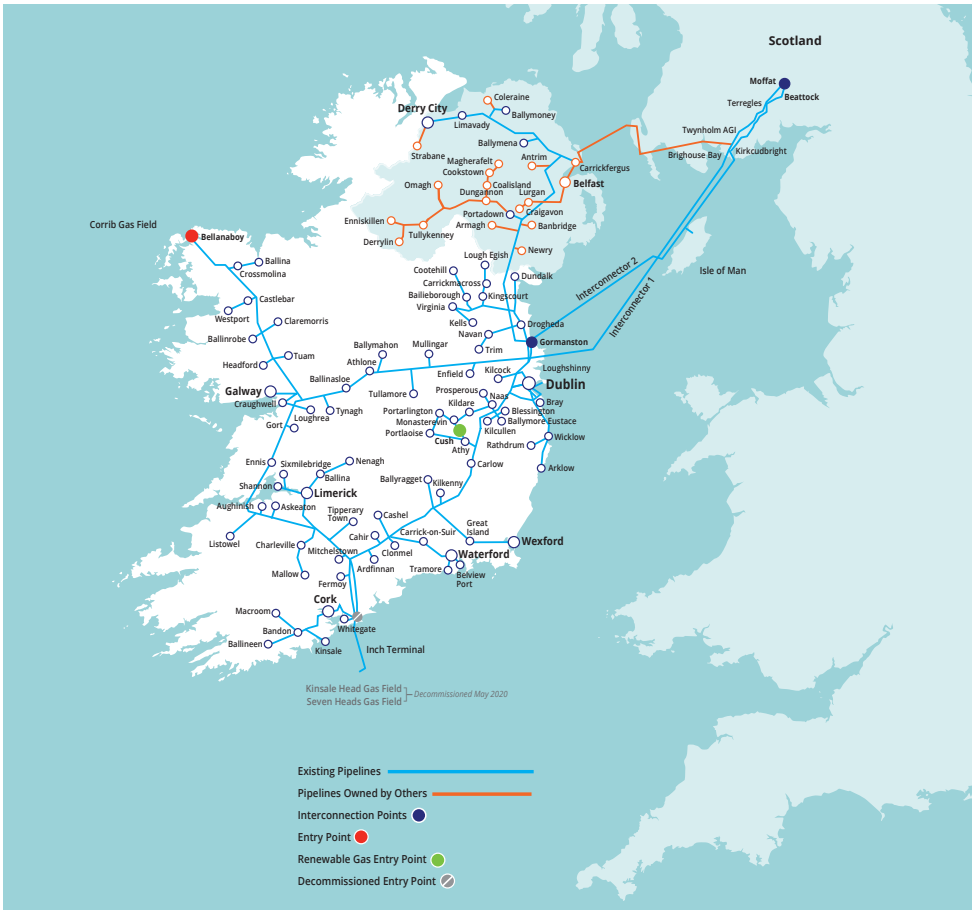
Hand digging using shovels and spades presents the lowest risk of damaging a gas pipe.

This is the method that should be used where the presence of gas pipes is suspected or close to a known gas pipe.

Risks from a **damaged gas pipe**

- Remember when gas escapes, or is released in an uncontrolled way; it can fuel a fire, give rise to an explosive atmosphere or cause asphyxiation.
- If you suspect there is a gas leak, immediately call Gas Networks Ireland's 24hr Emergency Service on **1800 20 50 50**.
- Gas can quickly fill underground cavities and travel into buildings through soil, or following the line of other buried utilities.
- Gas can only burn if exposed to an ignition source:
  - Do not turn electrical switches on or off
  - Do not operate any plant or equipment
  - Do not use naked flames, smoke or vape
  - Do not use mobile phones in the vicinity.
- Move people away from, and upwind of, the affected area.
- If gas has entered a confined space or building:
  - Open doors and windows
  - Turn off the gas supply at the meter
  - Do not expose to an ignition source.

Gas Networks Ireland **transmission network**



Gas Networks Ireland transports gas in Ireland through a network of steel and polyethylene (PE) pipes. The network operates at pressures between 20 mbar and 85 bar and is split between Transmission and Distribution pipelines.

The **Transmission** system is made up of steel pipes and operates from 7 bar to 85 bar.

The **Distribution** system is made up mostly of polyethylene pipes and operates from 20 mbar to 7 bar.

The **network**

The network is made up of three elements:

- Transmission pipes
- Distribution pipes
- Pressure Regulating Installations

Transmission pipes

These are high pressure pipelines that transfer gas across the country. They are constructed from steel, with a black, white, cream, yellow or concrete coating, and may have marker posts at intervals along their length, particularly at field boundaries and road crossings.

If a transmission pipeline is identified near intended excavations then work must not proceed until Gas Networks Ireland Transmission has been consulted on 1800 42 77 47.

Distribution pipes

These are medium or low pressure pipelines within urban areas. They are mainly constructed from Polyethylene (PE) and are predominantly yellow in colour, but may have brown or black stripes. There are two types – Mains and Services.

Mains gas pipes usually run parallel to property in the footpath, grass verge or road and range in size from 63 mm to 400 mm diameter.

Service gas pipes are connected to mains and run to a meter position at the property, and range in size from 20 mm to 63 mm diameter.

Note: There is a limited use of steel pipes in areas like bridges or where only shallow depths can be achieved.

There are still a small number of ductile and cast iron gas mains in use, ranging in size from 3 inch (75 mm) to 24 inch (600 mm) in diameter (these mains are similar in appearance to metal water mains). Steel and PE gas services are run from these metal mains to the meter location at each building.

These ductile and cast iron mains and services have been largely replaced with PE pipes. In urban areas a large number of redundant ductile or cast iron pipes are utilised as carrier pipes for new PE pipelines.

Some Distribution pipelines have been classified as strategic mains due to their pressure, diameter and/ or location and the elevated consequences if they are damaged.

If a Distribution strategic main is identified near an intended excavation then work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 47.

District Regulating Installation (DRI)

Pressure Regulating Installations

There are two types: Above Ground and Under Ground

Above Ground Installations (AGI) / District Regulating Installations (DRI)

An AGI/DRI is a fenced area containing a visible arrangement of pipework and ancillary equipment and will be clearly marked with Gas Networks Ireland signage. Some DRI's can be housed in a steel unit with no fencing surround.

Under Ground Installations (UGI /DRIug)

Gas Networks Ireland also have underground pressure regulating installations which have metal or concrete cover plates. There will be no visible arrangement of pipework etc, as this will be contained within the chamber.

If an AGI/DRI or UGI/DRIug is identified near intended works, then work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 47.

Gas Networks Ireland **construction methods**

Gas Networks Ireland use three main construction methods:

‘Dig’ Technique

Open Cut – installing pipe using standard trenching techniques. Pipe is laid with a sand or pea gravel surround and gas marker tape is laid above the sand.

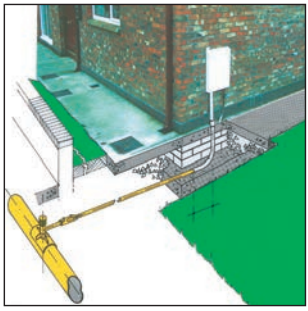
‘No-Dig’ Techniques

Insertion – utilising existing metal gas mains / services as a carrier for new PE pipes. Inserted PE may be a close or loose fit. The carrier pipe is broken out at connection points, i.e. at pipe joints or where a gas service pipe is connected.

Moling/Directional Drilling – installing mains/ services where a ‘moling’ machine drills from one location to another pulling the pipe behind it using “no-dig” technology.

Note: Where pipe has been installed using “no-dig” techniques, the gas pipe will not have sand surround or marker tape.

Gas Networks Ireland construction – **depth of cover**



Typical service arrangement

Service Connection

Purge Point

New Mains – Normally 750 mm in roads and 600 mm in footpaths. (1.1 m in open fields)

New Services – 450 mm rising to 375 mm within 1.5 m of the building line. In some cases these depths are not achievable.

Note:

Older mains and services may have reduced cover.

Services and other connections are taken from the top of the main and will therefore have a reduced depth of cover.

Alteration since original installation – roads, footpaths and grass verges may have been altered since the gas main or service was laid and reduced the depth of cover.

Purge Points and Test Caps – Mains are laid with "purge points" and/or test caps at the ends. These may also rise above the top of the main.

Gas Valve Covers –Gas valves are a key safety component part of the gas network.

Some gas mains and services have valves installed below ground with valve covers marked "GAS".

Do not cover over or remove gas valve covers.

The risk of a gas valve cover being removed or covered over is particularly high during resurfacing or reinstatement works.

Even shallow excavation techniques such as road planing can damage gas pipelines with reduced cover.

Requesting **Gas Networks Ireland maps**

Gas Networks Ireland operates a **Dial Before You Dig** service to enable those involved in excavations to obtain natural gas network maps prior to starting work.

This service operates from 9am to 5.30pm, Monday to Friday.

Or you can sign up to DBYD online at **gasnetworks.ie/dbyd** and have access to maps 24 hours, 7 days a week.

You can also email your enquiry to: **dig@gasnetworks.ie**

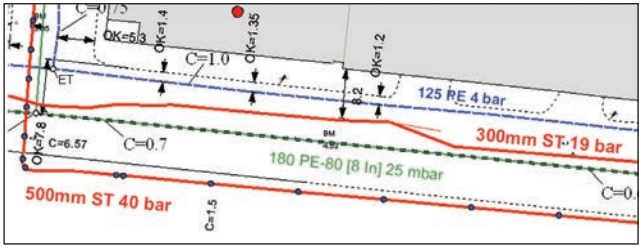
DIAL BEFORE YOU DIG
1800 42 77 47
In Emergency call **1800 20 50 50**
Gas Networks Ireland

Maps will be sent out by post or by email where appropriate. When you contact Gas Networks Ireland to request a map, ensure you give the precise location of the intended works. You may be required to give some information regarding the nature of the planned work, i.e. start date, any high risk activity, etc.

Ensure you have allowed enough time for the maps to be obtained and to organise for the pipe location to be marked out if transmission pipelines are involved.

Note: Typical turnaround for maps is five working days when contact is made through phone or email, however using the online system will allow you instant access to up-to-date maps.

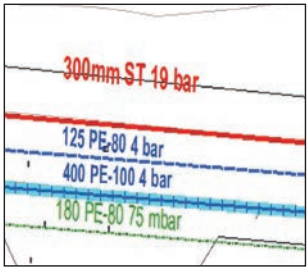
Organisers or planners of any work should ensure that the map is made available to personnel on-site.



Excerpt from a Gas Networks Ireland map.

Reading **Gas Networks Ireland maps**

Note: Natural Gas Network maps will only show mains and not services.
See page 16 for more information on service pipe locations.



The colour coding is as follows:

Red **= Transmission Main***
= 7 to 85 bar.

Blue **= Distribution Medium Pressure**
= 100 mbar to 7 bar.

Blue Buffer **=Distribution strategic main***
= 100 mbar to 7 bar.

Green **= Distribution Low Pressure**
= up to 100 mbar.

Typical AGI

Pressure regulating installations are marked as:

DRI – District Regulating Installation (Above Ground).

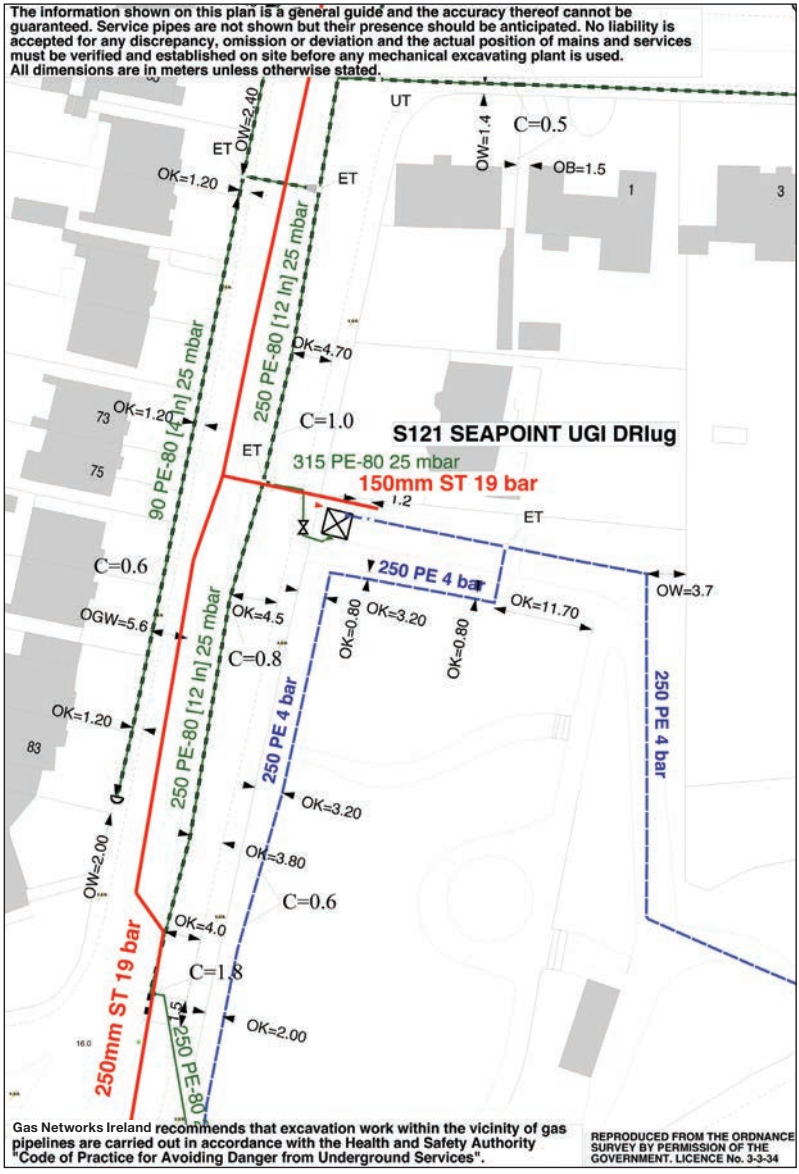
DRIug - District Regulating Installation (Under Ground).

UGI – Under Ground Installation.

AGI – Above Ground Installation.

** If you obtain a natural gas network map that shows a **red** Transmission main in the area of the proposed works or a distribution strategic main with a blue buffer, a consultation with Gas Networks Ireland **must** take place **before** starting works. Gas Networks Ireland will advise you on the safety measures required and will arrange for the location of the pipe to be marked out on site.*

Reading **Gas Networks Ireland maps**

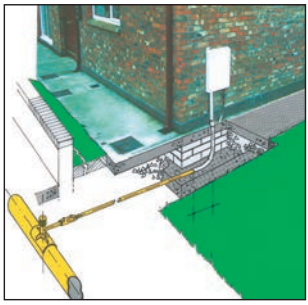


Example of a Gas Networks Ireland map

Abbreviations

OK = Kerb, Curb
ORE = Road Edge
ORB = Rail Base
OB = Building
OW = Wall
OF = Fence
ODW = Dividing Wall
OGW = Garden Wall
RD = Road
BR = Branch
RED = Reducer
C = Cover to top of pipe
LH = Left Hand
RH= Right Hand
SWP = Sweep
CNR = Corner
S = South
N = North
E = East
W = West
No. = Number
Ctr = Centre
CL = Centre Line
Trans = Transition
DIV = Dividing
PK = Park
Conn = Connection
Opp = Opposite
Cplg = Coupling
ST = Steel
PE = Polyethylene

Gas **services**



Typical service arrangement

Service riser cover

Natural gas services are not normally identified on network maps, but their presence should be assumed. Services will normally, but not always, run at right angles from the main to the meter point.

To assist in determining the approximate position of gas services ensure you:

- Obtain a natural gas network map to identify the position of the gas main.
- Complete a site survey looking for gas meter boxes/cabinets, house entry points, service risers and gas valve covers.
- Older buildings may have no visible signs of a service, as the service may run directly into the building underground, with the meter fitted internally. In these cases a check should be made inside the building to identify the meter position.

Note: Ensure you utilise safe digging practices to locate the exact position of gas services.

Domestic meter box

Six meter cabinet

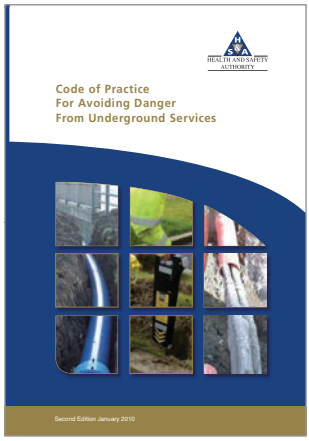
Purpose built multi-meter house (apartment complex).

Safe systems of work

Safe systems of work, as recommended by the Health and Safety Authority (HSA) should be employed on all projects.

Guidance on this can be found in the:

HSA: Code of Practice for Avoiding Danger from Underground Services.



Available from HSA website: **www.hsa.ie**

A safe system of work will include the following elements:

- Planning.
- Obtaining and using utility maps.
- Identifying pipes/services.
- Safe digging practices.
- Explosives must not be used within 30 m of any gas pipe (400 m for Transmission Pipelines), without prior consultation with Gas Networks Ireland.
- Piling, directional drilling or boring must not take place within 15 m of a gas pipe unless Gas Networks Ireland has been consulted.
- Extra care should be exercised when performing 'hot work' (such as welding) where a gaseous atmosphere could exist. If this potential exists Gas Networks Ireland must be consulted.
- Extra care should also be taken when using welding equipment, burners, torches or other heat generating equipment near pipelines (even if there is no potential for a gaseous atmosphere to exist) to ensure that the heat or sparks generated do not lead to the melting of polyethylene pipes or damage to pipeline coatings.

Contact Gas Networks Ireland for general enquiries on: 1800 464 464.

Safe systems of work

Planning

- Early contact should be made with Gas Networks Ireland to obtain a Natural Gas Network map.
  Dial Before You Dig 1800 42 77 47
  or visit **gasnetworks.ie/dbyd**
- Work involving piling, demolition, directional drilling, use of explosives or 'hot works' should be mentioned, as this may necessitate a site visit from Gas Networks Ireland personnel.
- Ensure you have allowed enough time to obtain the maps.

Maps

- Gas Networks Ireland will issue maps as outlined in this booklet. It is imperative that these maps are available for the operatives on-site for the duration of any works.
  The responsible person should ensure that operatives on-site understand the maps.

Identifying Pipes

- Steel, cast iron and ductile iron gas pipes can usually be traced using a conventional pipe/cable locating device set to "R" (Radio) mode.
- Polyethylene mains and services cannot be traced using conventional devices, so it is essential that maps are used and site surveys for meter boxes, valve covers, service risers, reinstatement scarring and other signs are completed.
- During the progress of works ensure no gas valve covers or markers are covered over.
- The position of gas mains and services should be marked out as they are located.

Note: Transmission pipelines pipelines and Distribution strategic mains must be marked out by a Gas Networks Ireland inspector.

Safe systems of work

Safe Digging Practices:

- As per the HSA Code of Practice, gas mains and services should be located by digging trial holes by hand. Mechanical excavators should not be used within 500 mm of any gas main.
  Mechanical excavators MUST NOT be used within 3 m of a Transmission pipeline.
  (Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)
- Never use hand held power tools directly over gas pipes unless precautions to prevent damage have been made and the pipe has been positively located.
  Use of handheld power tools is not permitted within 1.5 m of a Transmission pipeline.
  (Refer to Code of Practice for Working in the Vicinity of the Transmission Network - AO/PR/127)
- Do not leave a polyethylene gas pipe exposed.
- Provide adequate support for any gas pipe uncovered during the work.
- Report any damage, no matter how minor it may appear, to **1800 20 50 50.**
- If you have any concerns regarding safety around gas pipes contact Gas Networks Ireland for advice on **1800 464 464**.

What to do if a gas pipeline is damaged

(or if you smell gas in the area)

- Do not turn any electrical switches on or off, e.g. ignition switches.
- Do not operate any plant or equipment.
- Move people away from, and upwind of, the affected area. Restrict employee and public access to the affected area.
- Prevent smoking, vaping, the use of naked flames, the use of mobile phones and other ignition sources in the vicinity of the leak.
- Report the leak/damage immediately to: **Gas Networks Ireland 24hr Emergency Service on 1800 20 50 50.**
- Provide accurate information on your location and the nature of the incident.
- Do not attempt to repair the damage.
- Do not cover up a damaged main or service, this may lead to the gas travelling through soil, ducts, sewers, chambers or voids and potentially building up inside a premises or confined space.
- Do not turn off any gas valves in the road or footpath (you may be causing further problems by doing so).
- Assist Gas Networks Ireland emergency personnel as required.
- Remember any damage to gas pipes, even if the pipe does not appear to be leaking, must be reported to Gas Networks Ireland.

If you smell gas call

1800 20 50 50

24hr emergency service

Gas Networks Ireland contacts

The main contact numbers for Gas Networks Ireland are

24hr Emergency Service
1800 20 50 50
24 hours, 7 days a week

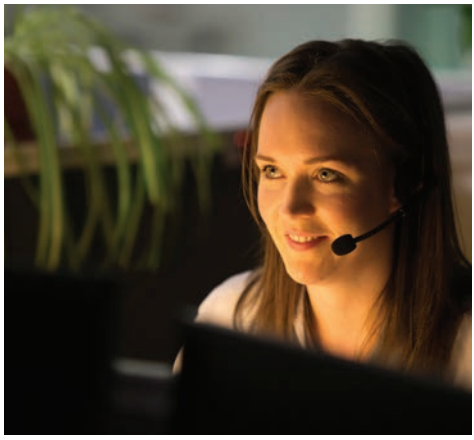
Dial Before You Dig
1800 42 77 47
Monday to Friday 9am – 5.30pm

or sign up to DBYD online
gasnetworks.ie/dbyd

General Enquiries
1800 464 464
Monday to Friday 8am – 8pm
Saturday 9am – 5.30pm

gasnetworks.ie

For "Dial Before You Dig" posters or stickers for your workplace call: **1800 464 464**



Other useful publications

HSA: Code of Practice for Avoiding Danger from Underground Services

HSA: Guide to Safety in Excavations

both are available free of charge from:
Health and Safety Authority on **01 614 7000**
www.hsa.ie

ESB Networks: How you can avoid hitting electrical cables when digging and drilling

available free of charge from:
ESB Networks on **1800 372 757**
esb.ie/esbnetworks

Gas Networks Ireland

The main contact details for
Gas Networks Ireland are:

General Enquiries
1800 464 464

Dial Before You Dig
1800 42 77 47

24hr Emergency Service
1800 20 50 50

networksinfo@gasnetworks.ie

gasnetworks.ie

Guideline No: HSQE/GU/016 Rev 2 Date: November 2020

TII Ref: TII25-131035 - EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway

From: Information@tii.ie

Mon 2025-05-19

Show more

A chairde,

Thank you for your correspondence of 4 April 2025 regarding the above. Transport Infrastructure Ireland's (TII's) position in relation to your enquiry is as follows.

TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines, as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals, following the examination of any valid planning application referred.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national road network. In addition, Chapter 7 'Enhanced Regional Accessibility' of the National Development Plan, 2021 – 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. This requirement is further reflected in the publication of the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 'Spatial Planning and National Roads Guidelines for Planning Authorities'.

With respect to EIAR Scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national road network.

The developer should have regard, inter alia, to the following:

- The development site is located to the north east of the M6/M17/M18 motorway to motorway junction and it appears that the site boundary extends to the motorway reservation boundary.

As set down in the DoECLG Spatial Planning and National Roads Guidelines (2012), it is in the public interest that the national road network continues to serve its intended strategic purpose. The EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network in order to demonstrate that the development can proceed complementary to safeguarding the capacity, safety and operational efficiency of that network. TII is of the opinion that an assessment of construction activities and thereafter operational impacts on the adjoining motorway network should be considered in any subsequent EIAR and shall include for an appropriate setback from the motorway network for both development and works proposed and demonstrate no impacts on the motorway reservation including subsurface, alignment, pavement, screening bunds, drainage regime, etc.

In addition, the EIAR should consider and assess:

- Mitigation of potential distraction to road users on the motorway network during construction and operation phases.
- Mitigation of any construction activity impacts on the adjoining motorway network.
- The motorway drainage regime is an independent drainage regime and shall not be impacted nor affected by the proposed development.

- Consultations should be had with the relevant Local Authority/National Roads Design Office, with regard to the locations of existing and future national road schemes in the area.
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development, including potential haul routes.
- The developer should assess visual impacts from existing national roads and appropriate screening.
- The developer should have regard to any EIAR/EIS and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts
- The developer, in preparing EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).
- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (National Road Authority (NRA), 2014).
- The EIAR should consider the 'European Communities (Environmental Noise) Regulations, 2018, (S.I. no. 549 of 2018)', and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (NRA, 2014)').
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site, with reference to impacts on the national road network and junctions of lower category roads with national roads.

In relation to national roads, TII's 'Traffic and Transport Assessment Guidelines' (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of TII's TTA Guidelines, which addresses requirements for sub-threshold TTA.

Any improvements required to facilitate development should be identified. It will be the responsibility of the developer to pay for the costs of any improvements to national roads to facilitate the private development proposed, as TII will not be responsible for such costs.

- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required.

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network.
- TII recommends that the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Where abnormal 'weight' loads are a feature of the development, e.g., turbine or substation components, separate structure approvals/permits and other licences may be required in connection with the proposed haul route. All national road structures on the haul route through all the relevant County Council administrative areas should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal 'weight' load proposed. Any requirements for 'Exceptional Abnormal Loads' should also be addressed in accordance with TII Publications.

In addition, the haul route should be assessed to confirm capacity to accommodate abnormal 'length' loads and any temporary works required are identified.

The national road network is managed by a combination of PPP Concessions, Motorway Maintenance and Renewal Contractors (MMaRC) and local road authorities, in association with TII.

The applicant/developer should also consult with all PPP Companies, MMaRC Contractors and road authorities over which the haul route traverses, to ascertain any operational requirements, including delivery timetabling, etc., to ensure that the strategic function of the national road network is safeguarded.

Where temporary works within any MMaRC Boundary are required to facilitate the transport of turbine components to site, the applicant/developer shall contact thirdpartyworks@tii.ie in advance, as a works specific Deed of Indemnity will be needed by TII before the works can take place.

Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g., tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the road authority prior to the commencement of any development on site.

Any Road Safety Audit requirements should be addressed.

- The EIAR Scoping documentation indicates the potential for a number of crossings of the motorway network between the proposed gas-fired peaking power plant and the existing Cashla Substation. Consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. TII requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network.

Cable routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be

required for works traversing the national road network. All crossings in the vicinity of the national road should be by HDD and avoid all national road structures, including bridges, culverts, etc.

Where trenching or cable proposals involve proposals to cross a motorway Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993, is required. Arrangements for third party access are also likely to be required. Contact should be made to thirdpartyworks@tii.ie, to progress this element when proposals for the crossings have been developed.

General requirements for directional drilling under a motorway include:

- The launch and reception pits for the crossing are located outside the Motorway boundary.
- The cabling/pipeline will be installed at such depth so as not to conflict with the drainage for the Motorway.
- Neither the Works nor the cable/pipeline crossing will damage or interfere with the Motorway.
- Any maintenance and/or future planned upgrades of the cabling/pipeline at the crossing location can be carried out without access to the motorway boundary.
- There are no bolted joints in that part of the crossing within the motorway fence-line.
- A pre and post construction survey shall be required along the length of the crossing over the extents of the motorway boundary.
- Specific requirements may also arise for these proposed works.

Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

I hope that this information is of assistance to you.

Yours sincerely,

_____

Regulatory & Administration Executive

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

[redacted]
AtkinsRéalis
150-155 Airside Business Park
Swords
Co. Dublin, K67 K5W4

16 April 2025

Re: EIA Scoping for Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co Galway
Your Ref: 0114485DG0007
Our Ref: 25/51

Dear [redacted]

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and interpretation and gather various data for that purpose. Please see our website for data availability.

With reference to your email received on the 07 April 2025, concerning the EIA Scoping for Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co Galway, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' Data & Maps (gsi.ie) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [Data by Environmental Assessment and Planning Topic (gsi.ie)], where you will find our data arranged by environmental assessment topic as illustrated below:

Land and soils
Soil
• Subsoils (Quaternary Geology)
• Tellus Geochemistry
• Geotechnical
Geology
• Bedrock
• Geophysics
• Bedrock & Quaternary 3D

Water
Groundwater
• Aquifers GW vulnerability, GWPSs (GWPPs)
Surface water
• Tellus Geochemistry
Estuarine & marine waters
• Marine and coastal
Flooding
• GWClimate
• Karst

Climate Change
Carbon accounting / Carbon balance
• Geothermal
• Carbon capture and storage
Climate change trends
• National coastal change assessment

Cultural Heritage
Archaeology
• Cherish
Underwater Archaeology
• Shipwrecks

Material Assets
Built Services
• Natural resources (Minerals & Aggregates)
• Active quarries

The Landscape
Landscape Appearance & Character
• Physiographic units
Historical landscapes
• Historic mines

Other Relevant Data		
Natural (Geo) hazards	*Natural heritage*	
• Landslide Susceptibility Mapping	• Geoheritage (County Geological Sites)	
• Groundwater flooding	• Dimension Stone/Stone Built Ireland	
• Coastal vulnerability		
• Subsidence		
• Radon		

Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be redacted for confidentiality and added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at mailto:GeologicalMappingInfo@gsi.ie.

If we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Geoheritage and Planning Programme
Geological Survey Ireland

Geoheritage and Planning Programme
Geological Survey Ireland

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.

An Roinn Iompair
Department of Transport

[redacted]

AtkinsRéalis
150-155 Airside Business Park
Swords
Co. Dublin
K67 K5W4

Your reference:
00114485DG0007

30th April 2025

Re: Consultation for EIA Scoping Report Stage - Cashla Peaker Plant, Rathmorissey and Pollnagroagh, Co. Galway.

Dear [redacted]

Please see below for your information, relating to the proposed development.

It should be noted that the Department of Transport (DoT) considers the construction involved in providing this development and especially, the connection cables to the national grid, may have effects on both the environment and the Regional and Local Road network.

Where the developer proposes the placement of any cables (or additional cables) in one or more trenches within the extents of the (regional and local) public road network, it is necessary to consider the following:

- Their presence within the public road will likely significantly restrict the Road Authority in carrying out its function to construct and maintain the public road and will likely add to the costs of those works post construction.
- Their installation within the lands associated with the public road may affect the stability of the road. In particular where the road is a "legacy road" (where there is no designed road structure and the subgrade may be poor or poorly drained) or bog rampart and the design needs to take account of all the variable ground conditions

and not be based on a sample of the general soil conditions. This should include a constructability assessment to a 950mm minimum cover depth to the HV Cable on legacy roads, roads over peat/bog ramparts.

- The possible effect on the remaining available road space (noting that there may be need to accommodate other utilities within the road cross-section in the future or additional drainage for climate adaptation) on potential future development.
- The necessity to have the power in the cables switched off (particularly where structural failures occur due to extreme weather events) where the Road Authority considers this necessary in order to carry out its function to construct and maintain the public road and a complete operation and maintenance manual should be agreed with the Local Authority.

In this regard, please refer to Department of Transport Circular RW 07 of 2025 and the 'Interim Guidance to Road Authorities (placement of Medium or High Voltage electricity assets)' which can be accessed at (https://www.gov.ie/en/publication/ece06-electricity-transmission-infrastructure-development-roads- sector-engagement-framework-interim-guidance/). The 'Interim Guidelines' which, as outlined in the Circular, are issued pro tem until the development of any procedures for the planning, regulation, construction and management of Medium or High Voltage cables under public roads by the 'HV Forum' and the conclusion of any outcomes from the Private Wires Consultation undertaken by the Department of Energy, Climate and Communications.

Notwithstanding, in relation to proposed works utilising regional and local road network, as part of the grid connection routing, it is the Department's opinion that the proposed routing must be undertaken in a manner to avoid the potential to impact on future maintenance, improvement and operation of the road network in this area.

Section 12.4.1.1 'Accelerate Renewable Electricity Generation' of the Climate Action Plan 2024 (CAP24), to be read in conjunction with CAP25, outlines the objective of reaching 80% of electricity demand from renewable sources by 2030 through a range of measures, including; 'All relevant public bodies will carry out their functions in a manner which supports the achievement of the renewable electricity targets, including, but not limited to, the use of road and rail infrastructure to provide a route for grid infrastructure where this is the optimal solution'. Having regard to the measures identified in CAP24 the Department recommends

that there is a requirement to establish that the routing proposed represents the 'optimal solution'.

The Department consider it important that the examination of the proposal should include consideration of the following:

- Examination of all available technologies including both Overhead Line (OHL) and Underground Cable (UGC) options (or combinations of both) and route options other than the routing of cables along the public road to ensure the best performing route and technology option is selected, (ensuring compliance with CAP24). The public road should only be considered following a robust MCA determining the optimal solution including examining the most linear solutions,
- Examination of options for connection to the national grid network at a point closer to the wind farm in order to reduce the adverse impact on public roads,

In terms of detailed design of any cable routing impacting the regional and local road network, without prejudice and in accordance with DoT 'Interim Guidelines', the Department would recommend the following conditions should be applied to any grant of permission that includes the laying of high voltage electricity cable in the road network where that routing is identified as the 'optimal solution';

1. Prior to commencement of development, engagement with the planning authority should discuss and agree the route for the HV Cable(s) to identify/agree the routing 'optimal solution' along with the associated requirements for traffic management, road opening licencing, times of work, reinstatement, positioning of chambers/ joint bays etc.

2. A condition requiring the developer to, at a minimum, comply with all appropriate standards and, inter alia the Guidelines for Managing Openings in Public Roads, 2017 in order to ensure orderly development.

3. Electricity cabling shall be laid off carriageway where feasible.

4. Wherever possible, joint bay structures are best located off the carriageway in verges, open spaces, or adjacent sites; and where they must be under carriageway, joint bay structures will be to accepted design standards.

5. High/medium voltage transmission underground cables should not be sited on or attached to existing roads structures, masonry bridges/ culverts and the like.

6. A condition requiring that the location of the cables would be recorded as exactly as possible, using BIM type technology, so as to facilitate the further use of road space for utilities and the maintenance/construction of the public road by the Roads authority. This record should include as constructed surveys of all infrastructure altered, added, removed or relocated and exact detail of the road construction including any drains or other features encountered. The record should be lodged with the local authority and with the ESB Networks for retention on their records.

7. A condition requiring the replacement of culverts that have been excavated during the cable duct placement operation. The replacement culverts should be designed appropriately and include an allowance for the effects of climate change.

8. A condition requiring the developer to notify the Roads Authority of the owner of the cables (Owner) and the controller (Power Controller) of the power transmitted along the cables. In addition, the condition should require Owner and Power Controller to notify the Roads Authority of any change in ownership of the cables or change of Power Controller transmitting power along the cables. In all instances the Owner and Power Controller should be required to maintain an agreed contacts list with the Roads Authority.

I hope the above information is of assistance to you.

Yours sincerely,

Acting Principal Officer
Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Líosain, Baile Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60

gcu@transport.gov.ie www.gov.ie/transport

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Your Ref: 0114485DG0007
Our Ref: **GPre BNM Rathmorissey**
(Please quote in all related correspondence)

12 May 2025

AtkinsRéalis
150-155 Airside Business Park
Swords
Co. Dublin
K67 K5W4

Via email: [redacted]

Re: Consultation for EIA Scoping Report stage – Cashla Peaker Plant, Rathmorissey and Pollnagroagh, County Galway

A Chara

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated headings.

Archaeology

The Department has reviewed the consultation referral letter and drawings. The information provided was not sufficiently detailed to allow for a full assessment of the archaeological implications of this proposal. The Department, however, wishes to advise that as part of Environmental Impact Assessment (EIA) requirements you are obliged to retain the services of a Consultant Archaeologist to carry out the Archaeological Impact Assessment (AIA) as part of the overall Cultural Heritage Impact Assessment (CHIA) of the proposed development, which should be integrated into the finalised EIAR.

Planning & Design
In order to assess the impacts of the proposed development, the Department recommends that Archaeological Impact Assessment (AIA) should be carried out at an early stage of planning and design. The AIA must incorporate all lands on which development may be proposed, including but not limited to, access areas, haul roads, temporary compounds etc. The AIA must include an assessment of the possible effects of the proposal on the wider archaeological landscape. It is of importance that the study area for the AIA should be of sufficient size and extent to support this.

The Archaeological Impact Assessment must include:

- A baseline archaeological and historical study comprising site inspection/s by a suitably qualified Archaeologist and documentary research including reviews of historical, cartographic and aerial photography sources
- Walkover surveys and field inspections
- An Archaeological/Historic Landscape study
- Visual Impact Assessment
- The desk-study and field inspection regime should inform (as appropriate):
    - Targeted non-intrusive advance geophysical survey or prospection (such as Ground Penetrating Radar Surveys)
    - Targeted advance archaeological test excavation
- Any and all intrusive advance investigations (such as, but not limited to, ground investigations for soils/geology/hydrogeology) carried out as part of the EIA or design process should be subject to a programme of archaeological monitoring by a suitably qualified archaeologist.

Comprehensive assessment is required in order to fully characterise the archaeological potential of the lands proposed for development and to allow a clear and comprehensive Archaeological Impact Statement to be made. The results of these investigations should inform the EIA process and be incorporated within the EIA Report. Sub-surface archaeological features and deposits may exist within the proposed extended development. Advance prospection would be required to establish the extent of such features so that the potential likely impacts of the proposed development could be established. Therefore, the Department would strongly advise that the EIA methodology includes such investigations and does not rely solely on desk-based research.

The Department is happy to provide further advice and clarification as and if required in relation to the preparation of suitably comprehensive assessments as outlined above, with particular regard to the scope and locations for any advance non-intrusive prospection or advance test excavation that would be appropriate to inform the assessment of this proposed scheme.

Assessment of Potential Effects

The AIA/EIAR must include an Archaeological Impact Statement and present appropriate mitigation to ensure the protection of the archaeological heritage. It should set out the likely effects of the proposed development at all stages—Construction and Operation.

National policy as detailed in "*Framework and Principles for the Protection of the Archaeological Heritage"* (Government of Ireland, 1999) is that there should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage.

Direct Effects
The AIA/EIAR must include assessment of any potential for direct impacts on the archaeological resource, including previously unrecorded archaeological remains which may have no above-ground expression. The results of appropriate non-intrusive advance and archaeological test excavation will assist in this regard.

Indirect Effects
In addition to mitigating potential for physical impacts on the archaeological heritage, careful consideration should also be given in design to the potential for impacts on the setting and amenity of recorded monuments and the landscape/s in which they are situated. Similarly, archaeological sites and monuments located in proximity to certain types of developments may be vulnerable to indirect impacts from vibration, dust, etc.

Notwithstanding the above, the Department awaits the submission of this assessment before commenting further.

Nature Conservation

The Department acknowledges that AtkinsRéalis on behalf of Bord Gáis Energy are in the process of compiling an Environmental Impact Assessment (EIA) Report and an Appropriate Assessment (AA) Screening Report/Natura Impact Statement (NIS) (if required) for the development of a new gas-fired peaking power plant in Rathmorissey and Pollnagroagh, County Galway.

The Department has reviewed the drawings provided with the correspondence letter. As there is no additional information provided with the drawings, such as a Scoping Report, the Department has no comment to make at this time. Should you wish to submit additional documentation for review or have details of specific advice being sought which is not publicly or readily available elsewhere, please forward same on to the Department for review.

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the Planning Authority, in his role as statutory consultee under the Planning and Development Act, 2000, as amended.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Development Applications Unit
Administration

An tOifig Náisiúnta um Sláinte Chomhshaoil
Feidhmeannacht na Seirbhíse Sláinte,
Urlár 2, Teach na Darach, Ascaill na Teile
Páirc na Mílaoise, An Nás, Co. Chill Dara.

National Office for Environmental Health Services
2nd Floor, Oak House, Lime Tree Avenue
Millennium Park, Naas, Co. Kildare
Eircode: W91KDC2
Environmental.health@hse.ie

REFERENCE: 0114485DG0007
NEHS Ref: ID4782
9th June 2025

AtkinsRéalis
150-155 Airside Business Park
Swords
Co. Dublin K67 K5W4

RE: CONSULTATION FOR EIA SCOPING REPORT STAGE – CASHLA PEAKER PLANT, RATHMORISSEY AND POLLNAGROAGH, CO. GALWAY

Reference is made to the above scoping of the EIA.

The consultation was referred to the National Environmental Health Service (NEHS) Environment and Climate Change National Support Unit for any observations, in conjunction with the local Environmental Health Services Area.

The NEHS now coordinates any HSE responses in the planning and development process. If there is any requirement to consult with the HSE prior to the submission of a planning application or clarify any aspects of observations made to yourselves, then the email environmental.health@hse.ie should be used with a subject and reference number.
The NEHS will then ensure the appropriate Department in the HSE is informed of your request and ensure you receive any response, if required.
On submission of a planning application accompanied by an EIAR the Planning Authority informs the HSE through an e-planning portal. The NEHS consults within the HSE prior to making any observations to the Planning Authority. This would include and Strategic Infrastructure Development.

This means that any duties or requirements to consult with the HSE can be discharged by the use of one notification through the NEHS email.

With regard to this consultation the following have been consulted within the HSE:

- HSE Emergency Planning
- HSE National Capital Estates Office
- HSE Director of National Health Protection
- HSE REO West & North West

The NEHS received comments with regard to the proposed pipeline crossing the motorway and how close the pipelines run to residential housing. The observation being that the risk assessment of the transfer of gas should be very clear with proximity to sensitive receptors and the magnitude of risk reported in the EIAR.

General Comments

The HSE considers the following documents when a consultation request is made with regard to a planning application accompanied by an EIAR.

• Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanála_on_carrying_out_eia_-_august_2018.pdf

EU publication: Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017

http://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf

National Guidance issued by the Environmental Protection Agency on the Information to be Contained in Environmental Impact Assessment can be found at:

https://www.epa.ie/publications/monitoring--assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment.php

Generally, the HSE will consider the following when making observations to the Planning Authorities:

All likely significant effects from the proposed development and provide the following information for each:

a) Description of the receiving environment

b) The nature and scale of the impact

c) An assessment of the significance of the impact

d) Proposed mitigation measures

e) Residual impacts.

Directive 2014/52/EU has an enhanced requirement to assess likely significant effects on Population and Human Health. It is the experience of the NEHS that impacts on human health are often inadequately assessed in EIAs in Ireland. It is recommended that the wider determinants of health and wellbeing are considered in a proportionate manner when considering the EIA. Guidance on wider determinants of health can be found at www.publichealth.ie

The NEHS will consider the final EIAR accompanying the SID/Planning application and will make comments to An Bord Pleanála/Local Planning Authority on the methodology used for assessing the likely significant effects and the evaluation criteria used in assessing the significance of the effect.

Population Health and Human Health

The opinion of the NEHS is that the assessment of likely significant effects on Population and Human Health should be a proportionate assessment specific to the proposed development and to the Population and Human Health likely to be significantly affected by the proposed development

If assessment is made of likely significant effects on wider determinants of health or health inequalities, then this should be done in a proportionate manner with a demonstration of a likely significant effect as a direct result of the proposed development.

The preferred methodology for assessing likely significant effects on Population and Human Health is a source, pathway, receptor model; based on emissions through environmental media and population exposure. This approach is supported by the EPA issued National Guidance (known as the EIAR Guidance): Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf

In assessing likely significant effects on Population and Human Health any proposed mitigation measures should be identified. The residual impact should evaluated against a recognised Health Protection Standard.

Whilst current EIAR guidance recognises the requirement to identify sensitive receptors within the assessment process, it should be clear that this is within a Population Health approach and not an individual person approach.

It is therefore the opinion of the NEHS that a Population Health approach would not consider the likely significant effects on the sensitivity of an individual human receptor, but the sensitivity of the established land use or service provision.

For example, a school would be considered a sensitive receptor within a Population Health approach, but an individual student who was particularly sensitive to noise attending the school would not be specifically considered in the assessment criteria. A health care facility that provided services for people with recognised noise sensitivity would be considered in its entirety as a particular noise sensitive location.

It is therefore the opinion of the NEHS that the EIA should consider the likely significant effects on established land use and service provision and activities within communities and not individual members of communities.

Opportunities for Health Gain

Consideration should be given to opportunities for health gain from the proposed development. This would include opportunities to create recreational spaces, opportunities to increase physical exercise through walking and cycle routes.

Non-Technical Summary

The Non-Technical Summary of the EIA (NTS) is an important document that facilitates public access and understanding of the proposed development. It should accurately summarise the likely significant impacts, proposed mitigation and the residual impacts after mitigation has been implemented, that are attributable to the proposed development. This should be done in non-technical language and relate accurately to the specific chapters of the EIAR. The NTS should identify all sensitive receptors that are likely to be significantly impacted and clearly state the significance of the effects on them. The NEHS considers that a summary should be no more than 10% of the original document size and should cross reference any appendix of the EIAR that contains relevant data on any likely significant effects

Noise & Vibration

The potential impacts for noise and vibration from the proposed development on all noise sensitive locations must be clearly identified in the EIAR. The EIAR must also consider the appropriateness and effectiveness of all proposed mitigation measures and evaluate the residual impact against recognised health protection standards.

A baseline noise monitoring survey should be undertaken to establish the existing background noise levels.

Construction and Air Quality

Due to the nature of the proposed construction works generation of airborne dust has the potential to have significant impacts on sensitive receptors. A Construction Environmental Management Plan (CEMP) should be included in the EIAR which details dust control and mitigation measures. Measures should include:

• Sweeping of hard road surfaces

• Provision of a water bowser on site, regular spraying of haul roads

• Wheel washing facilities at site exit

• Restrict speed on site

• Provide covers to all delivery trucks to minimise dust generation

• Inspect and clean public roads in the vicinity if necessary

• Material stockpiling provided with adequate protection from the wind

• Dust monitoring at the site boundary

• Truck inspection and maintenance plan

Surface and Ground Water Quality

The proposed development has the potential to have a significant impact on the quality of both surface and ground water during the construction phase.

Mitigation measures to prevent run off into ground and surface water should be clearly identified in the EIAR.

Ancillary Facilities

The EIAR should include details of the location of all site office, construction compound, fuel storage depot, sanitary accommodation and canteen, First Aid facilities, disposal of wastewater and the provision of a potable water supply to the site canteen.

For the attention of [redacted]
Atkins Realis
150 Airside Business Park
Swords, Co Dublin
K67K5W4

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

14th Aug 2025

By Email: [redacted]

Re: EIA Scoping Request – Proposed gas-fired peaking power plant in Rathmorissey and Pollnagroagh, Co. Galway

Dear [redacted]

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to the forthcoming application to construct and operate a new gas-fired peaking power plant in Rathmorissey and Pollnagroagh, Co. Galway

Please see attached, Uisce Éireann's scoping opinion in relation to your proposals and Uisce Éireann's public infrastructure & assets.

On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of our planning assessment. Uisce Éireann's will then issue a statutory response to the Planning Authority in line with our obligations as a statutory consultee.

Uisce Éireann's Response to EIAR Scoping Request

In addition to the specific items outlined above please note the following aspects of Water Services which should be considered in the scope of your EIAR;

The proposed grid connection route outlined in this proposal, has several points of overlap and intersection with Uisce Éireann's in situ underground network assets as it largely follows the path of local roads in its approach to Cashla Substation. Along much of this route Uisce Éireann operates water and wastewater infrastructure serving local communities.

Uisce Eireann cannot permit the build over of its assets, and in all works minimum separation distances much be achieved per Uisce Eireann Codes of Practice and Standards. It is unclear at this stage what scale of works will be necessary to lay this connection, but the risk for adverse interaction with our own assets is high.

Uisce Eireann requests in anticipation of any such impacts that the applicant enter into a diversions enquiry with Uisce Eireann's diversion section at diversions@water.ie to identify potential impacts and find mitigations where necessary

In addition to the above please note the following elements which should be considered in the production of an EIAR

a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.

b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.

c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.

d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.

e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.

f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.

g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.

h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.

i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.

j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie

k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.

l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.

m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.

n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation

objectives of the site would be compromised should be identified within the report.

o) Uisce Éireann does not permit building over of its assets. As an applicant you are required to;

- survey the site to determine the exact location of the assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann.
- Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

p) Where a diversion of Public Infrastructure may be required subject to layout proposal of the development and separation distances, the applicant is required to submit a Diversions Enquiry to diversions@water.ie

q) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

This is not an exhaustive list.

Please note;

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.

- Uisce Éireann will not accept new surface water discharges to combined sewer networks.

- Where a new connection(s) is sought, the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

- Where an existing connection is on place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Queries relating to this EIAR scoping request should be directed to planning@water.ie

PP. [redacted]

Signed on behalf of [redacted]

Connections Delivery Manager

From: [redacted]@TLI.ie>
Sent: 30 September 2025 15:54
To: diversions@water.ie
Subject: 300101269 Cashla Athenry municipal Water
Attachments: Uisce_Eireann Cashla Application.pdf; Athenry-Cashla 220kV - UE Crossing Schedule.pdf; 300101269-DR-113-P2_SLP Sheet 9 of 12.pdf; 300101269-DR-131-P1 _Watermain Undercrossing.pdf; 300101269-DR-109-P1_SLP Sheet 5 of 12.pdf; 300101269-DR-110-P1_SLP Sheet 6 of 12.pdf; 300101269-DR-112-P1_SLP Sheet 8 of 12.pdf; 300101269-DR-111-P1_SLP Sheet 7 of 12.pdf

To whom it concerns,

Attached is a dataset of details regarding a project currently at Pre-Planning stage, in which it is envisaged to submit a validated Planning before year end.

The project details relate to a Transmission Grid Connection from the existing 220kV Cashla Substation to a proposed Gas facility plant. These details have been shared to enable discussion and allow for Uisce Eireann observations to be acknowledged and introduce any utility considerations into the project delivery.

Please feel free to reach out to me directly via my email or mobile phone details below. Thanks

Kind Regards,

[redacted]
TLI Group
[redacted]
www.tli.ie

ENGINEERS IRELAND
CPD ACCREDITED EMPLOYER

MEMBERS OF
WIND ENERGY IRELAND | ISEA Irish Solar Energy Association

Building-over or Near an Irish Water Asset Application Form
Water and/or Wastewater Assets

This form should be completed by a person or organisation who wishes to apply to Irish Water to build-over/near a water and/or a wastewater asset. If completing this form by hand, please use BLOCK CAPITALS and black ink.

* Denotes mandatory/required fields. Please note, if mandatory fields are not completed the application will be returned.

In accordance with Irish Water Connections Charging Policy and as approved by the Commission for Regulation of Utilities, the Applicant will be liable for all costs associated with building-over/near Irish Water's water/wastewater assets.

Irish Water will only permit building-over of its assets in **very limited circumstances**.

Building-over an Irish Water Sewer will **only** be considered if the proposed development is an extension to an existing house **and** if the Sewer has either (i) a maximum diameter of 150mm; or (ii) has a diameter of 225mm while serving less than thirteen (13) houses upstream of the proposed build-over works.

If you plan to build a structure near an Irish Water asset, and the proposed structure will be within the separation distances specified https://water.ie/connections/developer-services/diversions/, Applicants are required to complete this application form.

Section A | Applicant Details

1 *Applicant details:

Registered company name (if applicable): BORD GAIS ENERGY LIMITED

Trading name (if applicable):

Company registration number (if applicable): 463078

If you are not a registered company/business, please provide the Applicant's name:

*Contact name:

*Postal address:

Eircode:

*Telephone:

*Email:

2 Agent details (if applicable):

Contact name: [redacted]

Company name (if applicable): TLI GROUP LIMITED

Postal address: UNIT H 6500 CORK AIRPORT

LEHENAGH MORE CO. CORK IRELAND

Eircode: T12TP8H

Telephone: (0)66 713 5710

Email: [redacted]@tli.ie

3 Please indicate whether it is the Applicant or the agent who should receive future correspondence in relation to the build-over or near application:

Applicant ☐ Agent ☒

Section B | Site Details of the proposed build-over or build near

4 ***Type of application:** Build-Over ☐ Build Near ☒

5 ***Site address:** CASHLA, LISHEENKYLE

CASHLA, ATHENRY, CO. GALWAY

Site Eircode:

6 ***Irish Grid co-ordinates of site:** E(X) 146263 N(Y) 229338

E.g. co-ordinates of GPO, O'Connell St., Dublin: E(X) 315,878 N(Y)234,619

7 **Brief description of development and reason why it will involve building-over or building near Irish Water Assets:**

THE PROJECT INVOLVES THE INSTALLATION OF UNDERGROUND ELECTRICAL CABLES AND ASSOCIATED ANCILLARY WORKS. THE PROPOSED INSTALLATION WILL BE PREDOMINANTLY WITHIN THE PUBLIC ROAD

8 **Local Authority:**

Local Authority that granted planning permission (if applicable):

GALWAY CO. CO

9 **Planning reference** (current reference and any previous planning reference that may be applicable):

N/A **Date of grant of planning permission:** N/A

Note: Enter "EXEMPT" for exempted developments.

10 **Associated Irish Water New Connection Application Reference Number: (if applicable)**

N/A

11 ***Confirmation of Land Ownership:**

Please confirm the name and address of the landowner and provide the folio details of the land where the build-over or build near works are proposed:

N/A - INSTALLATION PREDOMINANTLY WITHIN PUBLIC ROAD

Note:
1. Enter "My Land" if this is the case.
2. If land is in ownership of a third-party, a letter of consent to the proposed diversion works is required to be provided by the third-party landowner as part of this application. A formal easement will be required from the third-party landowner should the diversion progress.

12 ***Are there potential contaminated land issues?** Yes ☐ No ☒

Section C | Build-over or Build near details

13 ***Type of Asset to be built over/near?** Waterman ☒ Wastewater Sewer ☒ Other ☐

14 **Material of Asset to be built over/near? (If known)**

Ductile Iron ☒ uPVC ☒ PE ☐ Cast Iron ☒ AC ☐ Concrete ☐ Clay ☐ Brick ☐ Other ☒

15 **Diameter of existing asset?** 50 - 300 **mm**

16 **Depth to invert of existing asset?** 750 **mm**

17 **If build near, what is the proposed horizontal separation distance to IW asset?** 0.3 **m**

18 **Approximate date works are due to commence:** 01 /03 /2027

Section D | Supporting documentation

The following documentation to be submitted with the application form:

- * Site location map: A site location map to a scale of 1:1000, which clearly identifies the land or structure to which the application relates. The map shall also include the following details: ☒

  a) The scale shall be clearly indicated on the map. ☒

  b) The site boundaries shall be delineated in red. ☒

  c) Irish Grid site co-ordinates shall be marked on the site location map. ☒

  d) Details of Planning Permission or Planning Exemption for the development (if applicable). ☒

  e) Details of wayleaves, easements, covenants, etc. for pipework on the site. ☐

- * Site layout map: A site layout map to a scale of 1:500, which clearly identifies the land or structure to which the application relates. The map shall also include the following details: ☒

  f) The Irish Water Asset you propose to build-over or near. ☒

  g) The line and invert level of the existing IW asset. ☐

  h) Separation distances between the proposed build near and existing/proposed infrastructure and structures on the site. Please note separation distances are to be measured from the face of the asset. ☒

  i) Details of any easements or covenants which may affect the site. (if applicable) ☐

  j) Topographical levels shown of the site. ☐

- * Cross Sections drawings of the build-over or build near proposal identifying existing and proposed infrastructure and structures. The Cross Sections shall include the following details: ☒

  k) The location and invert level of the existing infrastructure on the site that is to be built over or near. ☐

  l) The location and level of any existing/proposed infrastructure that is within the proposed zone of influence and notifications in accordance with Irish Water's Codes of Practice and to demonstrate compliance with separation distance requirements in Irish Water's Codes of Practice. ☒

  m) Existing and Proposed Foundation details. ☐

  n) Existing and Proposed Ground Level. ☐

  o) Details of measures to protect the Irish Water asset subject to the build-over or build near. ☒

  p) Details of measures to provide access to the Irish Water asset subject to the build-over or build near. ☐

  q) Any other information that might assist Irish Water to assess this application. ☒

- * Details of site investigation e.g. CCTV, slit trenches etc.

NOTE: Irish Water reserves that right to request additional information from the Applicant to assist the assessment of the build-over/near application.

IMPORTANT TO NOTE:

- In accordance with Irish Water Connections Charging Policy and as approved by the Commission for Regulation of Utilities, the Applicant will be liable for the full cost of all build-over works.

- If the site also requires a connection to the public water or wastewater infrastructure please ensure that the appropriate application is made in tandem with this build-over or Build near application on https://www.water.ie/connections/get-connected/. No connection(s) to the public water or wastewater infrastructure will be possible without a valid connection agreement between the parties.

- If the build-over or build near proposal relates to a wastewater sewer, a CCTV survey of the existing wastewater sewer to be built over or built near is required to assess the application.

- Please submit all information set out in Section D – Supporting Documentation with the application including details of surveys carried out. The application cannot be assessed without the supporting documentation.

Building-over an Irish Water asset is not permitted to commence until a Build-over Agreement is fully agreed with and executed by Irish Water.

Any interference with Irish Water Asset prior to a Build-Over Agreement being signed by the parties may result in an offence being committed

Section E | Declaration

I/We hereby make this application to Irish Water to build-over/near Irish Water water and/or wastewater asset as detailed on this form. I/We understand that any alterations made to this application must be declared to Irish Water immediately and, in any event, prior to any works being carried out.

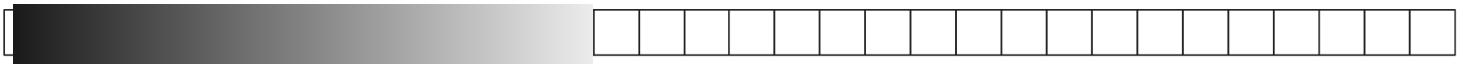
The details that I/we have given with this application are accurate.

I/We have enclosed all the necessary supporting documentation.

Any personal data you provide will be processed by Irish Water in accordance with its Privacy Notice, please see https://www.water.ie/privacy-notice/. Our legal basis for collecting and using this information is set out in our Privacy Policy and includes (i) processing is necessary for the performance of a contract to which you are party or in order to take steps at your request prior to entering into a contract; and (ii) it is necessary for the performance of tasks that we carry out in the public interest or in the exercise of official authority vested in us by law (including the Water Services Acts 2007 to 2018). If you have any questions regarding the use of your personal data, please contact dataprotection@ervia.ie.

Signature:  Date: 2 5 / 0 9 / 2 0 2 5

Your full name (in BLOCK CAPITALS):



Irish Water will carry out a formal assessment based on the information provided on this form.
Any determination made by Irish Water will be based on the information that has been provided here.
Please submit the completed form to **diversions@water.ie**

For office use only:

Customer Number

Guide to completing the application form

This form should be completed by a person or organisation who wishes to apply to Irish Water to build-over/near a water and/or wastewater asset. The Irish Water Codes of Practice are available at **www.water.ie** for reference.

Section A | Applicant details

Question 1: This question requires the Applicant or company applying for a connection to identify themselves, their postal address, and to provide their contact details.

Question 2: If the Applicant has employed a consulting engineer or an agent to manage the application on their behalf, the agent's address and contact details should be recorded here.

Question 3: Please indicate whether it is the Applicant or the agent who should receive future correspondence in relation to the build-over/near application.

Section B | Site details for the proposed build-over/near

Question 4: This question relates to the type of application is being applied for, a Build-over or Build Near

Question 5: This is the address of the site requiring the build-over/near and for which this application is being made.

Question 6: Please provide the Irish Grid co-ordinates of the proposed site. Irish grid positions on maps are expressed in two dimensions as Eastings (E or X) and Northings (N or Y) relative to an origin. You will find these coordinates on your Ordnance Survey map which is required to be submitted with the application.

Question 7: Please provide a brief description of the development, description of the proposed build-over/near and description of why the build-over/near is required.

Question 8: Please identify the Local Authority that is dealing with your planning application if applicable, for example Cork City Council.

Question 9: Please provide the planning reference number granting your proposed development and date of grant of planning permission if applicable.

Question 10: Please provide the new connection application reference number associated with the development if applicable.

Question 11: Please identify the name and address of the landowner where the build-over/build near is to be completed.

Question 12: Please verify if there are any land contamination issues in the vicinity of your proposed build-over/near works.

Section C| Build-over or near details

Question 13: Please identify the type of asset to be built over/near.

Question 14: Please specify the material of the asset to be built over/near.

Question 15: Please specify the diameter of the asset to be built over/near.

Question 16: Please specify the depth to invert of the asset to be built over/near

Question 17: Please specify the proposed horizontal separation distance from the existing asset to the proposed structure.

Question 18: Please provide an approximate date for when the build-over/near is to commence.

Section D| Supporting documentation

Please provide additional information as listed.

Section E| Declaration

Please review the declaration, sign, and return the completed application form to Irish Water by email or by post using the contact details provided in Section E.

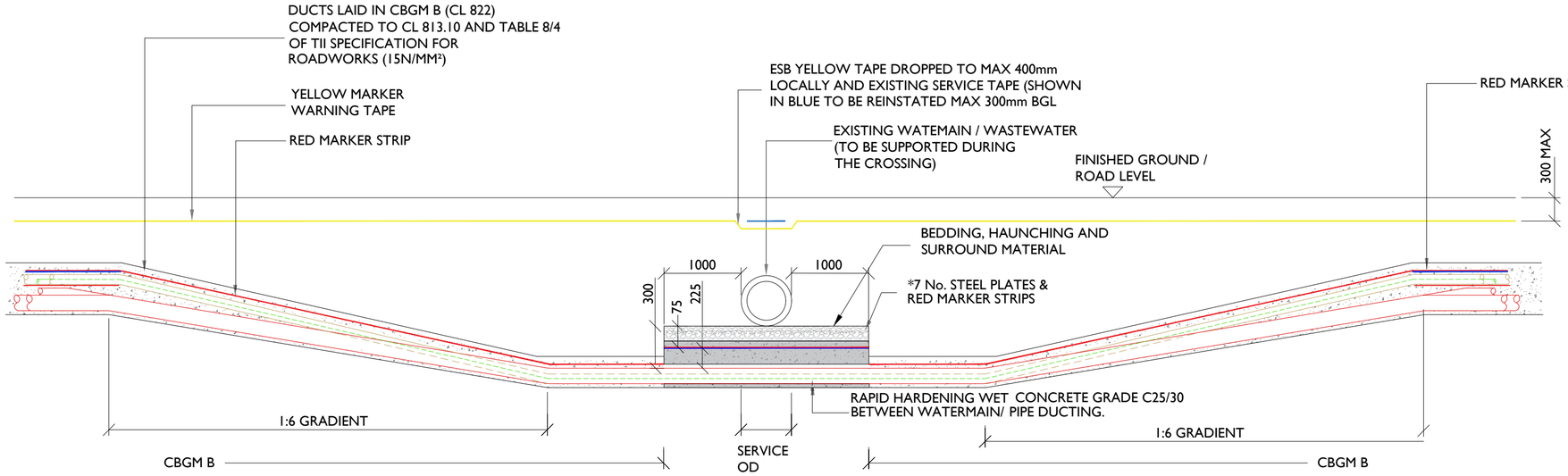
Note: All infrastructure will be installed inline with Irish Water document IW-CDS 5020-03 (Revision 2 – 2020) and as per Health and Safety Authority Code of Practice

SETUP >

Friday 26 September 2025

Project	**Cashla to Athenry Peaker Plant**
Code:	**300-101270**

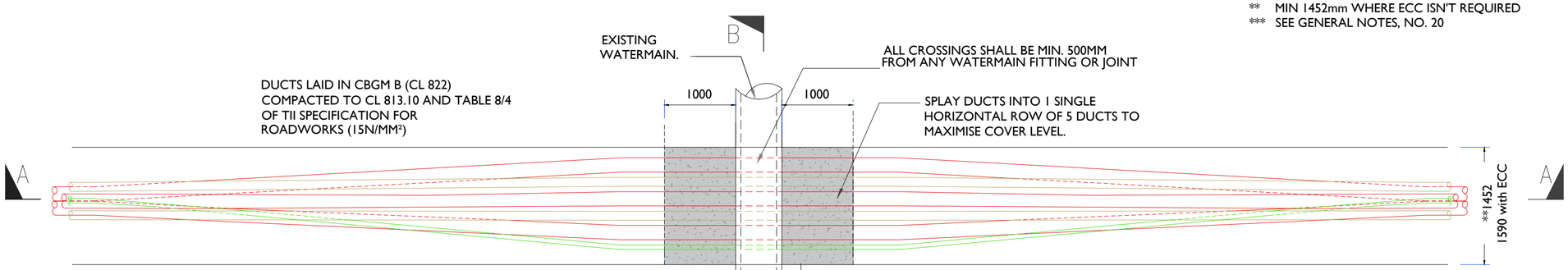
Done	Asset Description	Year Installed	Crossing Method	Road Segment	ITM Coordinates	Irish Grid Coordinates	Facility Identifier	Pressure Bar	Water Pipe Function	Chainage	Comment/Current Status	Assigned to
	100mm uPVC	N/A	Parallel	L1704	X = 545236.738 Y = 728049.003	E = 145274.146 N = 228020.52	WM1136036	Low	Distribution	3325m	Potable water distribution main is encountered at Chainage 3325m, carries in parallel until chainage 4700m	Planning
	100mm uPVC	2004	Parallel	L1704	X = 546225.654 Y = 729367.134	E = 146263.272 N = 229338.938	WM1134461	Low	Distribution		Potable water distribution main is encountered at Chainage 5050m, carries in parallel until chainage 5280m	Planning
	50mm uPVC	2004	Parallel	L1704	X = 546225.654 Y = 729367.134	E = 146263.272 N = 229338.938	WM1136031	Low	Distribution		Potable water distribution main is encountered at Chainage 5050m, carries in parallel until chainage 5280m	Planning
	100mm uPVC	2004	Undercrossing- Flat	L1704	X = 546370.818 Y = 729561.423	E = 146408.466 N = 229533.27	WM1134461	Low	Distribution	5300m		Planning
	50mm uPVC	2004	Undercrossing- Flat	L3106	X = 546382.950 Y = 729563.179	E = 146420.602 N = 229535.027	WM1136031	Low	Distribution	5310m		Planning
	300mm Ductile Iron	1999	Parallel	L3106			WM0378323	Low	Trunk	5325m	Potable water Trunking main is encountered at Chainage 5325m, carries in parallel until chainage 6750m	Planning
	300mm Ductile Iron	1999	Parallel - HDD	L3106	X = 546644.710 Y = 729398.375	E = 146682.418 N = 229370.189	WM0378323	Low	Trunk	5625m	HDD across M17 5620m TO 5750m	Planning



SECTION A-A

SCALE 1:50

* 6X200mm STEEL PLATE & RED MARKER WHERE ECC ISN'T REQUIRED
** MIN 1452mm WHERE ECC ISN'T REQUIRED
*** SEE GENERAL NOTES, NO. 20

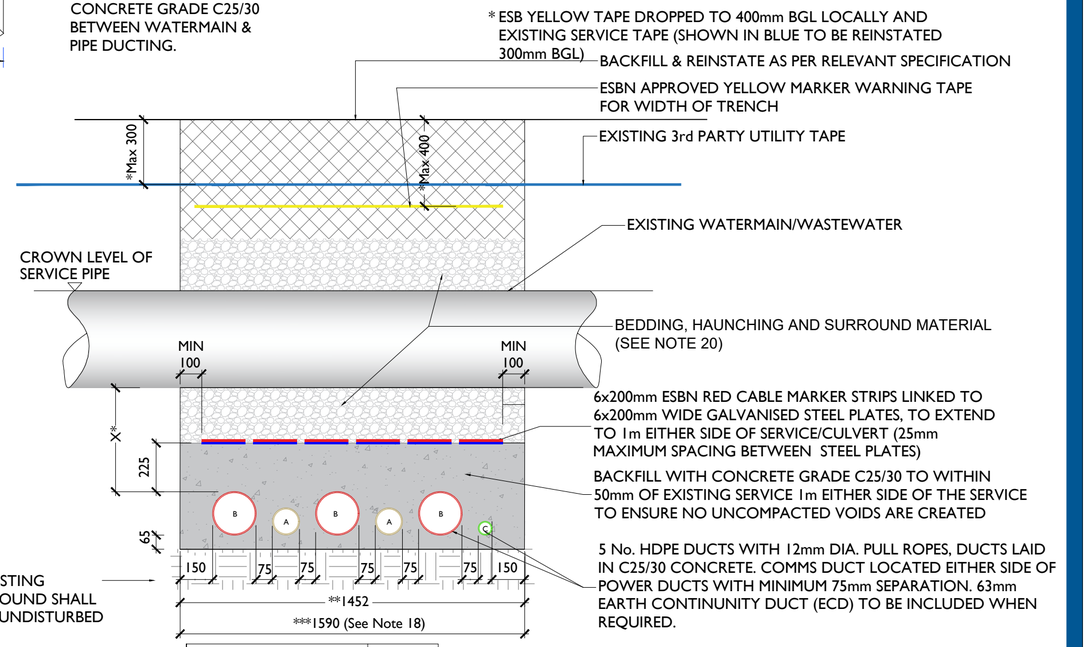


PLAN VIEW

SCALE 1:50

GENERAL NOTES

1. This drawing is subject to planning approval and is not to be used for construction.
2. This drawing is to be read in conjunction with all other relevant documentation.
3. Do not scale from this drawing use only printed dimensions
4. All dimensions are in millimetres, all chainages, levels and co-ordinates are in metres unless defined otherwise.
5. No excavation shall commence until the Contractor has consulted up to date services drawings and carried out an Electromagnetic Locator (EML) Scan.
6. Hand dig only within 500mm of existing services.
7. If compacting CBGM B could cause damage to the culvert / service below, use rapid hardening cement grade C25/30 following engineers prior approval.
8. For standard trench cross section drawings and minimum horizontal separation to existing services, see 300101269-DR-117 (TREFOIL).
9. Where depths exceed 2500mm to the top of duct the Contractor shall consult the cable system design engineer for phase spacing requirements.
10. Backfill as per guidelines for the opening, backfilling and reinstatement of openings in public roads (2015).
11. **ESB's preference is to cross under existing services where possible.**
12. Backfill as per guidelines for the opening, backfilling and reinstatement of openings in public roads (2015)
13. As per WIS 4-08-02 & IGN 4-08-01 granular material shall be 14mm to 5mm graded aggregate or 10mm single sized aggregate
14. If any Watermains are damaged during construction they will be replaced in full. camera scoping will be completed before and after the works.
15. The Contractor is responsible for the design and construction of all temporary works. The Contractor shall appoint a temporary works designer, and submit temporary works design to PSDP for review.
16. 225mm minimum concrete over ducts where they transition from standard cross section and where they are at less than standard cover to ground level.
17. Replace existing service marker tape over ESB yellow marker tape.
18. The owner of the existing utility being crossed must be consulted in advance of works commencing as per their guidelines.
19. The Contractor shall record detailed as-built information as per the specification. At all crossing locations these records shall include photographic evidence clearly demonstrating that minimum service clearances and duct separations have been achieved.
20. Where duct for Earth Continuity Conductor (ECC) is required for single point bonded sections, attach the 63mm ECC duct to the A duct and update the trench width accordingly.



SECTION B-B

SCALE: 1:20

EXISTING WATERMAIN	X (mm)
<=300	200
>300	300

A = 125mm OUTER DIAMETER HDPE ESB APPROVED COMMS DUCT, SDR=17.6
B = 200mm OUTER DIAMETER HDPE ESB APPROVED POWER DUCT, SDR=21
C = 63mm OUTER DIAMETER HDPE FOR EARTH CONTINUITY CONDUCTOR

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Tel: 00353 66 7135710

PROJECT

Athenry OCGT Peaking Plant to Cashla 220 kV Grid Connection

CLIENT

Bord Gáis Energy

CONSULTANTS

AtkinsRéalis

NOTES: -

LEGEND: -

- 200mm Ø HDPE POWER DUCT WITH 12mm DIAMTER PULL ROPE
- 125mm Ø HDPE COMMUNICATION DUCT WITH 12mm DIAMTER PULL ROPE
- 63mm Ø HDPE EARTH CONTINUITY CONDUCTOR WITH12mm DIAMTER PULL ROPE
- RED MARKER STRIP OR STEEL PLATES
- YELLOW MARKER WARNING TAPE
- 6mm GALVANISED STEEL PLATE
- EXISTING SERVICE TAPE

ISSUE/REVISION

P1	05.09.25	Issued for Plannig
N1	03.06.25	Issued for Information
I/R	DATE	DESCRIPTION

PROJECT NUMBER

300-101269

SHEET TITLE

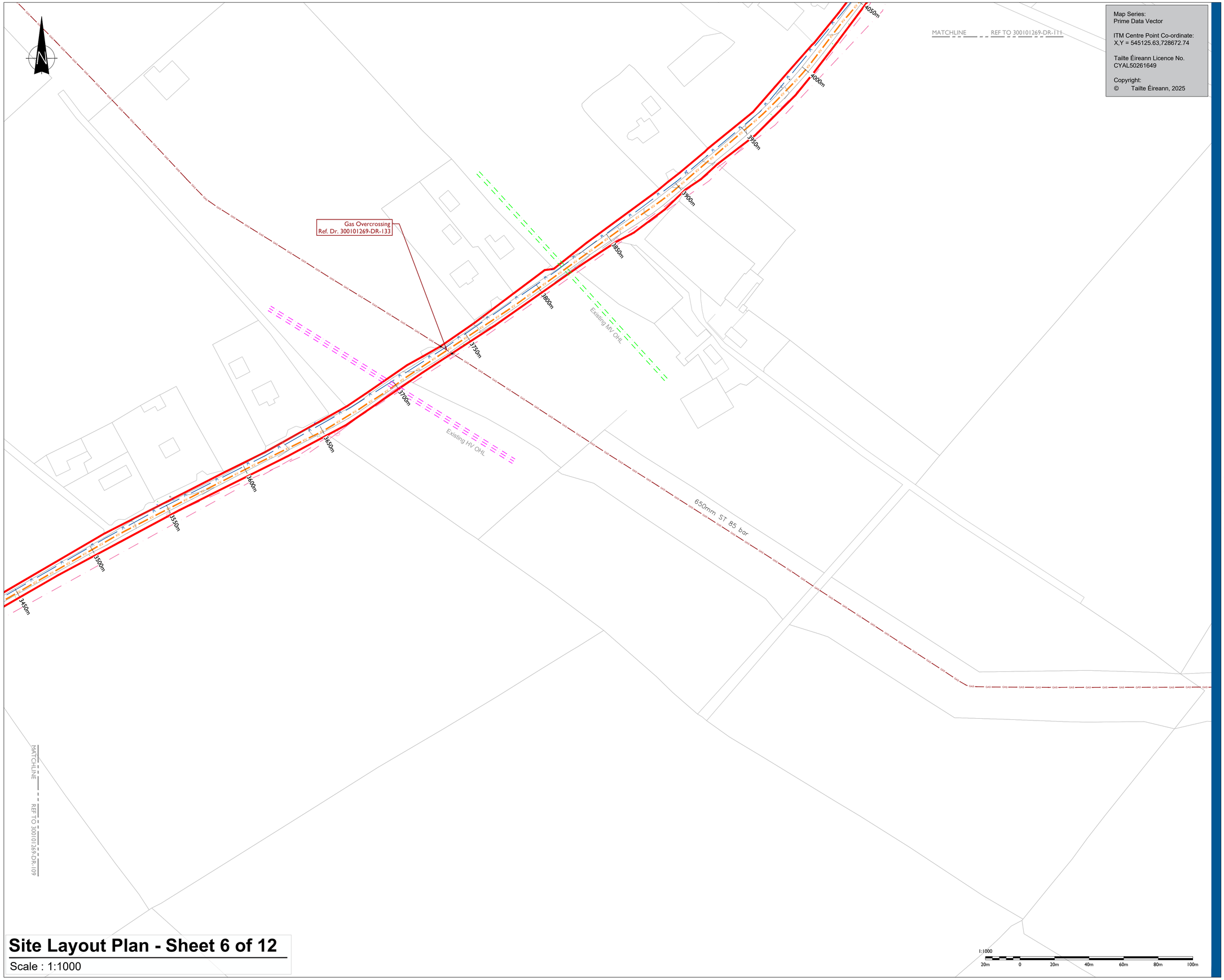
Trench Sections For Undercrossing Existing Watermain/Wastewater

SHEET NUMBER

300101269-DR-131

Project Management Initials: Designer: JC Checked: GC Approved: DB

ISO A1 594mm x 841mm



Map Series:
Prime Data Vector

ITM Centre Point Co-ordinate:
X,Y = 545125.63,728672.74

Tailte Éireann Licence No.
CYAL50261649

Copyright:
© Tailte Éireann, 2025

1:1000
20m 0 20m 40m 60m 80m 100m

Site Layout Plan - Sheet 6 of 12

Scale : 1:1000

Project Management Initials: Designer: JC Checked: GC Approved: DB

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PROJECT

Athenry OCGT Peaking Plant to Cashla 220 kV Grid Connection

CLIENT

Bord Gáis Energy

CONSULTANTS

AtkinsRéalis

NOTES: -

- This drawing is to be used only for the purpose of the planning application and is subject to detailed design.
- Position of underground cable and location of joint bays, links boxes and comms chambers may vary depending on site conditions.
- Position of link boxes and comms chambers is to be agreed onsite with EirGrid/ESB.
- Other services may be encountered on the route.

LEGEND: -

- Proposed 220 kV UGC Grid Connection Route (8.1km)
- Planning Boundary shown thus
- Existing ESB OHL HV Network
- Existing ESB OHL LV/MV Networks
- Irish Water Infrastructure
- Existing Eir Network OHL
- Existing Irish Gas Networks

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P1	05.09.25	Issued for Planning
N1	03.06.25	Issued for Information

PROJECT NUMBER

300-101269

SHEET TITLE

Site Layout Plan -
Sheet 6 of 12

SHEET NUMBER

300101269-DR-110

ISO A1 594mm x 841mm

Map Series:
Prime Data Vector

ITM Centre Point Co-ordinate:
X,Y = 545125.63,728672.74

Tailte Éireann Licence No.
CYAL50261649

MATCHLINE REF TO 300101269-DR-112

4600m
4550m
4500m
4450m
4400m
4350m
4300m
4250m
4200m
4150m
4100m
4050m

Existing LV OHL
Existing MV OHL
Existing MV OHL
Existing LV OHL

Joint Bay 6
Comms Chamber,
Link Box

MATCHLINE REF TO 300101269-DR-110

1:1000
20m 0 20m 40m 60m 80m 100m

Site Layout Plan - Sheet 7 of 12

Scale : 1:1000

Project Management Initials: Designer: JC Checked: GC Approved: DB

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PROJECT

Athenry OCGT Peaking Plant to Cashla 220 kV Grid Connection

CLIENT

Bord Gáis Energy

CONSULTANTS

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NOTES: -

- This drawing is to be used only for the purpose of the planning application and is subject to detailed design.
- Position of underground cable and location of joint bays, links boxes and comms chambers may vary depending on site conditions.
- Position of link boxes and comms chambers is to be agreed onsite with EirGrid/ESB.
- Other services may be encountered on the route.

LEGEND: -

- Proposed 220 kV UGC Grid Connection Route (8.1km) — KV
- Planning Boundary shown thus
- Existing ESB OHL LV/MV Networks
- Existing ESB UGC Networks — KC
- Irish Water Infrastructure — W
- Existing Eir Network OHL
- Existing Eir Network UGC
- Monuments

ISSUE/REVISION

P1	05.09.25	Issued for Planning
N1	03.06.25	Issued for Information
I/R	DATE	DESCRIPTION

PROJECT NUMBER

300-101269

SHEET TITLE

Site Layout Plan -
Sheet 7 of 12

SHEET NUMBER

300101269-DR-111

Project Management Initials: Designer: JC Checked: GC Approved: DB

Map Series:
Prime Data Vector

ITM Centre Point Co-ordinate:
X,Y = 545125.63,728672.74

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CYAL50261649

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LEGEND: -

- Proposed 220 kV UGC Grid Connection Route (8.1km)
- Planning Boundary shown thus
- Existing ESB OHL LV/MV Networks
- Irish Water Infrastructure
- Existing Eir Network OHL
- Existing Eir Network UGC
- Monuments

Irish Water Crossing
Under crossing
Ref. Dr. 300101269-DR-131

Joint Bay 07
Comms Chamber,
Link Box

Irish Water Crossing
Under crossing
Ref. Dr. 300101269-DR-131

Existing MV OHL

Existing MV OHL

Existing MV OHL

5000m 4950m 4900m 4850m 4800m 4750m 4700m 4650m 4600m 5050m 5100m 5150m 5200m 5250m 5300m 5350m 5400m

MATCHLINE REF TO 300101269-DR-113

MATCHLINE REF TO 300101269-DR-111

1:1000
20m 0 20m 40m 60m 80m 100m

NOTES: -

- This drawing is to be used only for the purpose of the planning application and is subject to detailed design.
- Position of underground cable and location of joint bays, links boxes and comms chambers may vary depending on site conditions.
- Position of link boxes and comms chambers is to be agreed onsite with EirGrid/ESB.
- Other services may be encountered on the route.

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PROJECT

Athenry OCGT Peaking Plant to Cashla 220 kV Grid Connection

CLIENT

Bord Gáis Energy

CONSULTANTS

AtkinsRéalis

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P1	05.09.25	Issued for Planning
N1	03.06.25	Issued for Information

PROJECT NUMBER

300-101269

SHEET TITLE

Site Layout Plan - Sheet 8 of 12

SHEET NUMBER

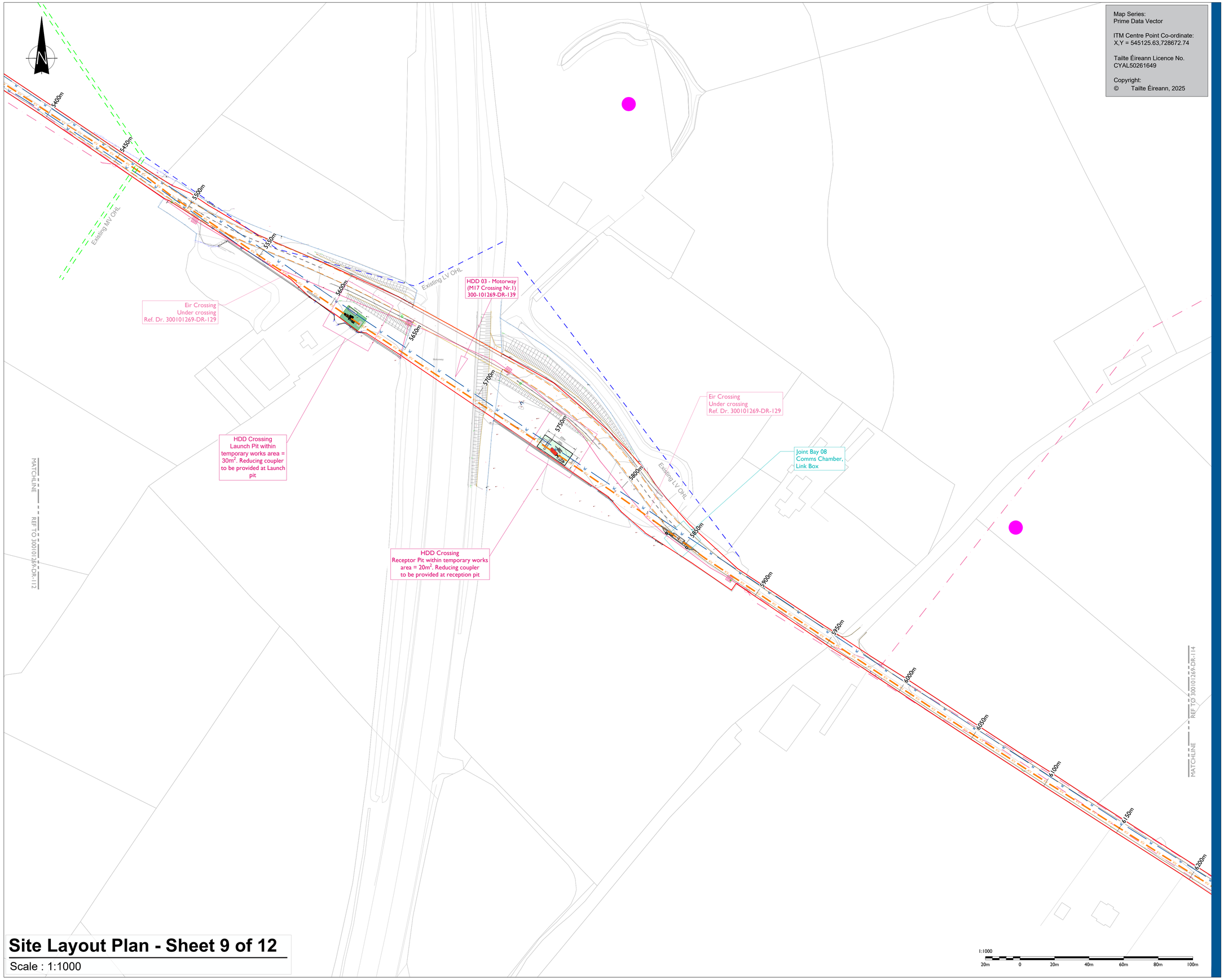
300101269-DR-112

Site Layout Plan - Sheet 8 of 12

Scale : 1:1000

ISO A1 594mm x 841mm

ISO A1 594mm x 841mm



Project Management Initials: Designer: JC Checked: GC Approved: DB

Site Layout Plan - Sheet 9 of 12

Scale : 1:1000

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PROJECT

Athenry OCGT Peaking Plant to Cashla 220 kV Grid Connection

CLIENT

Bord Gáis Energy

CONSULTANTS

AtkinsRéalis

NOTES: -

- This drawing is to be used only for the purpose of the planning application and is subject to detailed design.
- Position of underground cable and location of joint bays, links boxes and comms chambers may vary depending on site conditions.
- Position of link boxes and comms chambers is to be agreed onsite with EirGrid/ESB.
- Other services may be encountered on the route.
- Position of HDD launch/reception shown points are indicative only and will be subject to site investigation works and detailed design.

LEGEND: -

- Proposed 220 kV UGC Grid Connection Route (8.1km)
- Planning Boundary shown thus
- Existing ESB OHL LV/MV Networks
- Irish Water Infrastructure
- Existing Eir Network OHL
- Existing Eir Network UGC
- Existing Road Edge Survey
- Monuments

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P2	25.09.25	Updated for Trunking Main
P1	05.09.25	Issued for Planning
N1	03.06.25	Issued for Information

PROJECT NUMBER

300-101269

SHEET TITLE

Site Layout Plan -
Sheet 9 of 12

SHEET NUMBER

300101269-DR-113