

Padraic & Sarah Quirke  
Tobar na bhFiann  
Athenry  
Galway

An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

21/04/2026

Re: Objection to Planning Application Ref. 324113 – Construction of an open-cycle gas turbine power plant, primarily fuelled by Natural Gas, Above Ground Installation and ancillary development (Cashla Peaker Plant)

Location: Pollnagroagh and Rathmorrissy (Townlands), Athenry, Co. Galway

Applicant: Bord Gáis Energy Limited.

Planning Application Reference Number: 324113

Dear Sir/Madam

I am writing to formally object to the proposed Cashla Peaker Plant. I reside approximately 2km northeast of the proposed site in Tobar na bhFiann with my young family. Our 3 young children attend a local primary school and preschool which is 2.8km from the proposed Peaker plant. This has been our family's homeplace for generations. While acknowledging the need for electricity infrastructure, I have serious concerns for my family's health and safety as well as that of the wider community, the environmental impact, the impact on residential amenity, heritage, traffic, and procedural shortcomings.

I wish to object based on the following grounds:

**1. Air Quality and Health Risks**

The main feature of the Peaker plant is a single open-cycle gas turbine and generator which, depending on the technology used, will have a total output capacity of either 325MW or 334MW making it one of the largest of its kind in the country. The gas turbine combusts natural gas as the primary fuel and, if required, low sulphur diesel as a secondary backup fuel sending exhausts into the air via a vertical exhaust stack 30metres in height above ground. The emissions from the Peaker plant will include a range of possible air pollutants including

Nitrogen Dioxide (NO<sub>2</sub>), Carbon Monoxide (CO), Sulphur Dioxide (SO<sub>2</sub>), and particulate matter (PM10). Exposure to such pollutants is linked to respiratory illnesses such as asthma and bronchitis as well as cardiovascular disease.

My home lies directly within the plume from the proposed Peaker plant emissions based on the modelled concentration areas for the wind dispersion of the pollutants per the planning application. The proposed operational life of the plant is up to and including 31 December 2050 at a minimum which will mean long term exposure for my young family.

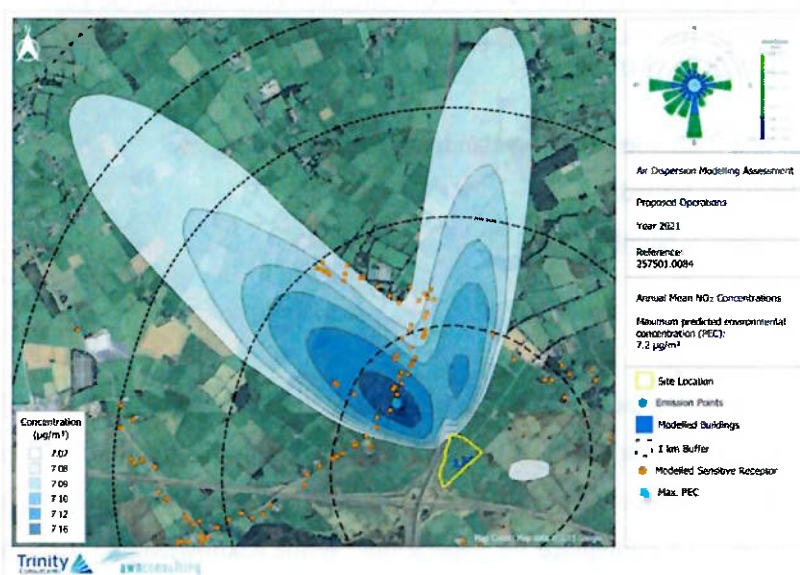


Figure 7-6 – Proposed Operations Modelling Results – Maximum Annual Mean NO<sub>2</sub> Concentrations

I do not want my family or myself exposed to these harmful emissions. In my view the emissions related to both gas and diesel are not adequately assessed in the planning application and local exposure is underestimated.

The dispersion modelling appears to rely on single-year (2021) meteorological data rather than a multi-year wind dataset, which is inconsistent with EPA and EU guidance. This approach risks underestimating pollutant concentrations and does not represent a robust or conservative assessment of air quality impacts.

Emissions appear to be downplayed. As per the application it states that ‘there is no prescribed emission limits within the Industrial Emissions Directive (2010/75/EU) for gas turbines operating for less than 500 hours per year on liquid fuel. Instead, exhaust emissions when

combusting low sulphur diesel are controlled to within the European Large Combustion Plant BREF Best Available Techniques limits for <500 hours operation.’ The air emissions have been modelled on continuous operations in natural gas mode only whilst diesel has only been modelled at less than 500 hours per year hence cumulative air quality impacts may be underestimated. Whilst it is intended that gas will be the primary fuel used there is no guarantee that this will be the case. Ireland has limited remaining domestic gas, and it is shrinking – supply from the Corrib gas field was down by 7% in 2024 and 79% of our supply is imported. With limited domestic supplies of gas, it could be the case that the plant will run on the most readily available fuel source in times of demand surge whether it be gas or diesel. Ireland does not have any gas storage or liquefied natural gas (LNG) facilities. The proposal is being submitted on the premise that average annual hours of use will be 100 hours when the turbine is operated in natural gas mode. Mandatory testing on the low sulphur diesel backup fuel is anticipated to occur for up to 18 hours per annum in accordance with EirGrid (the Transmission System Operator) Grid Code. I have serious concerns related to these assumptions as these estimates could ultimately change depending on external factors and demand requirements and result in increased usage of either gas or diesel.

In calculating the emissions, the application does not include the starting up and shutting down times of the turbines of the Peaker plant. This would include large spikes in emissions. Turbine emissions are unclear and emission assessment does not emphasise the highest impact scenarios especially when operating with diesel or peak operation. Compared with gas, the combustion of diesel is much dirtier especially during start up and heavy loads.

Studies of Peaker-type generation have shown that such plants may produce disproportionately high emissions per unit of electricity generated, particularly during start-up and ramping phases, resulting in elevated releases of nitrogen oxides and secondary particulate matter. These findings indicate that potential health impacts arising from emissions cannot be considered negligible, particularly for populations residing in close proximity to the proposed development such as myself.

In this context, it is essential that the Environmental Impact Assessment fully and transparently assesses the potential health impacts on the local population, including cumulative and intermittent emission effects specific to Peaker plant operation. Any reliance on generalised or averaged emission data, rather than worst-case or peak operational scenarios, would represent a significant deficiency in the assessment of the human environment.

In accordance with the precautionary principle, where credible scientific evidence indicates a potential risk to human health, even in the absence of absolute certainty, a cautious and rigorous approach to assessment is required.

I respectfully urge the Commission to ensure that the proposed development is subjected to the highest level of scrutiny, particularly regarding its potential impacts on air quality and associated health outcomes. The proximity of the proposed development to established residential dwellings including my own further elevates the significance of these potential impacts, as those living closest to the site would be disproportionately exposed to any adverse air quality effects.

The location of the proposed development to the west of Athenry town also gives rise to a clear risk that prevailing westerly winds will carry emissions over the town. This potential pathway of exposure must be specifically and rigorously assessed and cannot be dismissed through generalised modelling assumptions. Athenry is a growing town with a population of approximately 4,600 people as per the most recent census in 2022. The scale of this population is significant in the context of potential exposure to emissions, particularly given the town's proximity and position relative to prevailing wind patterns.

Athenry hosts multiple preschools, schools and post-primary schools accommodating a substantial population of students on a daily basis including my own children. These facilities represent highly sensitive receptors within the receiving environment and are located within the zone of influence of the proposed development. Given the location of the proposed development relative to Athenry town, and the prevalence of westerly winds, there is a credible pathway by which emissions may be transported toward these schools. This causes me great concern as my own children will attend these schools during the operational lifespan of the plant.

The Environmental Impact Assessment must therefore explicitly assess air quality impacts at these specific receptor locations, including worst-case meteorological conditions and peak operational scenarios. Any failure to individually assess schools as discrete sensitive receptors would represent a significant deficiency in the evaluation of the human environment. Children are recognised as a particularly vulnerable group in air quality assessment due to their developing respiratory systems and higher relative exposure rates. This further elevates the importance of a precautionary and site-specific assessment.

## **2. Inappropriate Site Entrance – Moanbaun Access**

I have several concerns related to the proposed site entrance at Moanbaun and my observations are based on local knowledge, road characteristics, and planning documentation with my focus being on road safety, vehicle manoeuvring, environmental risks, and operational feasibility.

The entrance is located on a rural road in the townland of Moanbaun, connecting to the L3103, with the following features:

- Narrow rural road, insufficient for two-way heavy vehicle traffic.
- Entrance situated on a bend with a dip, reducing visibility.
- Adjacent hill on approach, making vehicle acceleration and traction challenging during winter.

As a result of the application the volume of traffic including large industrial vehicles (Heavy goods vehicles (HGV)/tankers) using the L3103 will increase substantially. See the following list of vehicle movements required into and out of the site on a daily, weekly, monthly and annual basis.

- **Supply of Diesel** (5470 tonnes) storage tanks – in excess of **300 large tankers required to refill.**
- **Water filtration** required to clean diesel – wastewater to be removed by tanker as required.
- **Deminerilised water waste** – 2 tankers per day and between 15-20 tankers annually
- **Waste Water Treatment Plant – Foul Sewer** - tanker once a week.
- **Generator Maintenance / Turbine solvent clean down** - will occur at least quarterly (or as required) and removed by tanker.
- **Generator / Turbine Washdown cleaning solution** - carried out as required and emptied by tanker.
- **Lubrication oil replacement** - will be removed from site by a licenced contractor as required.

Whilst it may not be possible to estimate the number of tankers that will travel in to and out of the site for the provision of these functions/services it is reasonable to assume that the volume will increase with usage and will also increase as the site ages/technology in the turbine gets older which gives me serious cause for concern. Based on the features of the existing road and

compounded by the additional volume of tankers using this road I also have the following safety concerns.

- **Restricted Line of Sight** – The bend and dip in the road at the entrance site severely limits visibility for both exiting and approaching vehicles. Drivers would have minimal reaction time, particularly at night or in poor weather.
- **Narrow Road** – Two-way traffic is currently constrained; if the plant were to be approved the required HGVs or diesel tankers may need to swing into oncoming traffic. Passing smaller vehicles is difficult, increasing collision risk.
- **Hill and Freezing Weather** - Vehicles have previously struggled to climb the hill in icy conditions. Slippage or stalling of trucks could block the road, delaying traffic and emergency access.
- **Documented Collisions** - Local knowledge confirms several previous accidents at or near the entrance, showing that this location is already a high-risk spot.
- **Operational Concerns/Large truck manoeuvrability** – It may be difficult for articulated trucks to turn into the entrance without multiple-point turns.
- **Winter reliability** - Ice or snow increases the chance of stalled vehicles, delaying deliveries of fuel or equipment.
- **Construction impact** - Heavy traffic during plant construction will amplify existing road hazards.
- **Environmental Implications** - Spills from stalled or colliding vehicles may enter roadside ditches or drainage systems, posing risk to soil, fields, and nearby private wells. Increased traffic and idling trucks contribute to noise, dust, and air pollution along the narrow road. Night-time security lighting may produce glare along the approach, affecting drivers and nearby residents.

It is my view that the Moanbaun site entrance presents significant safety, operational, and environmental risks. Located on a narrow local road with restricted line of sight, bend and dip geometry, winter hazards, and collision history all indicate that the entrance is unsuitable for regular heavy traffic required by the Peaker plant.

See below images for reference:



Approach to site entrance from Athenry direction.



Proposed site entrance on approach from Athenry direction.

### **3. Impact on Residential Amenity – Noise, Lighting, Visual Intrusion & Cumulative Impact of the M6**

The proposed development will cause significant disruption to our quality of life.

Continuous noise from turbines/equipment and/or intermittent operation of this Peaker Plant especially at night can disturb sleep and reduce the perception of tranquillity which isn't captured in modelling which focus only on average decibel levels. Intermittent operation creates additional noise and vibration that can disturb homes, livestock, and wildlife.

Light pollution from the site will have a significant impact on nearby residents and the flow of traffic on the M6 motorway beside the site. The lighting assessment is broad and assumption based, and not deeply detailed. In my view, drivers on the M6 motorway beside the Peaker plant may become distracted and dazzled by the glare of the lighting especially at night. (57 lighting columns 8m high and 5 lighting columns 20m high) this is a large volume for a rural site and the nighttime illumination footprint would be noticeable.

Visual intrusion into the rural landscape will be created by the turbine and stack rising 30metres in height which is well above the rural hedgerows and would be visible from a distance. Furthermore, there will be a 36metre high telecommunications mast as well as numerous above ground tanks on site in varying heights - Five above-ground tanks including two bunded fuel tanks (approximately 11.1m high), one fire and service water tank (approximately 13m high), one demineralised water tank (approximately 15.4m high) and one demineralised waste tank (approximately 5m high). This area is agricultural and this industrial structure and lighting are a stark visual contrast. This Peaker plant would be visually intrusive in a rural landscape.

The cultural value and character of the surrounding agricultural landscape is important to local identity and community sentiment. I argue that this Peaker plant would, alter the visual character of the fields of Athenry, impact the sense of rural heritage and cultural identity tied to the Athenry iconic landscape.

There is a notable absence of any meaningful or comprehensive landscaping or tree planting plan to mitigate its visual impact. The application does not include a detailed or enforceable scheme for perimeter planting, native tree belts, or structural landscaping that would assist in integrating the development into the surrounding countryside.

Given the scale of the overall site, this omission is particularly concerning. A development of this extent would reasonably be expected to incorporate a robust and clearly defined landscape strategy, including substantial tree planting designed to provide screening and soften visual impacts over time. No such strategy has been adequately provided. The lack of a committed planting scheme will result in the development remaining highly visible and visually dominant for the foreseeable future.

The proposal is therefore contrary to the policies and objectives of the Galway County Development Plan which seek to protect rural landscape character, safeguard visual amenity, and ensure that new development is appropriately integrated into its surroundings through effective landscaping and design measures. The development represents a failure to adequately assimilate into the receiving environment and would result in an unacceptable adverse impact on the character of the area.

The site is a green field site located in a predominantly agricultural zone. It also sits with an area that has been identified as a strategic economic corridor between Athenry and Oranmore as part of the Galway County development plan. *‘Economic corridors particularly employment corridors such as the Oranmore – Athenry Strategic corridor must be developed/promoted and serviced to high international standards to attract further Foreign Direct Investment and indigenous industries/ businesses, building on the existing strategic location and infrastructure. This corridor will be promoted **sustainably** as a centre for major national and international enterprises’.*

The proposed development is counter to the strategic aims of the county development plan, the plant does not create jobs and it will not reduce the county’s dependency on imported fossil fuels.

Residents of Athenry have already been exposed to environmental burdens from the nearby M6 motorway, including:

- Traffic-related air pollution (NOx, PM2.5/PM10)
- Noise pollution affecting homes, schools, and recreational areas
- Visual intrusion and reduction in local amenity

The proposed Peaker plant would introduce additional, intermittent emissions, operational noise, and industrial infrastructure into the same environment, thereby compounding existing impacts on local residents.

Cumulative exposure to multiple sources of air pollutants and noise is widely recognised in environmental and health research as increasing risks to human health, particularly for vulnerable populations such as children, the elderly, and individuals with pre-existing respiratory conditions.

Planning policy and Environmental Impact Assessment Report guidance require that cumulative effects be explicitly assessed, yet the current application does not appear to adequately consider the combined impacts of the Peaker plant with existing environmental stressors, including the M6 motorway. I therefore request from the Commission to require a comprehensive cumulative impact assessment, including air quality, noise, visual amenity, and human health impacts, prior to determination on the outcome of this application. Without such an assessment, the true effect of the proposed development on the local population cannot be properly understood or mitigated.

#### **4. Karst Region - Risk to Private Wells & Local Heritage**

Many households in Athenry and the surrounding area rely on private wells for drinking water and domestic use, including that of my extended family. The proposed Peaker plant involves fuel storage, chemical handling, and emissions that could potentially contaminate groundwater and surface water through accidental spills, leaks, or atmospheric deposition.

Private wells are particularly vulnerable because they are untreated and directly accessed, meaning any contamination could pose immediate health risks to residents. The Environmental Impact Assessment does not appear to adequately identify or assess the risk to these private water supplies, nor does it outline robust mitigation or monitoring measures. The Commission is therefore requested to require a site-specific assessment of potential groundwater and well contamination, including:

- Hydrogeological study of local aquifers and well locations
- Risk of chemical fuel spillage and atmospheric deposition reaching groundwater
- Independent water quality monitoring before, during, and after plant operation

- Contingency measures and remediation plans in case of contamination

Without these measures, private water supplies in the area could be at significant and avoidable risk, representing a material concern in the assessment of the human environment.

I live in the townland of Tobar na bhFiann which inherits its name from the water/well in the area, the translation being the well of the Fianna (or wild deer). The area is known for this well after which it is named. Please see a picture below (taken on 6 April 2026) of a permanent body of water located north of the proposed development in the heartland of Tobar na bhFiann and close to the historical site of this well. It too lies within the emissions plume based on the modelled concentration areas for the wind dispersion of the pollutants per the planning application.



The proximity of the proposed development to this body of water causes me grave concern. As this is a karst region water flows rapidly through cracks (not filtered through soil), and pollution can travel straight into the groundwater.

## 5. Hazard / Explosion Risk

The proposed Peaker plant involves the storage of large volumes of chemicals in addition to fuel tankers of diesel (5,470 tonnes/6.4million litres) and the gas pipeline interconnection, all of which inherently carry a risk of fire and explosion, particularly during start-up, ramping, or equipment malfunction. A quantity of propane gas will be used to establish combustion in the gas turbine when starting with low sulphur diesel fuel. One tonne (1,900 litres) of propane gas will be stored which is sufficient for around 30 start events. See below extract of the chemical storage on-site.

<b>Chemical</b>	<b>Volume</b>
Lubricating oil to top-up equipment bearing lubrication systems	100 litres
Lubricating grease to top up equipment bearing grease	50 kg
Water system biocide to protect the closed-circuit cooling system	100 litres
Biocide for low sulphur diesel storage	1000 litres
Corrosion Inhibitor to protect the closed-circuit cooling system	100 litres
Weak sulphuric acid	1no. IBC (1000 litres)

An accidental explosion could have catastrophic consequences for nearby residents, schools, and businesses, including physical injury, property damage, and environmental contamination.

The Environmental Impact Assessment does not appear to provide a detailed, site-specific explosion risk assessment, nor does it clearly outline preventive measures, emergency response protocols, or independent verification of safety systems.

Given the proximity of multiple schools (approx. 2,000 children daily), residential properties, and private wells, the potential consequences of an explosion warrant rigorous assessment. The Commission is therefore requested to require a comprehensive explosion and fire risk analysis, including:

- Worst-case scenario modelling
- Preventive engineering measures
- Emergency response and evacuation planning

- Independent safety verification

Without such assessment and mitigation, the development presents a significant risk to human health, safety, and the environment, which is a material consideration in the planning evaluation.

#### Lack of Major Emergency Plan

The proposed Peaker plant does not appear to include a comprehensive Major Emergency Plan for catastrophic incidents, including chemical fuel spills, fires, or explosions. Critically, there is no evidence of consultation with local emergency services, including the HSE, fire brigade, or An Garda Síochána, to ensure coordinated response in the event of an emergency. A robust emergency plan is essential for the protection of nearby residents, schools, and businesses. The absence of consultation with relevant emergency authorities significantly increases the potential for delayed or ineffective response during critical incidents.

I respectfully request the Commission to require a site-specific Major Emergency Plan, developed in consultation with local emergency services which includes clear roles, responsibilities, and communication protocols. Independent verification of the plan and associated safety systems would be required. Without these measures, the development would represent a material risk to human health, safety, and the environment, and would fail to meet established standards for risk management and emergency preparedness.

#### Local Fire Service Capacity

Based on publicly available information and community knowledge, the Athenry and surrounding area fire service may not currently have sufficient personnel, specialist training, or equipment to respond effectively to a major incident involving hazardous fuel, chemical releases, or large-scale fires.

Without adequate emergency service capacity, any incident at the proposed development could lead to delayed response, increased risk to life, and greater environmental and property damage. The Commission is therefore requested to consider the current capabilities and limitations of local fire services in assessing risk and there is a requirement for independent verification of the site's emergency preparedness, including compatibility with local fire service capabilities.

Contingency measures or mitigation strategies need to be in place to ensure that emergency incidents can be safely managed. Failure to address local emergency service limitations constitutes a significant and material risk to public safety, particularly given the proximity of residential areas, schools, and private wells.

#### **6. Disruption to Daily Life – Laying of Cable to Cashla Power plant**

The proposed development requires the laying of electrical or fuel supply cables to the Cashla Power Station. The grid connection route traverses approximately 8.1km including along the L7109, L71093, L7108 and L3103 roads.

Due to limited road width along Lisheenkyle East (L7108) and L7109 roads, full road closures will be required. A section of ca. 3km will be closed on both the roads, resulting in a diversion route of ca. 8km, which will add ca. 5km of extra travel.

Such works have the potential to cause significant disruption to local traffic, pedestrian access, and daily life in Athenry, particularly along routes used by school children, commuters, and local businesses. It will severely disrupt my own family's daily life as we regularly use these roads to commute to and from work and school.

Other impacts include:

- Traffic congestion and delays, affecting access to schools, workplaces, and essential services
- Safety risks for pedestrians and cyclists, including school children
- Temporary reductions in public transport reliability
- Impact on local businesses and community facilities due to restricted access.

The Environmental Impact Assessment does not appear to fully assess the magnitude, duration, or mitigation measures for these disruptions. Without detailed planning for traffic management, alternative routes, and clear communication to the public, these works would have a material impact on the amenity, safety, and day-to-day life of residents and schoolchildren. The Commission is therefore requested to require a comprehensive construction and traffic management plan, including:

- Phasing of works to minimise disruption
- Safe pedestrian and cyclist access
- Coordination with schools and local businesses
- Public communication strategies

Proper mitigation of these impacts is essential to protect the local community and maintain access to education, work, and services.

## **7. Emergency Services Access**

Road closures for laying cable to Cashla power station will restrict ambulance and fire service access in rural areas. The proposed development requires the laying of cables to the Cashla Power Station. During these works, residents' access to their homes could be restricted or obstructed, creating both inconvenience and potential risk in emergencies.

The Environmental Impact Assessment does not appear to address whether emergency vehicles (fire, ambulance, Garda) could maintain access to residential properties during construction. Restricted access could delay critical services and put residents, including children and the elderly, at unacceptable risk.

The Commission is therefore requested to require a construction traffic and access management plan that ensures:

- Continuous unobstructed access to all homes along cable-laying routes
- Safe routes for emergency vehicles at all times
- Clear communication to residents about access and potential temporary restrictions
- Coordination with local emergency services to maintain rapid response capability

Proper mitigation is essential to safeguard public safety, human health, and daily life, and to ensure that the development complies with best practice in construction management.

## **8. Climate Impact**

Ireland has committed to ambitious climate targets under the Climate Action and Low Carbon Development Act 2021 and the European Union's Fit for 55 programme, aiming to achieve significant reductions in greenhouse gas emissions by 2030. The operation of additional fossil-

fuel generation capacity, even intermittently, represents a step backward in meeting these legally binding targets. The Environmental Impact Assessment does not appear to sufficiently quantify the carbon intensity per unit of electricity generated, nor does it assess the cumulative contribution of this Peaker plant to regional and national climate objectives.

The Commission is therefore requested to require a comprehensive assessment of the climate impact of the proposed development, including:

- Estimated annual greenhouse gas emissions (CO<sub>2</sub>-equivalent)
- Comparison with Ireland's statutory emission reduction targets
- Evaluation of alternatives, including renewable energy or energy storage solutions
- Cumulative impact in combination with other fossil-fuel generation sources

Without this assessment, the development may undermine national and EU climate commitments, in addition to contributing to long-term environmental degradation.

#### **9. Existing Solar Farms and Battery Storage**

Having regard to the extent of existing and permitted renewable energy development in the wider area, including large-scale solar farms and associated battery energy storage systems in Cregmore, Galway, it is submitted that the need for the proposed gas-fired Peaker plant has not been adequately demonstrated, and the applicant has not met the burden of proof required for approval of a fossil fuel-based strategic infrastructure project.

Battery storage combined with solar generation is specifically designed to provide peak demand support and grid stability. The growing presence of such infrastructure in the locality indicates that a significant portion of the required capacity already exists, or is planned, to meet electricity demand fluctuations without recourse to additional fossil fuel generation. The application fails to provide a clear, evidence-based justification demonstrating why the proposed development is necessary in light of existing renewable and storage capacity. This omission is particularly significant given Ireland's stated national and regional policy objectives to reduce greenhouse gas emissions, decarbonise electricity generation, and maximise renewable energy deployment in accordance with the Climate Action Plan and related energy strategies.

In the absence of a compelling demonstration of need, the proposal constitutes unnecessary duplication of energy infrastructure and represents an avoidable reliance on fossil fuels. The adverse environmental and visual impacts identified, including the highly visible industrial-scale development in a rural agricultural landscape, are therefore not outweighed by demonstrable public or strategic benefit. Accordingly, it is submitted that the development is not justified, is contrary to proper planning and sustainable development, and should be refused.

#### **10. Impact on Property Values**

As someone living close to the proposed development, I'm genuinely worried about how this project will affect the value of my own home and those in our wider community. The site is located beside an established residential area and sits within the wider community of Athenry. Introducing an industrial-scale facility here – along with the intermittent noise from the Peaker plant and the potential for emissions – will inevitably change the character of the area. These kinds of impacts don't just affect the day-to-day quality of our lives but will also influence how people feel about living here in the future. A decline in local amenity or environmental quality can reduce interest in the area and, over time, affect property. Planning practice recognises these issues as part of assessing the human environment, and they deserve full and careful consideration by the Commission.

#### **Conclusion**

In summary, the proposed Peaker Plant presents significant and cumulative risks to public health including that of my own family, the environment, and local amenity. The development's proximity to residential areas, schools, and sensitive receptors, combined with prevailing westerly winds, raises credible concerns about air quality, noise, and exposure to emissions. The Environmental Impact Assessment and planning application also exhibit deficiencies in key areas, including:

- Insufficient contingency and major emergency planning, including consultation with local emergency services. Limited capacity of the local fire service to respond to high-risk incidents.
- Potential risks to private wells, property values, and overall residential amenity.

- Risk of chemical fuel spills, explosions, and cumulative impacts in a locality already affected by the M6 motorway.
- Disruption and reduced emergency access during construction, particularly cable-laying works to the Cashla Power Station.
- Contribution to climate change through greenhouse gas emissions without sufficient assessment or mitigation

Taken together, these considerations indicate that the development may adversely affect public health, safety, and the quality of life of our family and community, and that the Environmental Impact Assessment Report does not fully demonstrate how these risks would be adequately mitigated.

The Commission is therefore requested to carefully consider these material risks and either: refuse permission, or require substantial revisions, including robust independent monitoring, emergency planning, and mitigation measures, before any development proceeds.

Yours faithfully,

Padraic & Sarah Quirke.