
Gas Networks Ireland SID application

From EIAPanning <eiapanning@epa.ie>

Date Tue 7/7/2026 4:49 PM

To SIDS <sids@pleanala.ie>

 1 attachment (312 KB)

SID correspondence 12 May 2026.pdf;

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Re: Application to An Coimisiun Pleanála for a proposal for the provision of a downstream underground gas transmission pipeline connection between the existing Dublin to Galway high pressure gas pipeline and the Edenderry Power Plant, and associated development.

Dear Sir/Madam,

I refer to correspondence received by the Environmental Protection Agency from consultants on behalf of Gas Networks Ireland, dated 12th May 2026 regarding the planning application and Environmental Impact Assessment Report (EIAR) for the above referenced gas transmission development. It is noted that this is a Strategic Infrastructure Development (SID) application under Section 182C of the Planning & Development Act 2000 (as amended). The Agency makes the below observations.

Based on the planning application documentation, the proposed development appears to be in the vicinity of an EPA licenced site (Register No: P0482-04 Edenderry Power Limited) located at Ballykilleen, Edenderry, Co. Offaly. Edenderry Power Limited was issued an Integrated Pollution Prevention & Control (IPPC) Licence (P0482-04) on 19th July 2012. The licenced activity under the First Schedule of the EPA Act 1992 as amended is: *'Class 2.1 Combustion of fuels in installations with a total rated thermal input of 50 MW or more'*.

In accordance with the EPA Act and to give effect to the Industrial Emissions Directive, the licence was amended on 18th December 2013 to incorporate the requirements of an Industrial Emissions Licence. The IE licence (Register No. P0482-04) may need to be reviewed or amended to accommodate the changes proposed in the planning application. The documentation pertaining to this licence (licence application, Environmental Impact Statement, licence and any amendments made to the licence) may be viewed on the Agency's website www.epa.ie.

It is noted that the planning application was accompanied by an EIAR. As part of its consideration of any licence review application that may be received which addresses the changes proposed, the Agency shall ensure that before the revised licence is granted, the licence application will be made subject to an Environmental Impact Assessment as respects the matters that come within the functions of the Agency and in accordance with Section 83(2A) and Section 87(1G)(a) of the EPA Act. In addition, consultation on the licence application and EIAR will be carried out in accordance with Section 87 (1B) to (1H) of the EPA Act as appropriate. Please also note that you will be requested to

provide the documentation relating to the EIA you have carried out to the Agency under Section 173A(4) of the Planning and Development Act 2000 as amended.

Should a licence review application be received by the Agency, all matters to do with emissions to the environment from the activities proposed, the licence review application documentation and EIAR will be considered and assessed by the Agency.

Where the Agency is of the opinion that the activities, as proposed, cannot be carried on, or cannot be effectively regulated under a licence then the Agency cannot grant a licence for such an activity. Should the Agency decide to grant a licence in respect of the activity, as proposed, it will incorporate conditions that will ensure that appropriate National and EU standards are applied, and that Best Available Techniques (BAT) will be used in the carrying out. Finally, please note that in accordance with Section 87(1D)(d) of the EPA Act, the Agency cannot issue a Proposed Determination on a licence application which addresses the development above until a planning decision has been made.

For all further queries and correspondence relating to planning matters, please contact eiaplanning@epa.ie

Yours faithfully,
Marian Doyle

Water, Energy and Business Support Programme
Office of Environmental Sustainability
An Clár um Cheadúnú Comhshaoil
Oifig um Inbhuanaitheacht Chomhshaoil



053-916 0600 (Switch)

eiaplanning@epa.ie

www.epa.ie



The Environmental Protection Agency
Richview Lodge,
McCumiskey,
Clonskeagh Rd,
Dublin 14

Date: 12th May 2026
Ref.: LW/24067

Re: Application for permission / approval for a proposal for the provision of a downstream underground gas transmission pipeline connection between the existing Dublin to Galway high pressure gas pipeline and the Edenderry Power Plant, and associated development

Dear Sir / Madam,

SECTION 182C - STRATEGIC INFRASTRUCTURE DEVELOPMENT

We, JSA Planning, on behalf of the prospective applicant, Gas Networks Ireland, Gas Works Rd, Ballintemple, Cork, T12 RX96 wish to provide notification that Gas Networks Ireland intends to apply to An Coimisiún Pleanála for a Gas Transmission Development.

The proposed development constitutes Strategic Infrastructure Development (SID) pursuant to the Section 182 C of the Planning & Development Act 2000 (as amended).

The proposal comprises the provision of a downstream underground high pressure gas pipeline and associated development, including an above ground installation compound and offtake installation.

The proposed development is located within the following townlands in County Meath: Kilwarden, Aghnagillagh, Ardnamullen, Ticroghan, Park, Ballyboggan, Ballynakill, Harristown, Castlejordan, and Clongall, and in the following townlands in County Offaly: Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen, and Esker More.

The proposed development is described as follows;

"The proposed development primarily comprises the provision of a new downstream underground high pressure gas pipeline, the provision of an offtake installation compound, and an above ground installation (AGI) compound and associated development, including associated access arrangements, landscaping and ancillary works.

The proposed development is located within the following townlands in County Meath: Kilwarden, Aghnagillagh, Ardnamullen, Ticroghan, Park, Ballyboggan, Ballynakill, Harristown, Castlejordan, and Clongall, and in the following townlands in County Offaly: Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen and Esker More., and Esker More.

The proposed 300mm steel underground gas transmission pipeline will cover a distance of c. 23.65km. The application site has an area of c. 243.4 hectares, including the pipeline route, temporary works areas, pipe storage / construction compounds, and the proposed offtake installation and AGI compounds. The proposed pipeline will be a strategic downstream gas pipeline.

The proposed development comprises an underground steel gas transmission pipeline extending south from the proposed offtake installation at the townland of Kilwarden. The pipeline continues south/southwest through the following townlands in County Meath, at Kilwarden, Aghnagillagh, Ardnamullen, Ticroghan, Park, Ballyboggan, Ballynakill, Harristown, Castlejordan, Clongall. From this point, the transmission pipeline enters County Offaly and proceeds southwards through the following townlands, Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen. The pipeline runs to the west of the River Boyne and the settlement of Edenderry, and terminates at the proposed AGI at Ballykilleen.

Five temporary construction / pipe storage compounds are proposed. Temporary construction compound 1 is located at the townland of Kilwarden, adjacent to the proposed Kilwarden Offtake Installation. Temporary construction compound 2 is located at the townland of Ardnamullan, adjacent to the linear pipeline route. Temporary construction compound 3 is located within the townland of Monasteroris, positioned to the east of the pipeline corridor. Temporary construction compound 4 is located to the west of the pipeline terminus within the townland of Esker More. Temporary construction compound 5 is located in the townland of Ballykilleen, adjacent to the proposed Ballykilleen AGI. The compounds will accommodate site offices, crane and truck parking, pipe storage, secure lock up containers, car parking, material laydown areas, welfare facilities and material storage areas during the construction stage.

The proposed AGI compound is to be located on lands at Ballykilleen (within the Edenderry Power Station site) and will include a Pressure Reducing Skid (PRS) Kiosk (with a gross floor area (GFA) of c. 49 sq.m. with a parapet height of 3.15m and vent terminations 5.4m in height.), a Packaged Boiler Unit (PBU) Kiosk (with a GFA of c. 23.4 sq.m. with a parapet height of 3.7m and boiler flues extending to 5.67m in height), a Gas Analyser Kiosk (with a GFA of c. 7 sq.m and with a parapet height of c. 2.9m. and vent terminations extending to 3.5m in height) and an E&I Kiosk (with a GFA of c. 15.75 sq.m. and with a parapet height of c. 3m.). Solar PV panels are provided on the roof of the PBU Kiosk. The AGI compound will be enclosed by a 2.4m high palisade security fence, with a 1.2m high open mesh boundary fence.

The proposed Kilwarden Offtake Installation will be accessed off a laneway from the existing R161 Regional Road. The Kilwarden Offtake Installation will accommodate the live 'hot-tap' connection to the existing 750 mm Dublin-Galway pipeline (PTTW), enabling the new 300 mm transmission pipeline to be connected without interruption to the existing network. The Installation will include a below-ground isolation valve located within an access pit, and above-ground pipework and connection points for a temporary PIG (pipeline inspection gauging) trap to facilitate future inspection and maintenance of the proposed pipeline. The compound will be enclosed by a 2.4 m high palisade security fence, with a 1.2 m stock-proof fence installed along the external boundary.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared and will be submitted in respect of this application."

The application will be accompanied by a Compulsory Purchase Order under the provisions of the Gas Act, 1976, as amended.

A copy of the application is enclosed for your information.

The planning application and the Environmental Impact Assessment Report and the Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of **seven weeks commencing on the 19th of May 2026** at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.
- Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893
- Meath County Council Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291

The application may also be viewed/downloaded on the following website: www.edenderrygaspipeline.ie

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission'), 64 Marlborough Street, Dublin 1 during the above-mentioned period of seven weeks relating to –

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies or any landowners affected by the associated CPO application) and must be received by the Commission in writing or online at www.pleanala.ie not later than **5.30 p.m. on the 7th of July 2026**. Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- The subject matter of the submission or observation, and
- The reasons, considerations and arguments on which the submission or observation is based in full. (Article 217 of the Planning & Development Regulations refers).

Submissions that do not require a fee, can be made by hand, post, or email to sids@pleanala.ie. Submissions that require a fee can be made by hand, post, or by the Commissions online strategic infrastructure development submission portal: <https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may in respect of an application for permission/ approval decide to-

- (a) (i) grant the permission/approval, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified, or
- (iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),

and any of the above decisions may be subject to or without conditions, or

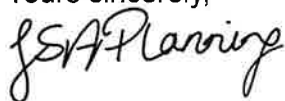
- (b) refuse to grant the permission/approval.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01- 8588100).

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed on the Commission's website (www.pleanala.ie) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website (www.citizensinformation.ie).

If you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,



JSA Planning