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Ref: ACP-324280-26

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From Planning External <planning@offalycoco.ie>

Date Tue 7/7/2026 12:40 PM

To Communications <communications@pleanala.ie>; SIDS <sids@pleanala.ie>

 2 attachments (4 MB)

Gas Pipeline Cover Letter.pdf; SID 027 Gas Pipeline Section 182A Report (002).pdf;

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Good Afternoon,

Please find attached for your attention in relation to ACP-324280-26 (Gas Pipeline)

I would be most grateful if you could confirm receipt of the attached.

Kind regards,

**Ellen Cashen**

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Oifigeach Foirne | An Roinn Pleanáil  
Staff Officer | Planning Department

**Comhairle Contae Uíbh Fhailí**

**Offaly County Council**

Áras an Chontae, Bóthar Bhaile an Bhóthair, Tulach Mhór, Co. Uíbh Fhailí R35 F893

Áras an Chontae, Charleville Road, Tullamore, Co. Offaly R35 F893

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**Comhairle Chontae Uíbh Fhailí**  
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An Coimisiún Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01V902.

Date: 07/07/2026

**Re: ACP-324280-26**

**Proposed development of a new downstream 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, various townlands within Co. Meath and Co. Offaly**

Dear Sir/ Madam,

Please find enclosed the Section 182A report- Views of Offaly County Council on the above proposed development.

Kind Regards,

Administrative Officer  
Planning Department



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Municipal District of Tullamore  
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Ceantar Bardasach Bhiorra  
Municipal District of Birr  
T. 057 912 4900

Ceantar Bardasach Éadan Doire  
Municipal District of Edenderry  
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# **Comhairle Chontae Uíbh Fhailí** **Offaly County Council**

## **Section 182A Report – Views of Offaly County Council**

**ACP-324280-26**

**Proposed development of a new downstream 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, various townlands within Co. Meath and Co. Offaly**

### **1. Introduction**

This report is prepared in response to correspondence from An Coimisiun Pleanála received by the Planning Authority on May 18<sup>th</sup>, 2026, in relation to an application for a new high pressure gas pipeline, the provision of an offtake installation compound, and an above ground installation (AGI) compound and associated development at various townlands within Co. Meath and Co. Offaly, under Section 182A(1) of the Planning and Development Act, 2000, as amended.

It is noted that the Planning Authority's submission is not subject to any statutory requirement relating to the formal submission of a CE Report to elected members prior to making a submission to the Commission.

The Planning Authority in making this submission has had regard to the range of issues listed in the Commissions correspondence and reports received from the Councils Edenderry Municipal District, Environment and Water Services Section, Roads Section and the Chief Fire Officer, all of which are attached in Appendix A.

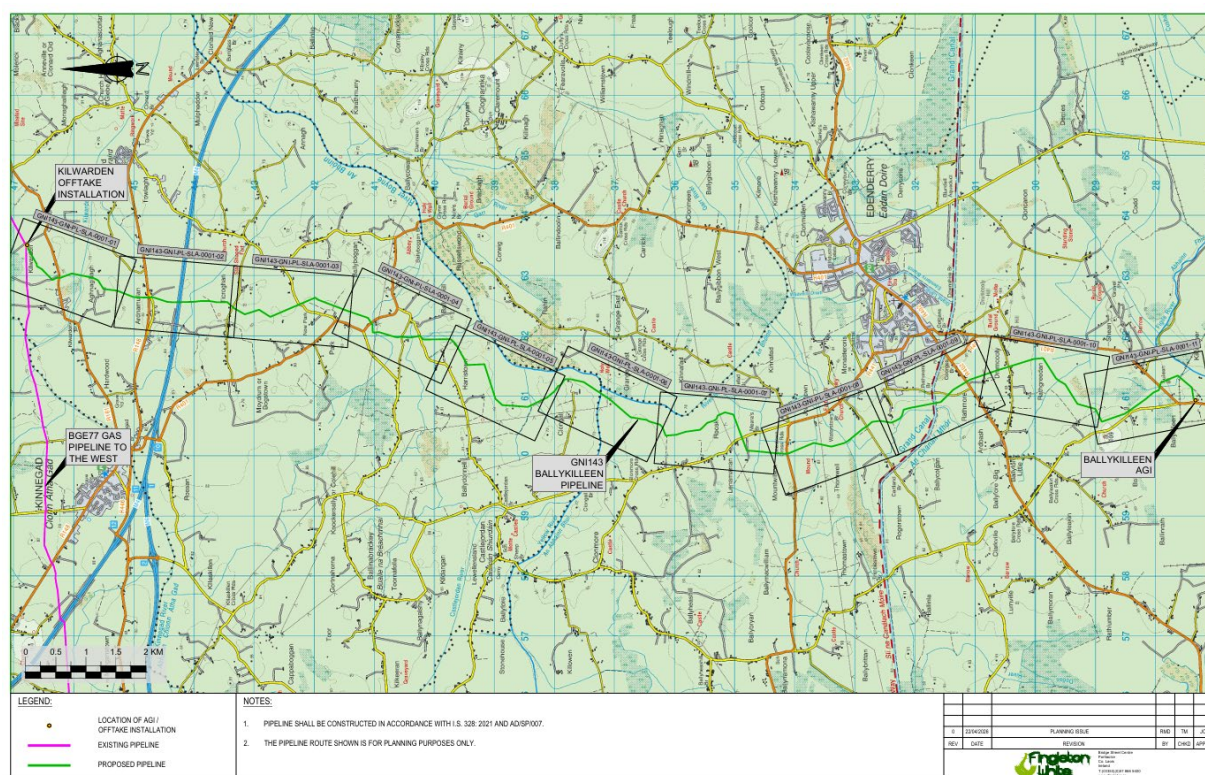
### **2. Proposed Development**

The proposed development for which permission under Section 182A is being sought constitutes the following;

- 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 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.
- Five temporary construction / pipe storage compounds are proposed, three of which are in Co. Offaly, at Monasteroris, Esker More and Ballykilleen. 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.
- An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared and have been submitted in respect of this application. The application is also accompanied by a Compulsory Purchase Order under the provisions of the Gas Act, 1976, as amended.



### 3. Relevant planning history relating to the subject site and surrounding area (within Co. Offaly)

It is noted that Appendix 1 of the applicants planning report details the planning history for the pipeline route.

It is noted that the following previous planning applications are referred to in Appendix 1;

**Offaly County Council Reg. Ref. 041569**

OCC issued a final grant of permission on the 23rd of February 2005 subject to of “construction of dwelling house and effluent treatment system”

**Offaly County Council Reg. Ref.: 86365**

OCC issued a final grant of permission on the 21st of October 1986 for “house extension and septic tank”

**Offaly County Council Reg. Ref.: 19331**

OCC issued a final grant of permission 2nd of September 2019 subject to 6 no. conditions for the development of “a single storey extension and alterations to the rear of the existing single storey dwelling house, and the retention of three single domestic storage sheds to the rear and side of the dwelling house, all with associated site works and landscaping”

**Offaly County Council Reg. Ref.: 21298**

OCC issued a final grant of permission on the 7th of July 2021 subject to 9 no. conditions for the development of “(1) storage shed (2) two loose straw sheds. permission for construction of (1) cubicle shed with slatted tank and all associated site works”

**Offaly County Council Reg. Ref.: 96693**

OCC issued a final grant of permission on the 15th of April 1997 subject to 12 no. conditions for the development of “dwellinghouse & new septic tanks”

**Offaly County Council Reg. Ref.: 00282**

OCC refused outline permission on the 22nd of June 2000 for the development of “Dwelling house and new septic tanks”

**Offaly County Council Reg. Ref.: 00474**

OCC refused permission on the 13th of July 2000 for “dwellinghouse, septic tank & effluent treatment system”

**Offaly County Council Reg. Ref.: 061852**

OCC issued a final grant of permission on the 23rd of February 2007 subject to 13 no. conditions for “a) dormer dwellinghouse with associated treatment system and percolation area, b) double garage/fuel store, & c) all associated site works, including entrance and boundary treatments”

**Offaly County Council Reg. Ref.: 12235**

OCC issued a final grant of permission on the 8th of November 2012 subject to 6 no. conditions for the “change of use of garage to storage area, replacement of existing garage door with window, erection of a walkway between garage and existing dwelling house, and all associated site works”

**Offaly County Council Reg. Ref.: 21576**

OCC issued a final grant of permission on the 10th of March 2022 a notification to grant with conditions was issued by Offaly County Council on a site located at Ballykilleen, Edenderry, Co. Offaly for the development of “construction of a two-storey dwelling and a domestic garage and a waste water treatment system and a vehicular entrance and all associated site works”

**Offaly County Council Reg. Ref. 061207**

OCC issued a final grant of permission on the 19th of December 2006 subject to 14 no. conditions for the “construction of a two-storey dwelling and a single storey garage & outbuilding, septic tank and raised percolation area and all other associated site services & landscaping to the site”

**Offaly County Council Reg. Ref.: 01102**

OCC issued a final grant of permission on the 9th of July 2001 subject to 14 no. conditions for “retention and completion of partially constructed dwellinghouse and garage”

**Offaly County Council Reg. Ref.: 061742**

OCC issued a final grant of permission on the 21st of March 2007 subject to 14 no. conditions for “construction of warehouse for storage of fabricated steel components”

**Offaly County Council Reg. Ref.: 2582**

OCC issued a final grant of permission on the 27th of April 2026 subject to 11 no. conditions for “levelling of agricultural lands by the importation of clean, uncontaminated soil and stone materials under article 27 of the European communities (waste directive) regulations 2011, as amended. an article 6(3) of the habitats directive screening for appropriate assessment report has been prepared in respect of the proposed development”.

**Offaly County Council Reg. Ref.: 011251**

OCC issued a final grant of permission on the 15th of May 2003 subject to 16 no. conditions for the development of “extension to factory unit incorporating extension to existing unit & separate building”

**Offaly County Council Reg. Ref.: 19500**

OCC issued a final grant of permission on the 18th of December 2020 subject to 11 no. condition for, “the erection and operation of a multi-user telecommunications mast to be utilised as part of the national broadband plan, comprising a 45-metre lattice structure, 6no. cabinets on structure plinths, fibre chamber, antennae, turning area, compound, fencing, gate, access and all associated works and services”

**Offaly County Council Reg. Ref.: 071691**

OCC issued a final grant of permission on the 12th of February 2008 subject to 12 no. conditions for “ the development will consist of two electricity generation units each having a maximum power output of 52 megawatts. each power unit will include an air inlet filter, a turbine generator set and auxiliary systems including control system and electrical equipment. gaseous emissions from each power unit will be discharged through two exhaust stacks. supporting facilities will also be installed and will include transformers, water storage tanks, fuel storage tanks, and fuel and water forwarding pumps. the power units will be located on a concrete area. an environmental impact statement (EIS) has been prepared in respect of the planning application. This application relates to development that comprises or is for the purpose of an activity in relation to which a licence under part iv of the environmental protection agency act, 1992 as amended is required”

**ACP Reg. Ref.: PA0047**

An Coimisiún Pleanála (ACP here and after) issued a final grant of permission on the 3rd of May 2017 for the development of :

21 no. wind turbines with an overall blade tip height of up to 170 metres. Within this size envelope various configurations of hub height, rotor diameter and ground to blade tip height may

be used. The exact make and model has yet to be chosen. The turbines will typically have a rated electrical power output in the 3.0 to 3.3 megawatt range and potentially higher depending on further wind data analysis, power output modelling and turbine development. The proposed wind farm will have a minimum power output of approximately 63 megawatts (MW). The turbines will be white or off white in colour. A grid type layout, which is geometric and regular, is proposed.

- 1 no. borrow pit located in the northern section of the site.
- 1 no. 120 metre high permanent anemometry mast.
- 21.5 km of new site access tracks and associated drainage.
- 1 no. 110kV substation at one of two possible locations (one along the eastern site boundary in the townland of Ballykilleen (option A) and the other along the southern site boundary in the townland of Cloncreen (option B)). This is to allow the national grid operator, Eirgrid, flexibility when deciding on which is technically preferable from their perspective.
- Associated underground electrical and communications cabling connecting the turbines to the proposed substation at either Ballykilleen or Cloncreen. Works associated with the connection of the wind farm to the national grid will depend on the final location of the substation. It will either be by connection to the Cushaling substation to the east via underground cable c. 1.7km in length (option A) or to the existing Thornsberry/Cushaling 110kV line via an overhead line c. 100 metres in length to the south (option B).
- 2 no. temporary construction compounds. 1 is to be located along the western site boundary in the townland of Esker More and the 2nd at one of two locations in the immediate vicinity of the 2 possible locations for the substation as detailed above.
- Demolition of canteen building with a stated floor area of 66.4 sq.m., and removal of 40 metre high telecommunications mast and 100 metre high meteorological mast.
- New access junctions, improvements and temporary modifications of existing road infrastructure.

**ACP Reg. Ref.: 317245**

ACP issued a final grant of permission on 23rd January 2025, determining that the proposed development does not constitute development. ACP Reg. Ref.: 245295 ACP issued a final grant of permission on the 21st of December 2016 a grant of permission subject to 5 no. conditions for the development of:

“The extension of the continued use and operation until the end of 2030 of previously permitted peat and biomass co-fired power plant currently existing on the site.

- Permitting the development would cease removal of the existing power generation plant required in previous grants of permission ABP. Reg. No PL19.211173 / P.A. Reg. Ref 04/210 and ABP. Reg. No PL19.107858 / P.A. Reg. No.PL2/98/437 where under conditions stated in these permissions the plant shall have cease effect on the 31st day of December, 2015.
- The development as submitted proposes no new structures or any change to existing operations, fuel inputs or emission limit values at the facility.”

**Comment:** The Planning Authority are satisfied with the comprehensiveness of the applicants planning history.

**4. Main relevant Development Plan Provisions relating to the subject site and surrounding area**

It is noted that the subject route is primarily located within areas designated a 'Rural Area Under Strong Urban Influence' and predominantly a 'Low Landscape Sensitivity Area'.

The route also crosses;

- the Grand Canal to the south of the application area, which is designated an Area of High Amenity (AHA) and High Landscape Sensitivity Area in the Offaly County Development Plan. The Grand Canal is also a pNHA.
- the R402, a Restricted Regional Road to the south of the application area and Regional Road, R441 to the centre of the application area;
- through areas shown as 'River Flood Extent Low Probability' in the townland of Roosk and 'River Flood Extent Medium Probability' in the townland of Clonmore, west of the River Boyne.

## **5. Relevant national, regional and local policies**

It is noted that the applicants have included an extensive list of national, regional and local policies in their planning report, notwithstanding this, the Planning Authority consider that the following national, regional and local policies are particularly relevant to the type of development proposed.

### **Climate Action Plan 2025**

The Climate Action Plan 2025 (**CAP25**) is the third annual statutory update to Ireland's Climate Action Plan under the *Climate Action and Low Carbon Development (Amendment) Act 2021*. CAP25 builds on previous Climate Action Plans by refining and updating the measures required to deliver carbon budgets and sectorial emission ceilings. It provides a roadmap for taking action to reduce greenhouse gas emissions by 51% by 2030 and achieve climate neutrality by no later than 2050.

It is noted that Section 11.2.1.1 'Progress on Actions' states that;

*"A renewables-led system is at the core of Ireland's plan to radically reduce emissions in the electricity sector, protect our energy security, and ensure our economic competitiveness. This requires the accelerated and increased deployment of new renewable electricity generation capacity and related infrastructure".*

It is noted that Figure 6.1 below illustrates a requirement of at least 2GW of new flexible gas fired generation required by 2030 The proposal will help support reaching the minimum target of at least 2GW of new flexible gas plant.

**Figure 6.1: National energy targets (CAP25)**

| National Target             | 2025       | 2030          |
|-----------------------------|------------|---------------|
| Renewable Electricity Share | 50%        | 80%           |
| Onshore Wind                | 6 GW       | 9 GW          |
| Solar                       | Up to 5 GW | 8 GW          |
| Offshore Wind               | -          | At least 5 GW |
| New Flexible Gas Plant      | -          | At least 2 GW |
| Demand Side Flexibility     | 15–20%     | 20–30%        |

#### **First Revision of National Planning Framework, April 2025**

The proposed development complements National Strategic Outcome 8 ‘Transition to a Carbon Neutral and Climate Resilient Society’, which states that; *“New energy systems and transmission grids will be necessary for a more distributed, renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand”*.

It is also considered that the uses proposed under this application are consistent with the following National Policy Objectives;

NPO 71 – *Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.*

NPO 73 – *Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks.*

#### **Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031**

The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 sets out an integrated policy to enable the creation of sustainable regions with the capability to be resilient to future climate change. The Regional Policy Objectives (RPOs) contained in the RSES are designed to promote efficiencies in energy use and the move towards a low carbon economy. Relevant RPOs include:

- **RPO 4.84:** Support the rural economy and initiatives in relation to renewable energy so as to sustain the employment opportunities in rural areas.
- **RPO 6.9:** Ensure that the Midlands is well positioned to address the challenges posed by the transition to a low carbon economy and renewable energy.
- **RPO 10.20:** Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy.

- **RPO 10.22:** Support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission/ distribution of a renewable energy focused generation across the major demand centres to support an island population of 8 million people.

## **Offaly County Development Plan 2021 – 2027**

### **Chapter 3: Climate Action and Energy**

#### **Electricity Transmission and Distribution**

**CAEP-01:** It is Council policy to support and facilitate the development, reinforcement, renewal and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required to provide for the future physical and economic development of Offaly.

**CAEP-05:** It is Council policy to support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission/ distribution of a renewable energy focused generation across the major demand centres. This includes:

- Facilitating trans-boundary networks into and through the County and Region to ensure the Regional Spatial and Economic Strategy can be delivered in a sustainable and timely manner;
- Facilitate the delivery of the necessary integration of transmission network requirements to allow linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner; and
- Support the safeguarding of strategic energy corridors from encroachment by other developments that could compromise the delivery of energy networks.

**CAEP-10:** It is Council policy to support local, regional, national and international initiatives for climate adaptation and mitigation and to limit emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which make use of all natural resources, including publicly owned lands, in an environmentally acceptable manner.

**CAEP-11:** It is Council policy to support the transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy, and improving energy efficiency.

#### **Circular Economy**

**CAEP-29:** It is Council policy to support the circular economy and within that the bio-economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development, resulting in optimal socioeconomic and environmental impacts such as resource efficiency and reduction of greenhouse gas emissions.

#### **Biomass**

**CAEP-36:** It is Council policy to facilitate and support the development of projects that convert biomass to gas or electricity subject to national and regional policy, normal siting, design, environmental and planning considerations.

**CAEP-54:** It is Council policy to protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with

The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Standard DMS-106. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and sitespecific Flood Risk Assessment in accordance with the criteria set out under with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 (as updated/superseded). In Flood Zone C, (See DMS-106 where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Plan SFRA datasets (including Benefitting Lands mapping), emerging CFRAMS mapping (including National Indicative Fluvial mapping), and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective planning applicants and the planning authority in determining planning applications.

## **Gas**

**CAEO-09:** It is an objective of the Council to support the further extension of the gas grid into County Offaly to serve existing and envisaged future residential, commercial and industrial development.

## **Chapter 4: Biodiversity and Landscape**

### **Policies**

#### **Designated and Non-Designated Sites**

**BLP-01:** It is Council policy to protect, conserve, and seek to enhance the county's biodiversity and ecological connectivity.

**BLP-04:** It is Council policy to protect and maintain the conservation value of all existing and future Natural Heritage Areas, proposed Natural Heritage Areas, Nature Reserves, Ramsar Sites, Wildfowl Sanctuaries and Biogenetic Reserves in the county.

**BLP-05:** It is Council policy to ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.

#### **Areas of High Amenity**

**BLP-35:** It is Council policy to protect and preserve the county's Areas of High Amenity namely the Slieve Bloom Mountains, Clonmacnoise Heritage Zone, Durrow High Cross, Abbey and surrounding area, the River Shannon, Lough Boora Discovery Park, Grand Canal, Croghan Hill, Raheenmore Bog, Pallas Lake, Clara Bog, Clara eskers, Eiscir Riada and other eskers. Notwithstanding the location of certain settlements, or parts of, for which there are settlement plans (Towns, Villages, Sráids), within the Areas of High Amenity, it is not the intention of this policy to hinder appropriate sustainable levels of development (as set out in the plans and subject to proper planning). Further, it is policy to facilitate the sustainable extension and expansion of existing visitor, tourist related or other rural enterprises within the Areas of High Amenity, where such development is appropriate and where it can be demonstrated that it gives 'added value' to the extending activity and to the immediate area which is the subject of the 'Area of High Amenity' designation.

**BLP-36:** It is Council policy, to ensure that issues of scale, siting, design and overall compatibility (including in particular with regard to environmental sensitivities) with a site's location within an

Area of High Amenity are of paramount importance when assessing any application for planning permission. The merits of each proposal will be examined on a case-by case basis.

### **Landscape**

**BLP-38:** It is Council policy to protect and enhance the county's landscape, by ensuring that development retains, protects and where necessary, enhances the appearance and character of the county's existing landscape.

**BLP-40:** It is Council policy to ensure that consideration of landscape sensitivity is an important factor in determining development uses.

### **Section 4.17 Biodiversity and Landscape Objectives**

#### **Designated and Non-Designated Sites**

**BLO-02:** It is an objective of the Council that no plans, programmes or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects<sup>6</sup>).

**BLO-03:** It is an objective of the Council that all projects and plans arising from this Plan<sup>7</sup> will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and subsequent Appropriate Assessment where necessary, that: 1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or 2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or 3. The plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

(6) Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed, and c) Adequate compensatory measures in place.

(7) Such projects include but are not limited to those relating to: agriculture; amenity and recreation; contaminated sites; electricity transmission; flood alleviation and prevention; forestry; mineral extraction; renewable energy projects; roads; telecommunications; tourism; wastewater and discharges; and water supply and abstraction.

**BLO-04:** It is an objective of the Council to ensure that the impact of development within or adjacent to national designated sites, Natural Heritage Areas, proposed Natural Heritage Areas, Ramsar Sites and Nature Reserves likely to result in significant adverse effects on the designated site is assessed by requiring the submission of an Ecological Impact Assessment prepared by a suitably qualified professional, which should accompany planning applications.

### **Areas of High Amenity**

**BLO-22:** It is an objective of the Council to ensure that new development, whether individually or cumulatively, does not impinge in any significant way on the character, integrity and distinctiveness of or the scenic value of the Areas of High Amenity listed in Table 4.17. New development in Areas of High Amenity shall not be permitted if it;

- Causes unacceptable visual harm;
- Introduces incongruous landscape elements; and
- Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness; (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns; (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.

### **Landscape**

**BLO-24:** It is an objective of the Council to have regard to the Landscape Sensitivity Areas in Tables 4.18, 4.19 and 4.20 in the consideration of planning applications.

For information purposes, Table 4.18 is shown below;

### **LOW SENSITIVITY AREAS**

Low sensitivity areas are robust landscapes which are tolerant to change, such as the county's main urban and farming areas, which have the ability to accommodate development.

#### **Characteristics:**

County Offaly is largely a rural county which comprises of a predominantly flat and undulating agricultural landscape coupled with a peatland landscape. Field boundaries, particularly along roadside verges which are primarily composed of mature hedgerows typify the county's rural landscape.

#### **Sensitivities:**

- These areas in general can absorb quite effectively, appropriately designed and located development in all categories (including: telecommunication masts and wind energy installations, afforestation and agricultural structures).
- Within the rural areas, development shall be screened by appropriate natural boundaries that are sympathetic to the landscape generally, where possible.
- New housing proposed in rural areas should respect Offaly County Councils Rural Housing Design Guidelines, together with conformity with development standards.

**Acceptability of Development for consideration:** A wide range of development subject to appropriateness / conditions

**Need for Landscaping and Appropriate Design:** High.

For information purposes, the reference in Table 4.20 to the Grand Canal is shown below;

**Table 4.20 High Sensitivity Areas in County Offaly**

### **HIGH SENSITIVITY AREAS**

High Sensitivity Areas are vulnerable landscapes with the ability to accommodate limited development pressure. In this category of landscape, landscape elements are highly sensitive to certain types of change. If pressure for development exceeds the landscapes limitations the character of the landscape may change.

The following include identified features or areas of natural beauty or interest which have extremely low capacity to absorb new development. Areas included within this class are designated Areas of High Amenity.

## **B) THE GRAND CANAL CORRIDOR**

### **Characteristics:**

- The Grand Canal is a focus for a wide range of uses, in particular, for recreation and tourism purposes.
- The visual quality of the surrounding areas is intrinsic to maintaining the attractiveness of the Grand Canal corridor.

### **Sensitivities:**

- Hence, the corridor particularly outside of settlements is especially sensitive to large development structures, insensitively designed sporadic housing and large-scale land uses such as extractive industries.
- Offaly County Council will have regard to the Waterway Corridor Study 2002 (and any relevant successive studies) in relation to development in the Grand Canal Corridor.

**Acceptability of development for consideration:** Very limited development subject to appropriateness / conditions.

**Need for Landscaping and Appropriate Design:** Essential.

## **Chapter 8: Sustainable Transport Strategy**

**SMAP-31:** It is Council policy that the capacity and efficiency of the road network drainage regimes in County Offaly will be safeguarded for road drainage purposes.

## **Chapter 10: Built Heritage**

### **Protected Structures**

BHP-02: It is Council policy to ensure the protection of the curtilage of protected structures or proposed protected structures and to prohibit inappropriate development within the curtilage or attendant grounds of a protected structure which would adversely impact on the special character of the protected structure including cause loss of or damage to the special character of the protected structure and loss of or damage to, any structures of architectural heritage value within the curtilage of the protected structure.

### **Archaeological Heritage**

BHP-33: It is Council policy to support and promote the protection and appropriate management and sympathetic enhancement of the county's archaeological heritage within the Plan area, in particular by implementing the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).

## **Chapter 11: Water Services and Environment**

**ENVP-01:** It is Council policy to ensure that the Water Framework Directive, the River Basin Management Plan and any subsequent Water Management Plans are fully considered throughout the planning process. **ENVP-22** It is Council policy that noise sensitive development proposals located within proximity to a noise source, such as an existing or proposed national road, should include noise attenuation measures.

### **Chapter 13: Development Management Standards (DMSs)**

The following DMSs are considered relevant to the proposed development;

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DMS-24 Surface Water Management | <p>Surface water shall not be permitted to flow on to the public road. Accesses and road frontage should be designed in such a manner as to deal with surface water and ensure that it does not impact on the public road. Existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Each application shall be accompanied by design calculations or appropriate evidence to support the size of the pipe selected. Applications for substantial hard-surfaced areas must demonstrate methods of controlling and limiting surface water run-off such as;</p> <ul style="list-style-type: none"> <li>• Use of permeable paving/surfaces;</li> <li>• Bio-retention areas; and</li> <li>• Swales (which should be maintainable), such that rainfall is not directed immediately to surface drains.</li> </ul> |
| DMS-25 Riparian Zones           | <p>A minimum 10 metre riparian buffer strip either side of all watercourses (measured from top of bank) shall be preserved free of development, with the full extent of the protection zone to be determined on a case by case basis by the Council, based on site specific characteristics and sensitivities. In all cases, adequate width to permit access for river maintenance shall be provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |

#### **6. Any Special Area Amenity Order which may be affected by the proposed development**

There exists no Special Area Amenity Orders within the vicinity of the site or indeed Co. Offaly.

#### **7. European designations, Natural Heritage Areas, which may be affected by the proposed development (whether in or proximate to same)**

It is noted that the proposed route is not located within any European designated sites, the nearest European Designated site to the proposed site is the Long Derries Edenderry Special Area of Conservation (SAC) which is located approximately 4.3 km from the application site at its nearest point.

It should be noted however that the proposed route does cross the Grand Canal to the south of the application area, which is designated as a pNHA.

It is an objective (BLO-04) of the Offaly County Development Plan “to ensure that the impact of development within or adjacent to national designated sites, Natural Heritage Areas, proposed Natural Heritage Areas, Ramsar Sites and Nature Reserves likely to result in significant adverse effects on the designated site is assessed by requiring the submission of an Ecological Impact Assessment prepared by a suitably qualified professional, which should accompany planning applications”. It is

noted that the Natura Impact Statement (NIS) concludes that subject to the appropriate mitigation as outlined in this NIS being fully implemented and adhered to, which have been informed by associated specialist reports, it is considered that there is no potential for adverse effects on the integrity of the qualifying interests, special conservation interests and conservation objectives of the subject European Sites alone in combination with other plans and projects. It is noted that the NIS as a precaution, details several mitigation measures in Table 30 to reduce any potential on sensitive receptors.

**Comment:** Please apply the following conditions to any grant of permission for the proposed development;

1. In the event of a grant of permission, the mitigation measures contained in the submitted Natura Impact Statement (NIS) shall be implemented in full.
2. Prior to commencement of development, the developer shall submit to, and agree in writing with, the Planning Authority a schedule of these mitigation measures and monitoring commitments, and details of a time schedule for implementation of these. The results of the monitoring and reports arising shall be made available to the Planning Authority, Inland Fisheries Ireland and the National Parks and Wildlife Service.

## **8. Protected Structures, Architectural Conservation Areas etc.**

It is noted that the EIS submitted by the applicant includes an Archaeological, Architectural and Cultural Heritage Section which states in Section 12.8 that;

### *“Construction Phase*

*There are no residual effects of the Proposed Development on archaeological, cultural or architectural heritage at construction phase of the Proposed Development, thus the residual effect can be deemed neutral, imperceptible, and short term.*

### *Operational Phase*

*There are no residual effects of the Proposed Development on archaeological, cultural or architectural heritage at operational phase of the Proposed Development, thus the residual effect can be deemed neutral, imperceptible, and long term”.*

Notwithstanding this, it is noted that the Offaly County Council Conservation Report states that; *“Overall, the proposed development traverses a highly sensitive archaeological and cultural landscape, and while no direct impacts are identified, the extent of ground disturbance presents a tangible risk to subsurface archaeology, as well as potential indirect impacts on the setting of nearby heritage assets.*

*Accordingly, it is recommended that the development be subject to:*

- *Archaeological Condition: The developer shall comply with specific National Monuments Service requirements including: No construction or site preparation work may be carried out on the site until all archaeological requirements of the NMS are complied with, full archaeological monitoring of all groundworks, and a clear protocol for archaeological discoveries.*
- *Targeted assessment in areas of proximity to the identified SMR and NIAH assets.”*

**Comment:** Please apply the following conditions to any grant of permission for the proposed development;

- The developer shall comply with specific National Monuments Service requirements including: No construction or site preparation work may be carried out on the site until all archaeological requirements of the NMS are complied with, full

archaeological monitoring of all groundworks, and a clear protocol for archaeological discoveries.

- Targeted assessment in areas of proximity to the identified SMR and NIAH assets.

#### **9. Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site**

It is noted that the subject route crosses through areas shown as 'River Flood Extent Low Probability' in the townland of Roosk and 'River Flood Extent Medium Probability' in the townland of Clonmore, west of the River Boyne.

The Flood Risk Assessment carried out for the proposed development carried out a Justification Test for the proposed development, which it passed. The FRA also takes account of;

- the proposed pipeline being located underground and following construction, ground levels will be returned to their original state.
- the proposed trenchless installation method which is to be used to install the gas pipeline under the two main river crossings; River Boyne Tributary and Yellow River, which will reduce ground disturbance in proximity to the riverbeds.

The FRA concludes that;

*"Due to the location of the pipeline and the mitigation methods employed, the potential impacts from flooding to the pipeline are considered negligible. There will be no impact to groundwater flow as a result of the mitigation methods related to the pipe drilling and trench construction methods".*

It is noted that the applicants have submitted a Water Framework Directive Assessment concludes that the proposed development will not;

- have potential for adverse or minor temporary/ long-term or localised effects on the River Boyne or Figile nor is there potential for adverse or minor temporary or localised effects on the Athboy GWB, Kilrathmurry Gravels GWB, Trim GWB, Rhodes GWB or Cushina GWB.
- cause any significant deterioration or change in water body status or prevent attainment, or potential to achieve, future good status or to meet the requirements and/or objectives in the Water Action Plan 2024 - A River Basin Management Plan for Ireland, (Department of Housing Local Government & Heritage, Sept 2024) during construction and operation.

The Councils Environment and Water Services Section are satisfied impose a number of conditions on the proposed development in relation to surface water should permission be granted.

**Comment:** Please apply the following conditions to any grant of permission for the proposed development;

**General**

1. All mitigation measures as outlined in the submitted Construction and Environmental Management Plan shall be implemented by the applicant/developer for the construction & operational phase of the development.
2. All recommendations as outlined in the submitted Flood Risk Assessment shall be implemented by the applicant/developer for the operational phase of the development.
3. All mitigation measures as outlined in the submitted Natura Impact Statement Assessment Report shall be implemented by the applicant/developer for the construction & operational phase of the development.

4. All mitigation measures as outlined in the submitted Environmental Impact Assessment Report shall be implemented by the applicant/developer for the operational & construction phase of the development.
5. All mitigation measures as outlined in the submitted Water Framework Directive Assessment Report shall be implemented by the applicant/developer for the operational & construction phase of the development.
6. All statutory consents and licences required to commence construction Works on-site shall be obtained prior to works commencing, including but not limited to; Site notices, Construction commencement notices, Licence to connect to existing utilities (including water) and mains sewers, where required, Abstraction and / or discharge licenses, where required, Road opening / closure licences, etc.

#### **Surface Water**

1. The applicant shall maintain/preserve any existing riparian corridor/drain present within and/or adjacent to the site by implementing a buffer zone where no development is permitted in accordance with Offaly County Council's, Development Plan 2021-2027.
  - As per Chapter 4 of the Offaly County Development Plan 2021-2027, Policy BLP-20: It is Council policy to preserve riparian buffer strips free from development by reserving a minimum of 10 metres either side of all watercourses (measured from top of bank) with the full extent of the protection determined on a case by case basis by the Council, based on site specific characteristics and sensitivities.
  - As per Chapter 11 of the Offaly County Development Plan 2021-2027, Policy WSP-22: It is Council policy to ensure adequate surface water drainage systems are in place which meet the requirements of the Water Framework Directive and the River Basin Management Plan and to promote the use of Sustainable Drainage Systems.
  - As per Chapter 11 of the Offaly County Development Plan 2021-2027, Policy ENVP-03: It is Council policy to support the implementation of the Water Framework Directive, the River Basin Management Plan and the Local Authority Waters Programme in achieving and maintaining at least good environmental status for all water bodies in the county. Development proposals shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands.

#### **Foul Sewerage**

1. Prior to construction commencing on site, the developer is requested to provide details of how effluent will be collected & treated during the construction phase.
2. In the event that foul waste is to be removed regularly from site by a contractor during construction phase, the developer shall submit a signed maintenance contract with an Authorised Waste Collector and all foul waste must be transported to an Authorised Waste Facility.

### **10. Assessment of landscape status and visual impact, as appropriate**

According to Section 4.14.1 of the Offaly County Development Plan '*the sensitivity of a landscape is the measure of its ability to accommodate change or intervention without suffering unacceptable effects to its character and values*'. As set out in Table 4.18 of the Offaly County Development Plan, low sensitivity landscapes areas can accept some form of development subject to appropriateness

and conditions while High Sensitivity Landscape Areas can accommodate very limited development subject to appropriateness / conditions. As the proposed pipeline is to be located underground and as following construction, ground levels are to be returned to their original state, the visual impact of the proposed works are considered not to be significant.

#### **11. Carrying capacity and safety of road network serving the proposed development**

The Councils Edenderry Municipal District have not indicated objections to the proposed development but have proposed five points of further information that should be submitted by the applicant prior to any decision on this application along with a number of conditions should permission be granted.

##### **Comment:**

##### *Further Information*

Please request the following further information from the applicant;

##### **Further Information**

1. The Applicant shall submit details of the proposed wheel wash facilities for all vehicles (HGV's) leaving the temporary compound locations and road crossing locations.
2. The Applicant shall clarify the reasoning for the location of the temporary compound in Rathvilla as it is 4km away from the pipeline.
3. The Applicant shall clarify the details of the logistics to facilitate the haulage of the 18m pipe or alternative arrangements.
4. The Applicant shall submit details of pipeline interactions with the public road network (crossings) at each interface location (public and non-public roads). The details shall include, construction details, construction programme, traffic management designs, reinstatement details and measures to protect existing public infrastructure during development works.
5. The Applicant shall submit a detailed programme of haul routes/deliveries. Details to include dates and times, number of loads, weights, road closures and diversion routes, support vehicles, etc.

##### *Planning Conditions*

Please apply the following conditions to any grant of permission for the proposed development;

### Project Management

1.0 Gas Networks Ireland shall appoint a full time Public Liaison Officer and be a dedicated point of Contact for Offaly County Council and members of the public throughout the duration of the project. This contact person shall address issues raised by members of the public within 2 weeks of the date they are made aware of those issues. In any case where an issue cannot be resolved between GNI and a member of the public, Offaly County Council shall engage with both parties to achieve a successful outcome.

2.0 The Developer shall consult with Offaly County Council, An Garda Síochána, Emergency Services and Bus Operators in relation to each stage of the works.

### Roads Conditions

3.a) Prior to commencement of development the developer shall submit a full pavement analysis of the haul routes within Co. Offaly terminating at the access points into the site that the haul routes service. The analysis shall include PSCI, FWD, RDP, SCRIM and a video survey of road surface condition. A schedule of required works to enable the haul routes shall be submitted to Offaly County Council for agreement with Edenderry Municipal District at least 3 months prior to project commencement in Co. Offaly. Agreed works must be undertaken at the developer's expense and Edenderry Municipal District must sign off on the completed works prior to utilisation of any haul routes to service the development. NOTE: Offaly County Council are responsible for the entire area between boundaries (hedges, tree lines, boundary walls etc.) and not just the roadway surface. The analysis to be carried out shall include roadside verges, footpaths, drainage and boundaries, in addition to the road surface. Where haul routes consist of narrow roads, junctions etc. appropriate measures must be taken to ensure verges, drainage and boundaries will not be affected by the use of those haul routes.

3.b) Within 12 months of the completion of the development the developer shall submit a full pavement analysis of the haul routes used within Co. Offaly terminating at the access points into the site that the haul routes service. The analysis shall include PSCI, FWD, RDP, SCRIM and a video survey of road surface condition. A schedule of required works to repair the utilised haul routes shall be submitted to Offaly County Council for agreement with Edenderry Municipal District. Agreed works must be undertaken at the developer's expense within 6 months of agreement with Offaly County Council.

4.a) Prior to commencement of development the developer shall submit a Structural Survey including load bearing Capacity analysis of all bridges/ culverts, or any other load bearing infrastructure along the proposed hauls routes within Co. Offaly. A schedule of required works to strengthen said infrastructure (if required) shall be submitted to Offaly County Council/Edenderry Municipal District for agreement at least 9 months prior to project commencement in Co. Offaly. Agreed works must be undertaken at the developer's expense prior to utilisation of any haul routes to service the development.

4.b) Within 12 months of the completion of the development the developer shall submit a Structural Survey including load bearing Capacity analysis of all bridges/ culverts, or any other load bearing infrastructure utilised along hauls routes within Co. Offaly. A schedule of required repair works on said infrastructure (if required) shall be submitted to Offaly County Council for agreement. Agreed works must be undertaken at the developer's expense prior to utilisation of any haul routes to service the development.

4.c) Prior to commencement of development Offaly County Council shall the developer shall undertake analysis of haul routes to ensure adequate width is available to accommodate the relevant plant that will utilise the routes. Analysis shall include determining the capacity of the roads and junctions to accommodate passing traffic, turning at junctions etc. e.g. AutoTracking. Where verges are required to accommodate haulage vehicles, they shall be suitably treated to provide hard standing and no muck or debris shall be deposited on the road as a result of haulage vehicles entering the verges. In any case where this occurs unexpectedly, the roadway affected shall be cleaned immediately.

5.0) All haul routes shall be agreed with Offaly County Council/Edenderry Municipal District prior to commencement. Any deviation from haul routes submitted under SID application is not permitted unless written agreement has been received from Offaly County Council. Un-authorised deviation from proposed haul routes submitted as part of the planning application, or otherwise agreed in writing with Offaly County Council/Edenderry Municipal District , may result in a Notice to Cease transportation of materials on un-authorised roads within Co. Offaly, until such time as an assessment of the un-authorised haulage routes has been undertaken by Offaly County Council/Edenderry Municipal District to establish defects.

6.0) Prior to commencement of the development, the developer shall submit to Offaly County Council/Edenderry Municipal District details of the proposed maintenance and inspection regime for roads being utilised as haul routes through Co. Offaly to facilitate the development. The proposed inspection regime shall be at monthly intervals, shall record defects encountered, maintenance issues identified, contain geo-located photographic records, and shall propose interventions to be undertaken to rectify defects/ maintenance issues at the developer's expense and a timeframe for doing so. Such reports shall be submitted to Offaly County Council

on a monthly basis for review and acceptance. The developer shall be responsible for any public liability claims that arise in connection with damage caused on haul routes by the developer or their agents.

**Prior to commencement**

Applicant shall submit details, as listed below, to OCC / Edenderry MD: (These proposals will be subject to the review & agreement of Roads Authority – Edenderry Municipal District )

7.0 Prior to the commencement of the development, the following shall be submitted to, and agreed in writing with Offaly County Council:

- a) A Transport Management Plan, including details of road network/ haulage routes, vehicle types to be utilised (including oversized loads), sources of materials, a programme of anticipated deliveries to sites/compounds to facilitate development, including no's of loads, arrangements for the protection of bridges, culverts and other structures to be crossed, as may be required.
- b) A Construction Environmental Management Plan (CEMP) in respect of the proposed development. This plan shall provide details of intended construction practice for the development, including:

- Details of site security fencing and hoardings
- Details of on-site car parking facilities for site workers during the course of construction
- Phasing programme (including a detailed schedule of all deliveries that run concurrently (eg. Pipe delivery , stone etc and the delivery of abnormal loads) indicating the timescale within which it is intended to use each public route to facilitate construction of the proposed development. Developer to liaise with Edenderry Municipal District & Offaly County Council in relation to deliveries. Once all suppliers have been confirmed by the Developer/Contractor, a detailed programme of deliveries is to be submitted to OCC/Edenderry MD for review. Details to include number of movements per day, weights, etc. Developer/Contractor to liaise with OCC / Edenderry Municipal District to establish the designated delivery/haul routes.  
Note: Any change(s) to locations and sources of materials being hauled to the site during construction shall be notified to the planning and Roads authority, as any deviation from agreed haul routes may have an adverse impact on the road network; which may also lead to amendments to agreed schedule of works to roads as agreed with Edenderry Municipal District under designated haul routes for materials for the development.
- Detailed arrangements for temporary traffic arrangements/ controls on roads. Including associated directional signage to be submitted and agreed with the Roads

authority. Traffic Signage to be compliant with Chapter 8 of Traffic Signs Manual 2019 (as amended) .

- Measures to prevent queuing of construction traffic on the adjoining road network,
- Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
- Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained; such bunds shall be roofed to exclude rainwater.
- Off-site disposal of construction / demolition waste and details of how it is proposed to manage excavated soil.
- Details of on-site re-fuelling arrangements, including use of drip trays,
- Details of how it is proposed to manage excavated soil,
- Means to ensure that surface water run-off is controlled such that no deleterious levels of silt or other pollutants enter local surface water drains or watercourses.

- c) Details of pipeline interactions with the public road network (crossings) at each interface location (public and non-public roads). The details shall include, construction details, construction programme, traffic management designs, reinstatement details and measures to protect existing public infrastructure during development works.
- d) Details of all access points from the public roadways in Co. Offaly into the site including access road tie in details, details of site boundary security measures adjoining public roads, wheelwash facilities, measures to mitigate dust and site material being deposited onto the public roadway, measures to mitigate impacts on existing roadside drainage, measures to control vehicle movements into and off of the site, maintenance of sightlines and security provisions at access points to site. Cleaning of Roads used as haul routes shall be carried out daily and as required at the developers expense.
- e) A phasing programme indicating the timescale within which it is intended to use each public route to facilitate construction of the proposed development.
- f) Details of Gas Network Ireland's appointed Public Liaison Officer for Edenderry Municipal District.
- g) Where Road Closures are required to facilitate works, details of Road Closures, including; Road No, Townland, start and end points, detour routes, traffic management plans, proposed start and end dates and times and purpose of road closure must be submitted to Offaly County Council 8 weeks prior to required closure date.  
NOTE: The developer shall be liable for all costs incurred by Offaly County Council relating to the advertisement of road closures. The developer shall inform Offaly County Council, An Garda Síochána, Fire and Rescue Services, Midlands Radio 3, The Midland Tribune, The Offaly Express and any other party/body Offaly County Council require on a weekly basis of road closures relating to the project.
- h) Detailed arrangements for temporary traffic arrangements / controls on roads.
- i) Details of location of works within public roads in Co. Offaly, anticipated programme of such works, methods of traffic control, anticipated durations of works and MSRA for the activities. Road Opening Licences (T1 and T2 licences) will be required at each and every location of works to be carried out on public roads within Co. Offaly. The conditions, set by Offaly County Council, applied to Road Opening Licences shall be accepted by the applicant prior to granting of a licence, and prior to any works being undertaken on the public road. Conditions must be complied with in full, throughout the duration of said licences, in order to satisfy the requirements of Offaly County Council and ensure satisfactory execution and reinstatement of the works. The acceptance of a Road Opening Licence, will be an acceptance of associated costs of the licence by the applicant, set by Offaly County Council, which will include the payment of all applicable Road Opening Licence charges to Offaly County Council, as through the Road Management Offices (RMO) process for monthly billing. The Developer shall arrange a meeting with Edenderry Municipal District prior to submitting a Road Opening License for parts of the works.
- j) Confirmation that abnormal load permits will be applied for as per Offaly County Councils requirements, a minimum of 6 weeks prior to anticipated load transportation to site.
- k) Details of Gas Network Ireland's Project Management Structure for the project and points of Contact during the Management of the Project.
- l) The developer shall submit a proposed schedule of project update meetings to be held with Edenderry Municipal District Area Engineer and Gas Network Ireland Management at agreed intervals throughout the duration of the project.

8.a) Roads Shall be kept free from vehicles and obstructions throughout the duration of the development. Unloading/ loading of materials on the public roadway is not permitted at any stage of the project. Parking of vehicles along the public roadway is not permitted and the developer shall include such unloading/ loading and parking provisions within the curtilage of the development site.

8.b) Traffic Management Plans for each stage of the project where there is an interface with the public road network are required a minimum of 4 weeks prior to commencement of such works. The developer shall maintain hedges and verges for the entire extent of traffic

management signage and forward sight distances for the duration of the traffic management. Where necessary, the developer shall provide a report from a suitably qualified person, outlining mitigation measures for hedge and verge maintenance between 1<sup>st</sup> March and 30<sup>th</sup> September.

8.c) Prior to commencement Offaly County Council will require Training Records & Details of your Temporary Traffic management designer – who will be selecting the traffic management set ups and advising.

8.d) Prior to commencement of development the developer shall submit detailed designs for the written agreement of the Planning Authority/Edenderry Municipal District showing roadside drainage details at all site entrances within Co. Offaly.

8.e) Lines of sight at all proposed entrances to the site shall be constructed and maintained strictly in accordance with the requirements of Table 1.3: Design Speed Related Parameters of TII Rural Link Road Design DN-GEO-03031, April 2017 in the interest of traffic safety.

9.0 Prior to the commencement of development, the developer shall lodge with the planning Authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the Planning Authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to and from the site, coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be agreed between the Planning Authority and the Developer. *Reason: To ensure the satisfactory reinstatement of Haulage Routes.*

10.0 Where Offaly County Council/Edenderry Municipal District consider a proposed haul route is not in a suitable condition, the developer shall upgrade the road or junction in advance of haulage operations as agreed with Edenderry Municipal District /Roads authority.

11.0 Any defects that appear upon the public roads/designated haul routes during the construction period of the development shall be rectified by the developer as agreed with Edenderry Municipal District /Roads authority.

**TEMPORARY TRAFFIC MANAGEMENT (TTM) FOR CONSTRUCTION PHASE.**

12.0 The applicant shall ensure that specific Temporary Traffic Management Plans are designed and installed to cater for the various phases of the project. Items that may be considered along with the General Principles of Prevention, could include, but not exclusively, some of the following:

- The prevailing traffic speeds and traffic volumes. Busy commuter routes.
- Horizontal and vertical alignments of the road(s). Visibility. Obstacles. Undulations.
- Presence of existing entrances in the vicinity/ existing turning movements/ existing slow-moving traffic areas.
- Grass verges – shall be kept in check by the developer to ensure that TTM signage is visible at all times.
- Appropriate TTM Plan and risk assessments shall be in place for all activities on the public roads.
- Housekeeping: All public roads affected by the development shall be kept free of loose materials, dust, mud, spillages, and debris.
- For excavation works at entrances – the safety zone requirements and available residual road widths shall be considered as part of the Design Process.
- The impact that (i) queuing of delivery vehicles on the road before entry to the site, and (ii) slow-moving vehicles exiting the site, could have on traffic safety.
- The Provision of Variable Message Signs (VMS) for the duration of the project, or at specific phases of the project.

**12. Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out**

It is noted that the Councils Environment and Water Services Section have no objections to the proposed development subject to the below conditions relating to foul sewerage, surface water, waste management, environmental nuisance and biodiversity and landscape.

**Comment:**

Please see recommended conditions from Section 9 above in relation to General Issues, surface Water, foul sewerage.

In addition, please attach the following conditions to any grant of permission;

**Foul Sewerage**

1. Prior to construction commencing on site, the developer is requested to provide details of how effluent will be collected & treated during the construction phase.
2. In the event that foul waste is to be removed regularly from site by a contractor during construction phase, the developer shall submit a signed maintenance contract with an Authorised Waste Collector and all foul waste must be transported to an Authorised Waste Facility.

**Waste Management**

1. All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 as amended. While awaiting removal, all waste materials shall be stored in designated areas protected against spillage or leachate run-off.
2. The applicant is required to obtain an Integrated Pollution Control licence from the EPA prior to any extraction/excavation of peat and any associated Works such as drainage.

3. All uncontaminated soil and stone imported onto the site shall comprise non-waste by-product, in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, S.I. No. 126 of 2011.
4. No development shall commence prior to registration with the Environmental Protection Agency of the material to be imported onto the lands, in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, S.I. No. 126 of 2011.
5. Prior to commencement of development, details regarding the origin/source of proposed soil & stone to be imported onto the site shall be submitted for the written agreement of the Planning authority

#### **Environmental Nuisance**

1. Noise emissions at the nearest noise sensitive location (such as dwellings, schools, places of worship or areas of high amenity) shall comply with recommendations set out in chapter 11 of EIAR and/or the EPA IPC licence requirements.
2. Audible tonal or impulsive components should be minimised at any noise sensitive location;
3. The Applicant shall take reasonable measures to mitigate any environmental nuisance (noise and dust) which may arise during construction. Construction shall take place during working hours 7am to 6.30pm Monday to Friday and 8am to 1.30pm Saturday unless otherwise authorised by the Planning Authority.
4. Dust suppression shall be undertaken under dry and windy conditions to ensure that dust deposition does not exceed 350mg/m<sup>2</sup>/day. Details of a monitoring programme for the dust shall be submitted to, and agreed in writing with, the Planning authority prior to commencement of development. Details to be submitted shall include monitoring locations, the commencement date and the frequency of monitoring results.

### **13. Planning Authority view in relation to decision to be made by the Commission**

It is noted that the delivery of the proposed development will facilitate the transition of a power plant at Ballykilleen, Edenderry (which is currently operated as an oil-fired power plant) to gas. It is considered that the proposed gas transmission pipeline will help the transition of the existing power station to gas-fired operation which will result in significant improvement in the greenhouse gas (GHG) emissions from the power station operations as well as supporting decarbonisation of the gas grid mix in line with national and local policies and objectives as laid out earlier in this report.

The Planning Authority has no matters to raise which warrant a refusal of permission for the proposed development. The Commission is respectfully request to consider this report and the conditions recommended in the event of a grant of permission for the proposed development in addition to points of further information requested by the Councils Edenderry Municipal District.



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**James Condron**

**Senior Executive Planner**

**July 6<sup>th</sup>, 2026**

## Appendix A: Internal Reports Received

### Conservation Report

#### Gas Pipeline

SID 027 –Conservation Report May 2026

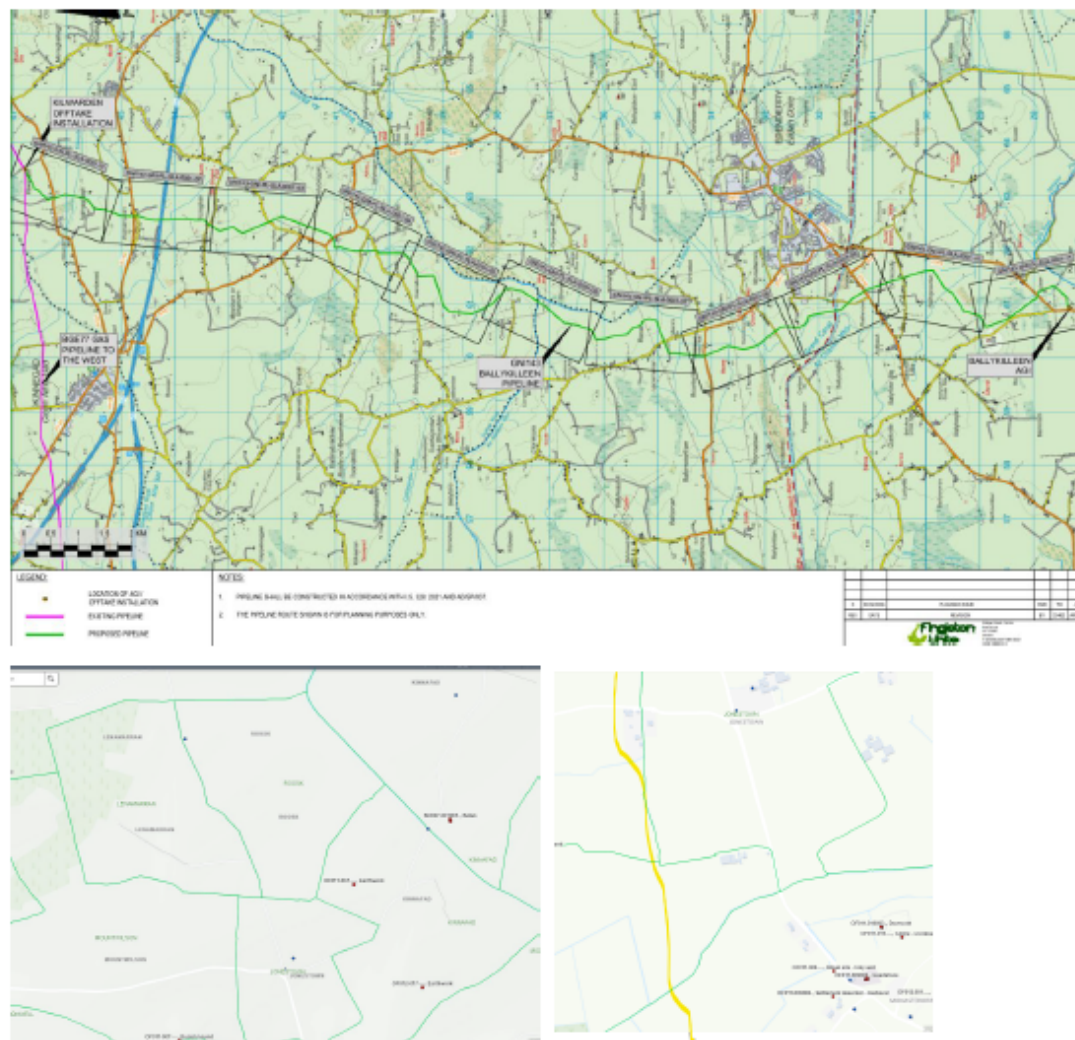
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#### 10 June 2026 Options Report – Architectural Comments

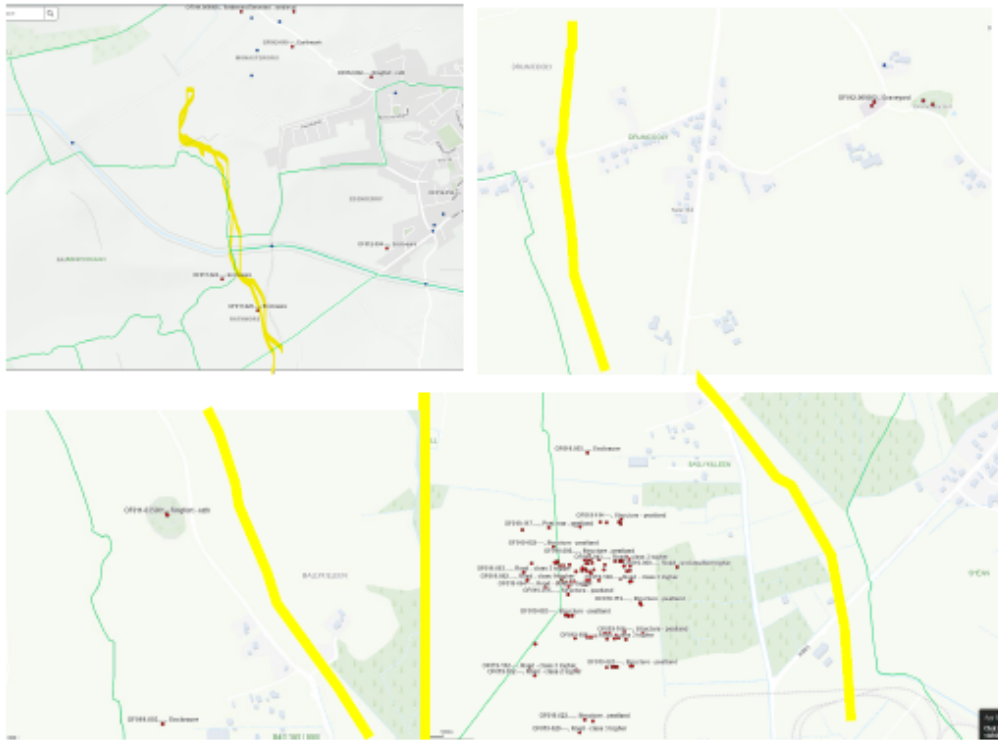
The proposed development comprises a c. 23.65km underground high-pressure gas transmission pipeline extending from Kilwarden, Co. Meath to Ballykilleen, Edenderry, Co. Offaly, together with an offtake installation, an Above Ground Installation (AGI), and associated construction compounds and ancillary works.

The applicant states that the proposed development does not involve works to Protected Structures or Recorded Monuments. While this is accepted in terms of direct impacts within the defined development footprint, this position does not fully reflect the wider cultural heritage context through which the pipeline route extends.

The proposed pipeline traverses a predominantly rural landscape characterised by a very high density of Recorded Monuments (SMR/RMP), alongside a number of NIAH-listed structures of regional significance, indicating a complex and multi-layered archaeological and historical environment.



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#### NIAH website maps

Within the central section of the route, particularly in the Monasteroris–Drumcooly–Ballykilleen corridor, a concentration of significant archaeological sites is evident, forming a coherent historic landscape. These include:

- OF011-010003 – Dovecote / pigeon house, Monasteroris
- OF012-016 – Historic mill site, Monasteroris
- OF012-002 – Ringfort (rath), Monasteroris
- OF012-006001 – Motte and bailey castle, Drumcooly
- OF012-006002 – Associated bailey enclosure, Drumcooly
- OF012-005002 – Graveyard, Drumcooly
- OF012-005001 – Possible church remains, Drumcooly
- OF011-035001 – Multi-vallate ringfort, Ballykilleen

These sites together indicate a **high-value archaeological cluster with strong spatial and historical relationships**. Further archaeological features are distributed along the route and within its immediate vicinity, reinforcing the sensitivity of the receiving environment. These include:

- OF011-033 – Enclosure, Ballynagill
- OF011-025 – Enclosure, Rathmore
- OF011-024 – Cropmark enclosure, Ballycolgan
- OF012-017 – Earthwork (cropmark), Kinnafad
- OF011-007 – Burial mound, Mountwilson / Thornwell
- OF020-005 – Ring-barrow
- OF011-065 – Burnt mound (identified through archaeological test trenching)

In addition, the presence of historic landscape infrastructure further contributes to the archaeological potential of the site, including:

- OF019 series – Toghers (historic trackways)
- OF019 series – Peatland-related archaeological structures

The built heritage context is also notable, with a number of NIAH-listed structures located within the wider setting of the proposed route, which may be sensitive to changes in setting or construction-related impacts.

These include:

- 14911001 – Jonestown House (country house)
- 14911006 / 14912002 – Monasteroris House (country house)
- 14911004 / 14911005 – Monasteroris gate lodges
- 14911013 – Monasteroris icehouse
- 14804051 – The Old Rectory
- 14912006 – Drumcooly Park House
- 14911007 – Cartland Bridge
- 14911021 – Rathmore Bridge
- 14912004 – Colgans Bridge

These structures, in combination with the archaeological resource, form part of a historic cultural landscape which extends beyond individual sites and must be considered as a whole.

Given the scale and linear nature of the development, together with the extent of continuous trenching, excavation and multiple crossings of roads, rivers and the Grand Canal, the proposal is considered to be archaeologically sensitive across its entire route. The nature of the works gives rise to a clear potential for disturbance of both recorded and previously unknown archaeological remains, particularly in greenfield areas and in proximity to known monuments.

While no direct impacts on Recorded Monuments or Protected Structures are identified, mapping indicates that sections of the works will occur in proximity to the above-listed heritage assets. In this context, it is considered necessary that:

- the exact distances between the works and these assets are verified, and
- it is clearly demonstrated that there will be no adverse impact on their:
  - structural integrity
  - setting and curtilage
  - ground conditions
  - visual appreciation, including potential impacts arising from construction activity, vibration, or temporary works.

The above-ground elements, including the Kilwarden Offtake Installation and the AGI at Ballykilleen, are limited in scale and partially located within an established industrial context. However, given the proximity of the above heritage assets, their visibility and potential impact on the setting of the wider historic landscape should be verified, particularly in relation to views towards known archaeological clusters.

Overall, the proposed development traverses a highly sensitive archaeological and cultural landscape, and while no direct impacts are identified, the extent of ground disturbance presents a tangible risk to subsurface archaeology, as well as potential indirect impacts on the setting of nearby heritage assets.

Accordingly, it is recommended that the development be subject to:

- **Archaeological Condition:** The developer shall comply with specific National Monuments Service requirements including: No construction or site preparation work may be carried out on the site until all archaeological requirements of the NMS are complied with, full archaeological monitoring of all groundworks, and a clear protocol for archaeological discoveries.
- **Targeted assessment in areas of proximity to the identified SMR and NIAH assets.**

Let me know if you require additional information.

Wiktorie Stepczynska-Motyl

Wiktorie Stepczynska-Motyl, MSc ArchEng

Architectural and Planning Technician

Rachel M'Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

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## Edenderry Municipal District Report



|                        |                                                                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To:</b>             | <b>Planning</b>                                                                                                                                            |
| <b>File Reference:</b> | <b>Ref: ACOP-324280-26</b>                                                                                                                                 |
| <b>Applicant:</b>      | <b>HIGH PRESSURE GAS PIPELINE</b>                                                                                                                          |
| <b>Site Address</b>    | <b>Ballykilleen, Clonmore, Drumcooley, Edenderry, Lenamarran, Monasteroris, Mountwilson, Rathgreedan, Rathmore, Roosk, Shean and Thornwell, Co. Offaly</b> |
| <b>Date of Memo:</b>   | <b>17/6/2026</b>                                                                                                                                           |

### SID027 - PLANNING PERMISSION FOR HIGH PRESSURE GAS PIPELINE

#### Further Information

1. The Applicant shall submit details of the proposed wheel wash facilities for all vehicles (HGV's) leaving the temporary compound locations and road crossing locations.
2. The Applicant shall clarify the reasoning for the location of the temporary compound in Rathvilla as it is 4km away from the pipeline.
3. The Applicant shall clarify the details of the logistics to facilitate the haulage of the 18m pipe or alternative arrangements.
4. The Applicant shall submit details of pipeline interactions with the public road network (crossings) at each interface location (public and non-public roads). The details shall include, construction details, construction programme, traffic management designs, reinstatement details and measures to protect existing public infrastructure during development works.
5. The Applicant shall submit a detailed programme of haul routes/deliveries. Details to include dates and times, number of loads, weights, road closures and diversion routes, support vehicles, etc.

### Project Management

1.0 Gas Networks Ireland shall appoint a full time Public Liaison Officer and be a dedicated point of Contact for Offaly County Council and members of the public throughout the duration of the project. This contact person shall address issues raised by members of the public within 2 weeks of the date they are made aware of those issues. In any case where an issue cannot be resolved between GNI and a member of the public, Offaly County Council shall engage with both parties to achieve a successful outcome.

2.0 The Developer shall consult with Offaly County Council, An Garda Síochána, Emergency Services and Bus Operators in relation to each stage of the works.

### Roads Conditions

3.a) Prior to commencement of development the developer shall submit a full pavement analysis of the haul routes within Co. Offaly terminating at the access points into the site that the haul routes service. The analysis shall include PSCI, FWD, RDP, SCRIM and a video survey of road surface condition. A schedule of required works to enable the haul routes shall be submitted to Offaly County Council for agreement with Edenderry Municipal District at least 3 months prior to project commencement in Co. Offaly. Agreed works must be undertaken at the developer's expense and Edenderry Municipal District must sign off on the completed works prior to utilisation of any haul routes to service the development. NOTE: Offaly County Council are responsible for the entire area between boundaries (hedges, tree lines, boundary walls etc.) and not just the roadway surface. The analysis to be carried out shall include roadside verges, footpaths, drainage and boundaries, in addition to the road surface. Where haul routes consist of narrow roads, junctions etc. appropriate measures must be taken to ensure verges, drainage and boundaries will not be affected by the use of those haul routes.

3.b) Within 12 months of the completion of the development the developer shall submit a full pavement analysis of the haul routes used within Co. Offaly terminating at the access points into the site that the haul routes service. The analysis shall include PSCI, FWD, RDP, SCRIM and a video survey of road surface condition. A schedule of required works to repair the utilised haul routes shall be submitted to Offaly County Council for agreement with Edenderry Municipal District. Agreed works must be undertaken at the developer's expense within 6 months of agreement with Offaly County Council.

4.a) Prior to commencement of development the developer shall submit a Structural Survey including load bearing Capacity analysis of all bridges/ culverts, or any other load bearing infrastructure along the proposed hauls routes within Co. Offaly. A schedule of required works



to strengthen said infrastructure (if required) shall be submitted to Offaly County Council/Edenderry Municipal District for agreement at least 9 months prior to project commencement in Co. Offaly. Agreed works must be undertaken at the developer's expense prior to utilisation of any haul routes to service the development.

4.b) Within 12 months of the completion of the development the developer shall submit a Structural Survey including load bearing Capacity analysis of all bridges/ culverts, or any other load bearing infrastructure utilised along hauls routes within Co. Offaly. A schedule of required repair works on said infrastructure (if required) shall be submitted to Offaly County Council for agreement. Agreed works must be undertaken at the developer's expense prior to utilisation of any haul routes to service the development.

4.c) Prior to commencement of development Offaly County Council shall the developer shall undertake analysis of haul routes to ensure adequate width is available to accommodate the relevant plant that will utilise the routes. Analysis shall include determining the capacity of the roads and junctions to accommodate passing traffic, turning at junctions etc. e.g. AutoTracking. Where verges are required to accommodate haulage vehicles, they shall be suitably treated to provide hard standing and no muck or debris shall be deposited on the road as a result of haulage vehicles entering the verges. In any case where this occurs unexpectedly, the roadway affected shall be cleaned immediately.

5.0) All haul routes shall be agreed with Offaly County Council/Edenderry Municipal District prior to commencement. Any deviation from haul routes submitted under SID application is not permitted unless written agreement has been received from Offaly County Council. Unauthorised deviation from proposed haul routes submitted as part of the planning application, or otherwise agreed in writing with Offaly County Council/Edenderry Municipal District, may result in a Notice to Cease transportation of materials on un-authorised roads within Co. Offaly, until such time as an assessment of the un-authorised haulage routes has been undertaken by Offaly County Council/Edenderry Municipal District to establish defects.

6.0) Prior to commencement of the development, the developer shall submit to Offaly County Council/Edenderry Municipal District details of the proposed maintenance and inspection regime for roads being utilised as haul routes through Co. Offaly to facilitate the development. The proposed Inspection regime shall be at monthly intervals, shall record defects encountered, maintenance issues identified, contain geo-located photographic records, and shall propose interventions to be undertaken to rectify defects/ maintenance issues at the developer's expense and a timeframe for doing so. Such reports shall be submitted to Offaly County Council

on a monthly basis for review and acceptance. The developer shall be responsible for any public liability claims that arise in connection with damage caused on haul routes by the developer or their agents.

Prior to commencement

Applicant shall submit details, as listed below, to OCC / Edenderry MD: (These proposals will be subject to the review & agreement of Roads Authority – Edenderry Municipal District )

7.0 Prior to the commencement of the development, the following shall be submitted to, an agreed in writing with Offaly County Council:

- a) A Transport Management Plan, including details of road network/ haulage routes, vehicle types to be utilised (including oversized loads), sources of materials, a programme of anticipated deliveries to sites/compounds to facilitate development, including no's of loads, arrangements for the protection of bridges, culverts and other structures to be crossed, as may be required.
- b) A Construction Environmental Management Plan (CEMP) in respect of the proposed development. This plan shall provide details of intended construction practice for the development, including:
  - o Details of site security fencing and hoardings
  - o Details of on-site car parking facilities for site workers during the course of construction
  - o Phasing programme (including a detailed schedule of all deliveries that run concurrently (eg. Pipe delivery , stone etc and the delivery of abnormal loads) indicating the timescale within which it is intended to use each public route to facilitate construction of the proposed development. Developer to liaise with Edenderry Municipal District & Offaly County Council in relation to deliveries. Once all suppliers have been confirmed by the Developer/Contractor, a detailed programme of deliveries is to be submitted to OCC/Edenderry MD for review. Details to include number of movements per day, weights, etc. Developer/Contractor to liaise with OCC / Edenderry Municipal District to establish the designated delivery/haul routes.  
Note: Any change(s) to locations and sources of materials being hauled to the site during construction shall be notified to the planning and Roads authority, as any deviation from agreed haul routes may have an adverse impact on the road network; which may also lead to amendments to agreed schedule of works to roads as agreed with Edenderry Municipal District under designated haul routes for materials for the development.
  - o Detailed arrangements for temporary traffic arrangements/ controls on roads. Including associated directional signage to be submitted and agreed with the Roads

authority. Traffic Signage to be compliant with Chapter 8 of Traffic Signs Manual 2019 (as amended) .

- Measures to prevent queuing of construction traffic on the adjoining road network,
  - Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
  - Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
  - Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained; such bunds shall be roofed to exclude rainwater.
  - Off-site disposal of construction / demolition waste and details of how it is proposed to manage excavated soil.
  - Details of on-site re-fuelling arrangements, including use of drip trays,
  - Details of how it is proposed to manage excavated soil,
  - Means to ensure that surface water run-off is controlled such that no deleterious levels of silt or other pollutants enter local surface water drains or watercourses.
- c) Details of pipeline interactions with the public road network (crossings) at each interface location (public and non-public roads). The details shall include, construction details, construction programme, traffic management designs, reinstatement details and measures to protect existing public infrastructure during development works.
- d) Details of all access points from the public roadways in Co. Offaly into the site including access road tie in details, details of site boundary security measures adjoining public roads, wheelwash facilities, measures to mitigate dust and site material being deposited onto the public roadway, measures to mitigate impacts on existing roadside drainage, measures to control vehicle movements into and off of the site, maintenance of sightlines and security provisions at access points to site. Cleaning of Roads used as haul routes shall be carried out daily and as required at the developers expense.
- e) A phasing programme indicating the timescale within which it is intended to use each public route to facilitate construction of the proposed development.
- f) Details of Gas Network Ireland's appointed Public Liaison Officer for Edenderry Municipal District.
- g) Where Road Closures are required to facilitate works, details of Road Closures, including; Road No, Townland, start and end points, detour routes, traffic management plans, proposed start and end dates and times and purpose of road closure must be submitted to Offaly County Council 8 weeks prior to required closure date.
- NOTE: The developer shall be liable for all costs incurred by Offaly County Council relating to the advertisement of road closures. The developer shall inform Offaly County



Council, An Garda Síochána, Fire and Rescue Services, Midlands Radio 3, The Midland Tribune, The Offaly Express and any other party/body Offaly County Council require on a weekly basis of road closures relating to the project.

- h) Detailed arrangements for temporary traffic arrangements / controls on roads.
- i) Details of location of works within public roads in Co. Offaly, anticipated programme of such works, methods of traffic control, anticipated durations of works and MSRA for the activities. Road Opening Licences (T1 and T2 licences) will be required at each and every location of works to be carried out on public roads within Co. Offaly. The conditions, set by Offaly County Council, applied to Road Opening Licences shall be accepted by the applicant prior to granting of a licence, and prior to any works being undertaken on the public road. Conditions must be complied with in full, throughout the duration of said licences, in order to satisfy the requirements of Offaly County Council and ensure satisfactory execution and reinstatement of the works. The acceptance of a Road Opening Licence, will be an acceptance of associated costs of the licence by the applicant, set by Offaly County Council, which will include the payment of all applicable Road Opening Licence charges to Offaly County Council, as through the Road Management Offices (RMO) process for monthly billing. The Developer shall arrange a meeting with Edenderry Municipal District prior to submitting a Road Opening License for parts of the works.
- j) Confirmation that abnormal load permits will be applied for as per Offaly County Councils requirements, a minimum of 6 weeks prior to anticipated load transportation to site.
- k) Details of Gas Network Ireland's Project Management Structure for the project and points of Contact during the Management of the Project.
- l) The developer shall submit a proposed schedule of project update meetings to be held with Edenderry Municipal District Area Engineer and Gas Network Ireland Management at agreed intervals throughout the duration of the project.

8.a) Roads Shall be kept free from vehicles and obstructions throughout the duration of the development. Unloading/ loading of materials on the public roadway is not permitted at any stage of the project. Parking of vehicles along the public roadway is not permitted and the developer shall include such unloading/ loading and parking provisions within the curtilage of the development site.

8.b) Traffic Management Plans for each stage of the project where there is an interface with the public road network are required a minimum of 4 weeks prior to commencement of such works. The developer shall maintain hedges and verges for the entire extent of traffic

management signage and forward sight distances for the duration of the traffic management. Where necessary, the developer shall provide a report from a suitably qualified person, outlining mitigation measures for hedge and verge maintenance between 1<sup>st</sup> March and 30<sup>th</sup> September.

8.c) Prior to commencement Offaly County Council will require Training Records & Details of your Temporary Traffic management designer – who will be selecting the traffic management set ups and advising.

8.d) Prior to commencement of development the developer shall submit detailed designs for the written agreement of the Planning Authority/Edenderry Municipal District showing roadside drainage details at all site entrances within Co. Offaly.

8.e) Lines of sight at all proposed entrances to the site shall be constructed and maintained strictly in accordance with the requirements of Table 1.3: Design Speed Related Parameters of TII Rural Link Road Design DN-GEO-03031, April 2017 in the interest of traffic safety.

9.0 Prior to the commencement of development, the developer shall lodge with the planning Authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the Planning Authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to and from the site, coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be agreed between the Planning Authority and the Developer. *Reason: To ensure the satisfactory reinstatement of Haulage Routes.*

10.0 Where Offaly County Council/Edenderry Municipal District consider a proposed haul route is not in a suitable condition, the developer shall upgrade the road or junction in advance of haulage operations as agreed with Edenderry Municipal District /Roads authority.

11.0 Any defects that appear upon the public roads/designated haul routes during the construction period of the development shall be rectified by the developer as agreed with Edenderry Municipal District /Roads authority.

**TEMPORARY TRAFFIC MANAGEMENT (TTM) FOR CONSTRUCTION PHASE.**

12.0 The applicant shall ensure that specific Temporary Traffic Management Plans are designed and installed to cater for the various phases of the project. Items that may be considered along with the General Principles of Prevention, could include, but not exclusively, some of the following:

- The prevailing traffic speeds and traffic volumes. Busy commuter routes.
- Horizontal and vertical alignments of the road(s). Visibility. Obstacles. Undulations.
- Presence of existing entrances in the vicinity/ existing turning movements/ existing slow-moving traffic areas.
- Grass verges – shall be kept in check by the developer to ensure that TTM signage is visible at all times.
- Appropriate TTM Plan and risk assessments shall be in place for all activities on the public roads.
- Housekeeping: All public roads affected by the development shall be kept free of loose materials, dust, mud, spillages, and debris.
- For excavation works at entrances – the safety zone requirements and available residual road widths shall be considered as part of the Design Process.
- The impact that (i) queuing of delivery vehicles on the road before entry to the site, and (ii) slow-moving vehicles exiting the site, could have on traffic safety.
- The Provision of Variable Message Signs (VMS) for the duration of the project, or at specific phases of the project.



Rory Moore  
District Engineer  
Edenderry Municipal District  
Offaly County Council

## Chief Fire Officer Report



The Planning Officer,  
Offaly County Council,  
Áras an Chontae,  
Charleville Road,  
Tullamore.

RE: SID 027 -  
AT: , Townlands of Meath and Offaly  
APPLICANT: SID 027 Gas Pipeline - ACP-324280-26

A Chara,

With reference to yours received on the 30 June 2026 concerning the above, I have no objections to the GRANTING of planning permission to this development.

Please let me have a copy of the Councils final decision.

A handwritten signature in black ink, appearing to read "Nick Smyth", is written over a horizontal line.

**Nick Smyth**  
**SENIOR ASSISTANT CHIEF FIRE OFFICER**

## Environment and Water Services Report

Offaly County Council  
Water Services

Planning Conditions

To: Planning  
Planning Ref: PL2-SID027  
Date: 22<sup>nd</sup> June 2026



**Application for:** "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. 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 Ardnamullen, adjacent to the linear pipeline route. Temporary construction compound 3 is located within the townland of Application Form for Permission / Approval in respect of a Strategic Infrastructure Development Page 15 of 23 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."

**Applicant:** Gas Networks Ireland

**Location:** Clonmore, Roosk, Lenamarran, Jonestown, Mountwilson, Thornwell, Monasteroris, Rathmore, Drumcooly, Rathgreedan, Shean, Ballykilleen, and Esker More.

I refer to the documentation received in relation to the above application and comment as follows.

**Grant Conditions:**

**General**

1. All mitigation measures as outlined in the submitted Construction and Environmental Management Plan shall be implemented by the applicant/developer for the construction & operational phase of the development.
2. All recommendations as outlined in the submitted Flood Risk Assessment shall be implemented by the applicant/developer for the operational phase of the development.
3. All mitigation measures as outlined in the submitted Natura Impact Statement Assessment Report shall be implemented by the applicant/developer for the construction & operational phase of the development.
4. All mitigation measures as outlined in the submitted Environmental Impact Assessment Report shall be implemented by the applicant/developer for the operational & construction phase of the development.
5. All mitigation measures as outlined in the submitted Water Framework Directive Assessment Report shall be implemented by the applicant/developer for the operational & construction phase of the development.
6. All statutory consents and licences required to commence construction Works on-site shall be obtained prior to works commencing, including but not limited to; Site notices, Construction commencement notices, Licence to connect to existing utilities (including water) and mains sewers, where required,

Abstraction and / or discharge licenses, where required, Road opening / closure licences, etc.

#### Surface Water

1. The applicant shall maintain/preserve any existing riparian corridor/drain present within and/or adjacent to the site by implementing a buffer zone where no development is permitted in accordance with Offaly County Council's, Development Plan 2021-2027.
  - o As per Chapter 4 of the Offaly County Development Plan 2021-2027, Policy BLP-20: It is Council policy to preserve riparian buffer strips free from development by reserving a minimum of 10 metres either side of all watercourses (measured from top of bank) with the full extent of the protection determined on a case by case basis by the Council, based on site specific characteristics and sensitivities.
  - o As per Chapter 11 of the Offaly County Development Plan 2021-2027, Policy WSP-22: It is Council policy to ensure adequate surface water drainage systems are in place which meet the requirements of the Water Framework Directive and the River Basin Management Plan and to promote the use of Sustainable Drainage Systems.
  - o As per Chapter 11 of the Offaly County Development Plan 2021-2027, Policy ENVP-03: It is Council policy to support the implementation of the Water Framework Directive, the River Basin Management Plan and the Local Authority Waters Programme in achieving and maintaining at least good environmental status for all water bodies in the county. Development proposals shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands.

#### Foul Sewerage

1. Prior to construction commencing on site, the developer is requested to provide details of how effluent will be collected & treated during the construction phase.
2. In the event that foul waste is to be removed regularly from site by a contractor during construction phase, the developer shall submit a signed maintenance contract with an Authorised Waste Collector and all foul waste must be transported to an Authorised Waste Facility.

#### Waste Management

1. All wastes arising from/at the proposed development shall be managed in accordance with the Waste Management Acts 1996 as amended. While awaiting removal, all waste materials shall be stored in designated areas protected against spillage or leachate run-off.

2. The applicant is required to obtain an Integrated Pollution Control licence from the EPA prior to any extraction/excavation of peat and any associated Works such as drainage
3. All uncontaminated soil and stone imported onto the site shall comprise non-waste by-product, in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, S.I. No. 126 of 2011
4. No development shall commence prior to registration with the Environmental Protection Agency of the material to be imported onto the lands, in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, S.I. No. 126 of 2011
5. Prior to commencement of development, details regarding the origin/source of proposed soil & stone to be imported onto the site shall be submitted for the written agreement of the Planning authority

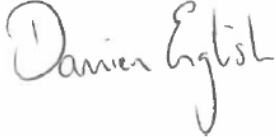
#### Environmental Nuisance

1. Noise emissions at the nearest noise sensitive location (such as dwellings, schools, places of worship or areas of high amenity) shall comply with recommendations set out in chapter 11 of EIAR and/or the EPA IPC licence requirements.
2. Audible tonal or impulsive components should be minimised at any noise sensitive location;
3. The Applicant shall take reasonable measures to mitigate any environmental nuisance (noise and dust) which may arise during construction. Construction shall take place during working hours 7am to 6.30pm Monday to Friday and 8am to 1.30pm Saturday unless otherwise authorised by the Planning Authority.
4. Dust suppression shall be undertaken under dry and windy conditions to ensure that dust deposition does not exceed 350mg/m<sup>2</sup>/day. Details of a monitoring programme for the dust shall be submitted to, and agreed in writing with, the Planning authority prior to commencement of development. Details to be submitted shall include monitoring locations, the commencement date and the frequency of monitoring results.

#### Biodiversity & Landscape

1. The applicant shall maintain/preserve any existing hedgerow/woodland/trees present within and/or adjacent to the site in accordance with Offaly County Council's, Development Plan 2021-2027
  - o As per Chapter 4 of the Offaly County Development Plan 2021-2027, Policy BLP-24: It is Council policy to support the protection and management of existing networks of woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and to strengthen local networks.

Report prepared by:



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