

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1.

Date: 22nd May 2026
Ref.: JN 24219

Re: Planning Application for a Strategic Infrastructure Development Comprising a 680 MW Gas-Fired Generation Station at Kilshane Road, Kilshane, Finglas, Dublin 11.

Dear Sir / Madam,

We, JSA Planning (the Agents), on behalf of our client, Kilshane Energy Ltd, Unit 8 CTEK, Riverside Road, Carrickmacross, Co. Monaghan, A81 XF29, and further to a determination received from An Coimisiún Pleanála on the 29th April 2026 confirming the proposed development constitutes Strategic Infrastructure Development (SID) pursuant the Section 37B of the Planning & Development Act 2000 (as amended), hereby submit this application for permission in respect of a proposal for the provision of 2 no. Gas-Fired Generation Stations, with an output of up to 340 Megawatts (MW) each, equating to a total output of up to 680MW, along with associated ancillary structures, and services, including an Air Insulated Substation (AIS) adjacent to each of the turbines.

A copy of the determination received by An Coimisiún Pleanála is included as Appendix 2 of this cover letter.

The proposal also includes a 400kV gas-insulated substation (GIS) building and associated compound to serve the proposed generation station.

The 400kV substation will be connected to the national grid by way of a 400kV transmission line connection. The route and connection point for the grid connection is subject to final confirmation with EirGrid, and will be progressed by way of a separate Electricity Transmission application in due course.

A Flexible Peaking Plant is a Gas Turbine Power Generation Station that can quickly dispatch power to balance fluctuating electricity demand in the grid due to intermittent renewable supplies. It is also used to provide a reliable source of backup generation for operating in times of high electricity demand and low renewable electricity supply. These peaking plants are crucial to avoid power outages and ensuring the security of electricity supply in a grid with increased renewable sources of energy.

The proposed development will act as a reliable source of backup generation when the system margins are tight. It is forecast to displace the running of existing, higher carbon emitting units such as oil-fired units. By displacing higher emitting units, the proposed development is expected to provide a reduction in the level of carbon emissions. This short-term displacement conforms with overall goals both of achieving targets for reduced emissions and also increasing the generation capacity of the grid to ensure security of supply. The flexible technology chosen, will help facilitate a higher penetration of renewable generation being dispatched onto the system.

The proposals would assist in achieving a Key Target set out in the Climate Action Plan 2025 to provide new flexible gas plants to provide at least 2GW by 2030. This KPI is set out at Page 70 of the Climate Action Plan.

The proposed development is located within the townland of Kilshane, located to the west of the N2 at Kilshane Road, Kilshane, Finglas, Dublin 11.

The proposed development is described as follows:

“The site is located to the south of Kilshane Road and the site of a permitted peaking power generation station permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23 as amended by FCC Reg. Ref.: FW25A/0523E, and adjacent to the site of a permitted 220kV Gas Insulated Switchgear substation permitted under ACP Ref.: 314894-22. The site is to the west of the M2 motorway, to the north of Roadstone Huntstown Quarry, and to the east of agricultural lands and Northwest Logistics Park.

The Proposed Development is a Power Generation Station development and comprises 2 no. Open Cycle Gas Turbines, with an output of up to 340 Megawatts (MW) each, equating to a total output of up to 680MW, along associated ancillary structures, and services, including an Air Insulated Substation (AIS) adjacent to each of the turbines. The Proposed Development also includes the construction of a 400kV Gas Insulated Switchgear (GIS) substation. The proposed GIS substation will be connected to the national grid by way of a 400kV transmission line connection, which will be subject to a separate application.

The proposals will comprise the following:

- *Construction of 2 no. Gas Turbines, with an output of up to 340 Megawatts (MW) each, along with ancillary structures and auxiliary equipment associated with each of the two turbines (including gas turbine oil tank, rotor displacement system, natural gas system, hydraulic oil equipment, pneumatic system for blow-off valves, lube oil cooler, and fuel oil skid). Each of the turbines will have an exhaust stack with a height of c. 28m, with a height to the top of the evaporative cooler of c. 25.5m.*
- *Adjacent to each of the turbines, the development will also comprise a single storey Packaged Electrical and Electronic Control Centre (PEECC) with a height of c. 6m and a gross floor area (GFA) of c. 321 sq.m.; fan cooler systems with a height of c. 4m; a single storey Continuous Emission Monitoring System (CEMS) Shelter with a height of c. 2.9m and GFA of c. 9 sq.m.; single storey gas heater structure with a height of c. 3.2m and GFA of c. 43 sq.m.; backup generator structure with a height of c. 3.2m and GFA of c. 30 sq.m.; compressor cleaning structure with a height of c. 3.7m and GFA of c. 11 sq.m.; transformer structure with a height of c. 3.2m and GFA of c. 9 sq.m.; and associated plant and equipment including a demineralised water tank with a height of c. 5.2m, CO2 bottles, and an air dryer with a height of c. 1.9m.*
- *Adjacent to each of the gas turbines, the development includes an Air Insulated Substations (AIS) to house transformers and electrical equipment within fenced compounds.*
- *The proposed development will be bound to its northern and part of its eastern boundary by acoustic fencing (c. 12m in height).*
- *Construction of a 400kV GIS building (two storeys, with an overall height of c. 17m and a gross floor area of c. 907 sq.m.) and associated electrical equipment located to the northwest of the site, within a fenced compound.*
- *Provision of hard and soft landscaping works, tree planting and boundary treatments. Attenuation storage will be located to the southeast of the site, alongside the existing permitted attenuation storage.*

- *The proposals will be provided on two areas of stone surfacing. Access and services to connect to the adjacent permitted development. Additional planting is proposed across the site and all associated works. The development includes underground services, lighting, and associated site development and ancillary works, above and below ground, necessary to facilitate the development.*

An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.

An Environmental Impact Assessment Report ('EIAR') will be submitted with the application."

The following documentation accompanies this application:

- 2 no. copies of the planning application form;
- 2 no. copies of the letter of consent (attached to the application form);
- 2 no. copies of the site notice;
- 1 no. original copy and 1 no. scanned copy of newspaper notices (Irish Daily Star and Irish Daily Mail);
- 2 no. copies of this cover letter (including Appendix 1 – EIA Portal Notification);
- Application Fee of €100,000;
- 2 no. copies of a Planning Report prepared by JSA Planning;
- 8 no. electronic copies provided on USB;
- 2 no. copies of an Environmental Impact Assessment Report prepared by AWN Consulting;
- 2 no. copies of an Appropriate Assessment Screening Report prepared Altemar Marine & Environmental Consultancy;
- 2 no. copies of LVIA Photomontages prepared by Macroworks;
- 2 no. copies of schedule of prescribed bodies notified;
- 2 no. copies of Letters to Prescribed Bodies and the Planning Authority prepared by JSA Planning;
- 2 no. copies of Architectural Drawings, Drawing Register, and 3D Images prepared by McAtavey Architects;
- 2 no. copies of a Site Specific Flood Risk Assessment Report prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Traffic and Transport Assessment report prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Construction and Environmental Management Plan prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Mobility Management Plan prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Preliminary Construction Traffic Management Plan prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of Engineering Services Drawings, an Engineering Assessment Report, and a document register prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Lighting Report, Drawings and document register prepared by ORS;
- 2 no. copies of a Green Infrastructure Plan, a Landscape Rationale report, Landscape Drawings, and drawing register prepared by RMDA Landscape Architects;
- 2 no. copies of an Aviation Report (Future Phase Development Study) prepared by Straten Consultancy Services Limited;
- 2 no. copies of a letter from AirNav Ireland;

- File of the site boundary in .dwg format (ITM Referenced) included within the electronic copies of the application.

The planning application has been made available for inspection at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Malborough Street, Dublin 1.
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin.

The application may also be viewed/downloaded on the following website:

www.kilshanephase2sid.com

The public notices were published and erected on the **22nd May 2026** and which advise the application will be available for viewing for a period of seven weeks commencing on **2nd of June 2026** and that submissions / observations must be made in writing directly to An Coimisiún Pleanála (at An Coimisiún Pleanála, 64 Malborough Street, Dublin 1) or online at www.pleanala.ie not later than 5:30 pm on the **21st of July 2026**.

5 no. hard copies and 2 no. electrical copies have been lodged on the **22nd May 2026** with the relevant planning authority, Fingal County Council.

In accordance with the Commission's determination on the pre-application consultation in respect of the proposed development, copies of the application and notification have been sent to the prescribed bodies listed below on the **22nd May 2026**.

1. Department of Planning and Local Government and Heritage
2. Minister for the Environment, Climate, and Communications
3. Fingal County Council (the Planning Authority)
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Eastern and Midland Regional Assembly
7. Uisce Éireann
8. Inland Fisheries Ireland
9. Irish Aviation Authority
10. The DAA
11. Environmental Protection Agency (EPA)
12. Health Service Executive
13. Health and Safety Authority
14. Commission for Energy Regulation
15. Office of Public Works
16. ESB
17. EirGrid
18. An Taisce
19. An Chomhairle Ealaíon
20. Fáilte Ireland
21. The Heritage Council

As an EIAR is submitted as part of this application, the application has been registered on the Department of Housing, Planning and Local Government's EIA Portal. A copy of the EIA Portal confirmation is attached as Appendix 1 of this cover letter. The EIA Portal ID number for this application is **2026088**.

In accordance with the requirements of the SID application form, a .dwg file with the application site boundary georeferenced using the ITM system is provided with the soft copies of the application herewith.





If you require any additional information, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads 'JSA Planning'. The signature is written in a cursive, flowing style.

JSA Planning

APPENDIX 1 – CONFIRMATION FROM EIA PORTAL

 Housing Eiaportal <EIAportal@housing.gov.ie>
To:  Mark Fitzgibbon


Tue 5/19/2026 3:51 PM

Dear Mark,

An EIA Portal notification was received on 19/05/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 19/05/2026 under EIA Portal ID number 2026088 and is available to view at <https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da>

Portal ID: 2026088

Competent Authority: An Coimisiún Pleanála

Applicant Name: Kilshane Energy Ltd

Location: Kilshane Road, Kilshane, Finglas, Dublin 11.

Description: The proposal will comprise of 2 no. Open Cycle Gas-Fired Turbines, each with a capacity of up to 340MW (680MW in total), along with ancillary structures, and services. Includes a 400kV GIS building and associated compound.

Linear Development: No

Date Uploaded to Portal: 19/05/2026

Kindest Regards,

Hugh Wogan,

EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2142

www.gov.ie/housing



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

APPENDIX 2 – SID Determination

Our Case Number: ACP-323897-25

Your Reference: Kilshane Energy Ltd.



An
Coimisiún
Pleanála

John Spain Associates
c/o Luke Wymer
39 Fitzwilliam Place
Dublin 2

Date: 29 April 2026

Re: Proposed development of a 680 MW peaking gas fired power generation station and associated 400kV GIS substation at Kilshane Road, Kilshane, Finglas, Dublin 11

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act 2000, as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must, therefore, be made directly to An Coimisiún Pleanála under section 37E of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Commission and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the

Teil
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D01 V902

person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

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If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,



Ellen Moss
Executive Officer
Direct Line: 01-8737285

PC09A

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