



An  
Coimisiún  
Pleanála

## Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	<b>S. 37A – Strategic infrastructure Development</b>
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2. **Applicant:**

Name of Applicant:	<b>Kilshane Energy Ltd.</b>
Address:	<b>Unit 8 CTEK, Riverside Road, Carrickmacross, Co. Monaghan, A81 XF29</b>
Telephone No:	<b>+44 7742 475051</b>
Email Address (if any):	<b>brian@kilshaneenergy.ie</b>

**3. Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	<b>James Kinnear, Stuart Draffin</b>
Registered Address (of company)	<b>Unit 8 CTEK, Riverside Road, Carrickmacross, Co. Monaghan, A81 XF29</b>
Company Registration No.	<b>703084</b>
Telephone No.	<b>+44 7742 475051</b>
Email Address (if any)	<b>brian@kilshaneenergy.ie</b>

**4. Person / Agent acting on behalf of the Applicant (if any):**

Name:	<b>JSA Planning</b>
Address:	<b>39 Fitzwilliam PI, Dublin 2, D02 ND61</b>
Telephone No.	<b>(01) 662 5803</b>
Mobile No. (if any)	<b>087 207 9750</b>
Email address (if any)	<b><a href="mailto:lwymmer@jsaplanning.ie">lwymmer@jsaplanning.ie</a></b>

**Should all correspondence be sent to the above address? (Please tick appropriate box)**

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [  ] No:[  ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

**Brian McMullan –**

[brian@kilshaneenergy.ie](mailto:brian@kilshaneenergy.ie)

**+44 7742 475051**

**5. Person responsible for preparation of Drawings and Plans:**

Name:	<b>Ryan McAtavey</b>
Firm / Company:	<b>McAtavey Architects</b>
Address:	<b>45 Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, Northern Ireland</b>
Telephone No:	<b>07541710639</b>
Mobile No:	
Email Address (if any):	<b>ryan@mcataveyarchitects.com</b>
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. <b>Please refer to separate schedule of drawings.</b>	

**6. Site:**

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p><b>The site is located at Kilshane, Finglas, Dublin 11 and comprises an area of c. 5.25 hectares. To the north and east of the site is the N2 national primary route and running along the north and west of the site is the L3120 (Kilshane Road). The site is bound to the west by agricultural lands, and to the south by the operational Huntstown Roadstone Quarry.</b></p> <p><b>This subject site is located within the same boundary as a permitted peaking power generation station permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23. The main elements of the generation station are located immediately north of the subject site of this application.</b></p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<ul style="list-style-type: none"> <li>• <b>3062-B</b></li> <li>• <b>3062-D</b></li> </ul> <p><b>Grid Ref.: 710756,742486</b></p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. <b>DWG Provided</b></p>		
<p>Area of site to which the application relates in hectares</p>	<p><b>Application site area is c. 5.25 hectares.</b></p>	
<p>Site zoning in current Development Plan for the area:</p>	<p><b>Fingal County Council:</b></p> <ul style="list-style-type: none"> <li>• <b>The application site is located within lands zoned HI (Heavy Industry)</b></li> <li>• <b>The proposed development represents a “Utility Installations” use, which is permissible under the relevant HI zoning objective</b></li> </ul>	
<p>Existing use of the site &amp; proposed use of the site:</p>	<p><b>The application site currently comprises greenfield lands which are bound by existing hedgerows. The wider area is characterised greenfield lands and existing industrial / logistics / warehouse / quarry / energy development.</b></p>	

	<b>The proposed development comprises a 680MW peaking plant power generation station.</b>
Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Fingal County Council</b>

**7. Legal Interest of Applicant in respect of the site the subject of the application:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <b>X</b>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p><b>The Applicant is not the owner of the subject lands, on which the development will be located at Kilshane Road, Kilshane, Finglas, Dublin 11. The owner of the subject lands is another company within the same group as the applicant company, LCC Properties and Investments (Ireland) Ltd, with an address at Unit 8 Tek, Riverside Road, Carrickmacross, Co. Monaghan, Ireland.</b></p> <p><b>A letter of consent from the landowner is enclosed as part of this pre-application request.</b></p>		
<p><b>If you are not the legal owner</b>, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>		
<ul style="list-style-type: none"> <li><b>LCC Properties and Investments Ltd with an address at Unit 8 Tek, Riverside Road, Carrickmacross, Co. Monaghan, Ireland.</b></li> </ul> <p><b>Please refer to the letter of consent appended hereto.</b></p>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
<p><b>The applicant does not own the land but has a letter of consent from the landowner. The adjacent lands owned by the landowner are outlined in blue on the accompanying site location map.</b></p>		

**8. Site History:**

**Details regarding site history (if known):**

Has the site in question ever, to your knowledge, been flooded?

Yes: [ ] No: [ **X** ]

If yes, please give details e.g. year, extent:

Fluvial and groundwater flooding as per the accompanying Flood Risk Assessment Report prepared by JBA Consulting. Please refer to the Flood Risk Assessment report for details of flood nature and extents.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No: [ **X** ]

If yes, please give details:

**Are you aware of any valid planning applications previously made in respect of this land / structure?**

Yes: [ **X** ]    No: [   ]

If yes, please state planning register reference number(s) of same if known and details of applications

<b>Reg. Ref. No:</b>	<b>Nature of Proposed Development</b>	<b>Nature of Final Decision of Application Grant or Refusal by Planning Authority / An Bord Pleanála</b>
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Full planning history of site and surrounding area can be found in Section 3 of the Planning Report.

<p><b>Fingal County Council Reg. Ref.: FW25 A/0523E</b></p>	<p><b>Revisions to the previously approved Gas Turbine Power Generation Station (Reg. Ref: FW22A/0204) comprising the following amendments:</b></p> <ol style="list-style-type: none"> <li><b>1. Revisions to previously approved administrative/warehouse building consisting of the following: (a) Revised internal layout consisting of addition of new stair core and lift at ground floor level connecting to new storage area at first floor level (428 m<sup>2</sup> GFA), increasing the total GFA of the administrative/warehouse building from 855 m<sup>2</sup> to 1283 m<sup>2</sup>. (b) Revised façade design to elevations including revised fenestration to south elevation, revised fenestration and door design to west elevation, revised fenestration to east elevation and provision of new external fire staircase and first floor level access door to east elevation. (c) Increase in height of administrative/warehouse building by 1 m to 7.38 m. (d) Revised colour of material finish from green to dark grey.</b></li> <li><b>2. Revisions to previously approved gas turbine including revised shape of evaporative cooler, addition of servicing gantries and the slight moving of the gas turbine c. 5.57 m to the north as demonstrated on the enclosed architectural plans (Drg No. Drawing No. 25043-PL-04.1) Internal gas turbine machinery and installation as part of revised gas turbine model to be provided to later specialist design as previously approved under Reg. Ref. FW22A/0204.</b></li> <li><b>3. Revised size and location of fin fan coolers within power island compound as demonstrated on enclosed architectural plans.</b></li> <li><b>4. Revisions to layout of diesel storage compound to now provide 1 no. larger fuel storage tank with an increase in maximum height from 16.2 m to 20 m and an increase in diameter from 24.4 m to 49 m.</b></li> <li><b>5. Revised design and location of the Packaged Electronic/Electrical Control Compartment (PEECC) within the power island compound to now comprise a single storey stilted building raised 2.6 m above ground level, accessed via 2 no. external stairs and a new servicing gantry at finished floor level, with a floor-to-ceiling height of 3.25 m and an overall height of 6 m, and an increase in GFA from 72 m<sup>2</sup> to 148.51 m<sup>2</sup> together with façade changes.</b></li> <li><b>6. Revised design and location of BOP Power Distribution Centre within power island compound as demonstrated on enclosed architectural drawings including increase in GFA from 129 m<sup>2</sup> to 160.6 m<sup>2</sup> together with</b></li> </ol>	<p><b>Notification of Decision to Grant Permission on the 23<sup>rd</sup> April 2026</b></p>
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	<p>façade changes including revised fenestration to west and east elevations.</p> <p>7. The addition of new Aux Equipment Block (connected to the Gas Turbine) with a GFA of 361.20 m<sup>2</sup> and height ranging from 7.65m to 9.59m and new servicing gantries for the purposes of sheltering specialist equipment and machinery as identified on the enclosed architectural drawings.</p> <p>8. The addition of a HVAC Structure within power island compound with a maximum height of 8.84 m which supports two HVAC units on the top and the Starter Transformer and Excitation Transformer below.</p> <p>9. Revision to previously approved Acoustic Wall within power island compound consisting of a slight decrease in length from 107.0m to 101.6m.</p> <p>10. Removal of previously approved 16.2m high x 18.3m dia Demin Water Tank and replaced with Separate Demin Water Tank to be added as a non-permanent structure rather a small cube refill tank.</p> <p>11. Removal and replacement of select number of smaller equipment items as identified on the equipment identification drawings prepared by CWPA Planning &amp; Architecture (Drawing No. 25043-PL-14).</p> <p>12. Minor revision to internal road network as demonstrated on enclosed architectural drawings to accommodate proposed amendments.”</p>	
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<p><b>Fingal County Council</b>  <b>Reg. Ref.: FW22A/0204 &amp; ABP-317480-23</b></p>	<p>The proposed development will consist of the following:</p> <ol style="list-style-type: none"> <li>1. The construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts. The proposed station will consist of 1 no. Gas Turbine and 1 no. 28 m high Exhaust Stack partially enclosed by a 12 m high acoustic wall. 1 no. single storey Admin Building and Warehouse (c. 926 m<sup>2</sup>), 1 no. single storey Packaged Electronic/Electrical Control Compartment (PEECC) (c. 72 m<sup>2</sup>), 1 no. single storey Continuous Emission Monitoring System (CEMS) Shelter (c. 14.8 m<sup>2</sup>), 1 no. 16.2m high x 024.4m Fuel Oil Tank, 1 no. 15.3m high x 09.2m Raw/Fire Water Tank, 1 no. 16.2m high x 018.3m Demin Water Tank, and miscellaneous plant equipment.</li> <li>2. The demolition of a detached residential dwelling (c. 142 m<sup>2</sup> GFA) and associated farm buildings (c. 427 m<sup>2</sup> GFA) located in the north west corner of the subject site to facilitate the proposed development.</li> <li>3. Road improvement works to 493.34 m Kilshane Road (L3120), including the realignment of a portion of the road (293.86 m) within the subject site boundary and the provision of new footpaths, off-road cycle ways, together with the construction of a new roundabout linking the proposed realignment of Kilshane Road back to the existing road network to the northeast of the subject site and to the proposed internal road network to serve the proposed development.</li> <li>4. The construction of entrance gates, low wall and railings fronting the realigned Kilshane Road and a private internal road network providing for vehicular, cyclist and pedestrian access to serve the development. Construction of 3 m high security fencing within development.</li> <li>5. Total provision of 26 no. car parking spaces including 1 no. disabled persons parking space and 2 no. EV electrical charging points.</li> <li>6. Provision of security lighting columns to serve the development and the installation of Closed-Circuit Television System (CCTV) for surveillance and security purposes.</li> <li>7. Provision of 20 no. sheltered bicycle parking spaces.</li> <li>8. Provision of hard and soft landscaping works, tree planting and boundary treatments including 3 m high security fence along Kilshane Road and the perimeter of the subject site boundary.</li> <li>9. Provision of new on-site foul sewer pumping station to serve the development.</li> <li>10. Provision of underground surface water attenuation areas to serve the development.</li> </ol>	<p><b>Order to Grant Permission with Revised Conditions Issued by An Bord Pleanála</b></p>
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	<p>All associated site development and excavation works, above and below ground, necessary to facilitate the development.</p> <p>An Environmental Impact Assessment Report has been prepared in respect of the proposed development. This application relates to a development that will require an Industrial Emissions Directive license from the Environmental Protection Agency. A subsequent application will be submitted for an Above Ground Installation (AGI) compound, underground gas supply installation and a subsequent Strategic Infrastructure Development (SID) Application will also be submitted for a Gas-Insulated Switchgear Substation (GIS), Air Insulated Switchgear Substation (AIS) and grid connection to serve the development.</p>	
<p>Fingal County Council Reg. Ref.: FW21A/025 0</p>	<p>Development of a Gas Turbine Power Generation Station comprising:</p> <ul style="list-style-type: none"> <li>- 1 no. Gas Turbine, 1 no. 28m high Exhaust Stack, 1 no. 2 story Admin Building, 1 no. single storey Workshop, 1 no. single storey Plant Room Building, 1 no. single storey Dew Point Heater Boiler Building, 1 no. single storey Electrical Module for Fuel Gas Area Building, 1 no. single storey PEECC), 1 no. single storey E0Room Building, 1 no. single storey Fuel Gas Block Building, 1 no. single storey CEMS Building, 1 no. single storey Fuel Oil Treatment &amp; Forwarding Building, an Above Ground Installation area, 1 no. single storey Regulator Building, 1 no. single store Boiler Building, and 1 no. single storey Analyser Kiosk, 2 no. 20m high diesel storage tanks and recessed bund area, 1 no. 17m high Raw and Fire Fighting Water Tank, miscellaneous plant and equipment.</li> <li>- Realignment of a portion of Kilshane Road, including the provision of footpaths and off-road cycle ways, and a new roundabout.</li> <li>- Entrance Gates, 1 no. single storey security office (40 m2 GFA) and a private internal road network.</li> <li>- Wastewater Treatment Plant and Percolation Area together with a Surface Water Attenuation Area.</li> <li>- Hard and soft landscaping works, tree planting and boundary treatments.</li> <li>- Lighting columns to serve the development and the installation of Closed-Circuit Television System (CCTV).</li> </ul>	<p>Decision to refuse issued by Fingal County Council.</p>

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?**

Yes: [ ] No:[ **X** ]

If yes please specify

An Bord Pleanála Reference No.: \_\_\_\_\_

## 9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>In accordance with Section 37E of the Planning and Development Act 2000 (as amended) Kilshane Energy Ltd, gives notice of its intention to make an application for permission/approval to An Bord Pleanála in relation to the proposed development described below.</p> <p>The site is located at Kilshane, Finglas, Dublin 11 and comprises an area of c. 5.25 hectares. The site is located to the south and east 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. 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.</p> <p>The Proposed Development comprises a 680MW peaking plant power generation station. The proposal will comprise of 2 no. Open Cycle Gas-Fired Turbines (OCGT), each with a capacity of up to 340MW (680MW in total), along with ancillary structures, and services. The proposal includes a 400kV gas-insulated substation (GIS) building and associated compound. The proposals will comprise the following:</p> <ul style="list-style-type: none"><li>• Construction of 2 no. Gas Turbines, with an output of up to 340 Megawatts (MW) each, along with ancillary structures and equipment associated with each of the two turbines. Each of the turbines will have an exhaust stack with a height of c. 28m.</li><li>• Adjacent to each of the turbines, the development will also comprise 1 no. single storey Packaged Electrical and Electronic Control Centre (PEECC); fan cooler systems; 1 no. single storey Continuous Emission Monitoring System (CEMS) Shelter, and associated plant and equipment.</li><li>• Adjacent to each of the gas turbines, the development includes two Air Insulated Substations (AIS) to house transformers and electrical equipment within fenced compounds.</li><li>• The proposed development will be bound to its northern and part of its eastern boundary by acoustic fencing.</li><li>• Construction of a 400kV GIS building located to the northwest of the site.</li><li>• Provision of hard and soft landscaping works, tree planting and boundary treatments.</li><li>• Attenuation storage will be located to the southeast of the site, alongside the existing permitted attenuation storage.</li></ul>
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	<ul style="list-style-type: none"> <li>• <b>Provision of car parking and cycle parking to serve the development.</b></li> </ul> <p><b>The proposals will be provided on two areas of stone surfacing. Access and service roads are proposed. Additional planting is proposed across the site and all associated works.</b></p> <p><b>All associated site development and excavation works, above and below ground, necessary to facilitate the development.</b></p> <p><b>An EPA-Industrial Emissions Directive (IE) Licence will be applied for to facilitate the operation of the proposed development.</b></p> <p><b>An Environmental Impact Assessment Report (EIAR) will be submitted with the application.</b></p>
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**10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:**

<b>Class of Development:</b>	<b>Gross Floor Area in m<sup>2</sup></b>
N/A	N/A

**11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m <sup>2</sup>	0 sq.m
Gross floor space of proposed works in m <sup>2</sup>	1,735 sq.m
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	0 sq.m
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	0 sq.m

**12. In the case of residential development please provide breakdown of residential mix:**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A						
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

**13. Social Housing: Not Applicable – not residential development**

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X – Not housing development
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

**14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

Existing use (or previous use where retention permission is sought)
Agricultural use / greenfield site.
Proposed use (or use it is proposed to retain)
Utility Installation.
Nature and extent of any such proposed use (or use it is proposed to retain).
680MW peaking power generation plant.

**15. Development Details:**

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			x
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			x
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			x
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			x
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			x
Does the development require the preparation of a Natura Impact Statement?			X Please refer to the accompanying AA Screening Report
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		x	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			x
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		X IE licence required for the operation of the development. This is set out in the public notices.	

Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		<b>x</b>
Do the Major Accident Regulations apply to the proposed development?		<b>x</b>
Does the application relate to a development in a Strategic Development Zone?		<b>x</b>
Does the proposed development involve the demolition of any habitable house?		<b>x</b>

**16. Services:**

<b>Proposed Source of Water Supply:</b>
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify):
<b>Water supply connected to permitted development to the north.</b>
Name of Group Water Scheme (where applicable): <b>N/A</b>
<b>Proposed Wastewater Management / Treatment:</b> <i>Please refer to the engineering services report.</i>
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input type="checkbox"/> Please Specify:
<b>Please refer to the accompanying engineering services report.</b>
<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify:
<b>Drainage ditches / SUDs– please refer to the drainage drawings submitted with the application.</b>

## 17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]  <b>The newspaper notice for the proposed development was published in The Irish Daily Mail and The Star on the 22<sup>nd</sup> May 2026. This newspaper is included on the approved list of newspapers provided by Fingal County Council.</b>
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]  <b>The locations of the site notices erected are indicated on the site location map submitted herewith. The site notices were erected on the 22<sup>nd</sup> May 2026.</b>
Details of other forms of public notification, if appropriate e.g. website
<b>A stand-alone website has been created: <a href="http://www.kilshanephase2sid.com">www.kilshanephase2sid.com</a></b>

## 18. Pre-application Consultation:

<b>Date(s) of statutory pre-application consultations with An Bord Pleanála</b>
<b>Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.</b>  Enclosed:  Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] <b>Please refer to Planning Report</b>  Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.  Enclosed:  Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] <b>Copy of notification letters submitted herewith.</b> <ul style="list-style-type: none"><li>• <b>Department of Planning, Local Government and Heritage</b></li><li>• <b>Minister of Environment and Climate &amp; Communications</b></li><li>• <b>Fingal County Council</b></li></ul>

- Transport Infrastructure Ireland
- National Transport Authority
- Eastern and Midland Regional Assembly
- Uisce Éireann
- Inland Fisheries Ireland
- Irish Aviation Authority
- The DAA
- Environmental Protection Agency (EPA)
- Health Service Executive (National Business Service Unit, National Environmental Health Service, HSE, 2nd Floor Oak House, Millennium Park, Naas, Co Kildare, W91 KDC2)
- Health and Safety Authority
- The Commission for Energy Regulation
- Office of Public Works
- ESB
- EirGrid
- An Taisce
- An Chomhairle Ealaíon
- Fáilte Ireland
- The Heritage Council

Copies issued on the 22<sup>nd</sup> May 2026.

**19. Confirmation Notice:**

**Copy of Confirmation Notice**

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.


**Please refer to the JSA planning cover letter, to which the EIA Portal confirmation . The EIA Portal No. is 2026088 and the notification was received on the 19<sup>th</sup> of May 2026.**

**20. Application Fee:**

Fee Payable

**€100,000 (copy of EFT payment enclosed)**

**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.**

Signed: (Applicant or Agent as appropriate)	 JSA Planning (agent)
Date:	22 <sup>nd</sup> May 2026

**General Guidance Note:**

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

## Letter of Consent from Landowner



**PROPERTIES AND  
INVESTEMENTS (IRELAND) LTD**

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

21<sup>st</sup> November 2025

RE: Pre-application and subsequent planning application submission for proposed 680MW Open Cycle Gas Turbine electricity generation development on lands at Kilshane, Dublin 11.

Dear Sir / Madam

I write to confirm that LCC Properties and Investments (Ireland) Ltd hereby gives consent to Kilshane Energy Ltd to submit Strategic Infrastructure Development proposals to An Coimisiún Pleanala for pre-application consultation and also a planning application in due course on our lands at Kilshane, Dublin 11.

I trust this letter of consent meets the requirements of the Planning and Development Regulations.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DL Loughran', written over a light blue horizontal line.

Daniel Loughran

Director

Company Number 658782

UNIT 8 C TEK, RIVERSIDE ROAD, CARRICKMACROSS  
CO. MONAGHAN, IRELAND