



An
Coimisiún
Pleanála

Record of Meeting ACP-324354-26 (PCX)

Case Reference / Description	Proposed 385 MW Open Cycle Gas Turbine (OCGT) Plant at the Barrigone Quarry Site located at the Roadstone Barrigone Quarry, Askeaton, Co. Limerick.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting Record		
Date	14/07/2026	Start Time	11:00am
Location	MS Teams	End Time	12:05pm

Representing An Coimisiún Pleanála
Stephen Rhys Thomas, Assistant Director of Planning, Chair
Joe Bonner, Senior Planning Inspector
Honor Caird Marren, Executive Officer

Representing the Prospective Applicant
Bran Keogh, Cultaca Limited
Paul Ferry, VPI Energy
Stephen Purcell, KPMG
Ciarán Moss, KPMG

Susmita Paul, KPMG
Rachel Heaphy, ROD
Sean Kennedy, ROD
Eoin O’Cathain, ROD
Feergus McGarvey, Mitchell
Andrés Echeverry Rodríguez, Mitchell
Ciara Nolan, AWN Consulting

Introduction

The Commission referred to the letter received from the prospective applicant on the 5th June 2026, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Commission; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Commission. The Commission’s representatives mentioned the following general procedures in relation to the pre-application consultation process.

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.

- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Commission, and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant set out their presentation, which is attached to the file.

Discussion:

- It was the preliminary opinion of the Commission's representatives that the proposed development would constitute a seventh schedule Strategic Infrastructure Development. The Commission's representatives referred to national policy and objectives that the proposed development would align with. The final determination is ultimately a matter for the Commissioners.
- The Commission's representatives questioned how advanced the layout design is and referred to the differing layouts presented in the submitted documents. The prospective applicant clarified that ongoing site and ecological surveys, and advice regarding air quality and landscape will inform the optimal site layout designs.
- The Commission's representatives queried the three potential ESB connection options and whether it would come under one route for assessment in the

Environmental Impact Assessment Report (EIAR). The prospective applicant stated that there would be a separate application for the grid connection. The prospective applicant has looked at reasonably possible routes to inform the cumulative impacts assessment and stated that the grid connection will not be a part of this application but will be considered as well as the gas route within the EIAR.

- The Commission's representatives queried how the prospective applicant would address the baseline in the EIAR if quarrying is ongoing on lands to the west during the application. The prospective applicant stated that the landowner and operator, Roadstone, are looking at their existing permissions in terms of extraction and exploring consents for extraction to the west of the proposed site. The prospective applicant stated the proposed development assessments will demonstrate road loading will not exceed the maximum capacity.
- The Commission's representatives enquired about the exhaust stack's height and air dispersion modelling, and whether the stack height is relative to the existing quarry floor level. The prospective applicant responded that air modelling is ongoing and the stack height is currently 30 metres relevant to existing quarry levels, which is accounted for in an air impact assessment and the air quality and the impacts on human health chapters in the EIAR.
- The Commission's representatives advised that the EIAR water chapter and biodiversity chapters should analyse the presence of any fissures in the limestone rock that result in hydrological connectivity to nearby SACs such as the Shannon Estuary, and Special Protection Areas (SPAs).
- The Commission's representatives queried the timeline of bird surveys and the projected timeline to submit. The prospective applicant stated that they are hoping to submit the application at the end of Q1 2027 after the winter bird surveys completion.

- The Commission's representatives referred to the upcoming Climate Action Plan 2026 and advised that it was important to provide justification for the project, by reference to the most up to date policy documents.
- The Commission's representatives referred to section 15 of the Climate Act, as amended 2021, and recommended a detailed assessment of Greenhouse Gas (GHG) emissions and on-site and indirect transport emissions related to the construction/operation phases of the project. The Commission's representatives also advised justifying the emitted GHG in contrast to the national carbon budget and to follow guidance from the Alignment to 2050 Net Zero Trajectory and the IEMA.
- The Commission's representatives queried the drainage and the location of the water table. The prospective applicant clarified that there is an existing pond feature that holds surface water and percolates naturally into the ground and they intend to maintain drainage of surface water through swales around the site after construction.
- The Commission's representatives queried the water required to operate the plant. The prospective applicant clarified that the actual operation of the gas turbine will be a dry operation and there will be little water arising from the power station itself.
- The Commission's representatives questioned whether waste material would be generated from the site and whether additional quarrying will be required for the development. The prospective applicant stated the only excavation will be for the foundations.
- The Commission's representatives advised on consultation with relevant bodies such as the Environmental Protection Agency and Health and Safety Authority (HSA) regarding licenses and technical advice on the proposed development. The prospective applicant stated they have communicated with Limerick City and County Council, and they wish to expedite any conversation that has taken place between National Parks and Wildlife Service and the wider landowner.

- The Commission's representatives advised that the EIAR should incorporate the operational factors of the quarry site and assess the risk in the Risk of Major Accidents and Disasters chapter for both to co-exist safely.
- The prospective applicant believes the quantity of distillate that would be stored on site, to service the project, is below the threshold necessary to classify as a COMAH site and require input from the HSA.
- The Commission's representatives recommended extracting information from the Water Framework Directive assessment to be used in a screening exercise or use as a separate document to the EIAR water chapter.
- The Commission's representatives advised conducting bat surveys to determine if roosting is present and to obtain an appropriate Derogation License if needed.
- The Commission's representatives queried the location of proposed native tree planting relative to the boundary of the Special Area of Conservation (SAC). The prospective applicant clarified that they would not be planting in the SAC and instead they would plant within the buffer areas between the SAC boundary and the red line boundary.
- The prospective applicant noted that key insights were discussed in the meeting and that after conversing they would determine if a second meeting was needed.
- The Commission's representatives recommended to submit the layout changes at the earliest to illustrate and document the changes that have taken place since the initial meeting request was lodged.

Conclusion:

- The Commission's representatives advised that the onus is on the prospective applicant either to request a further meeting or formal closure of the instant pre-application consultation process. The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that

the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 12:05pm.

PP Ciora Kellett 13/8/26

Stephen Rhys Thomas

Assistant Director of Planning

