



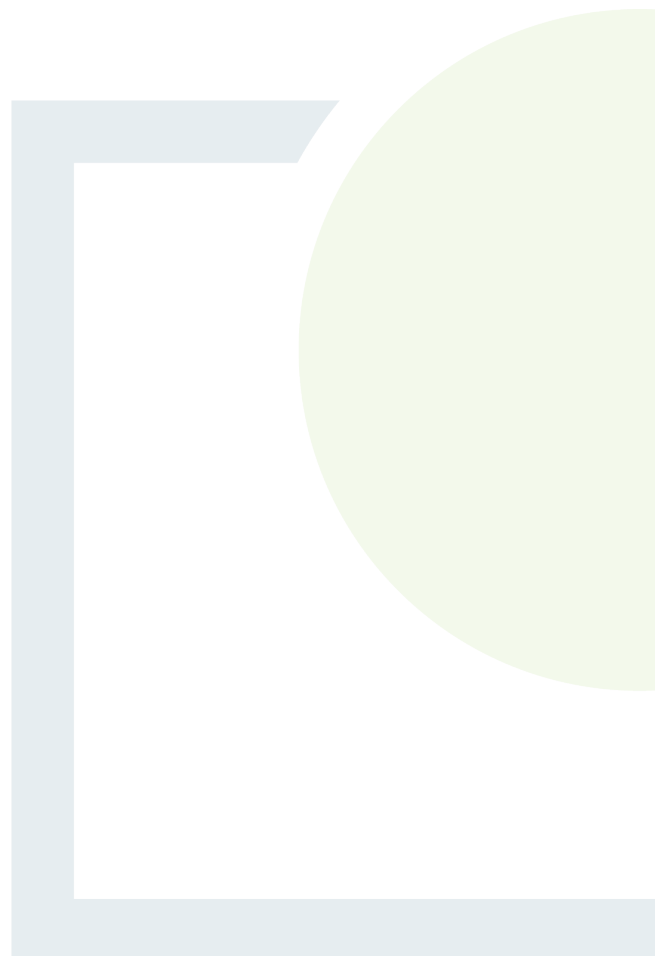
DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

Appendix 5

SCOPING AND CONSULTATION

Appendix 5.1 Consultation Letters

Appendix 5.2 Consultation Responses and Meetings

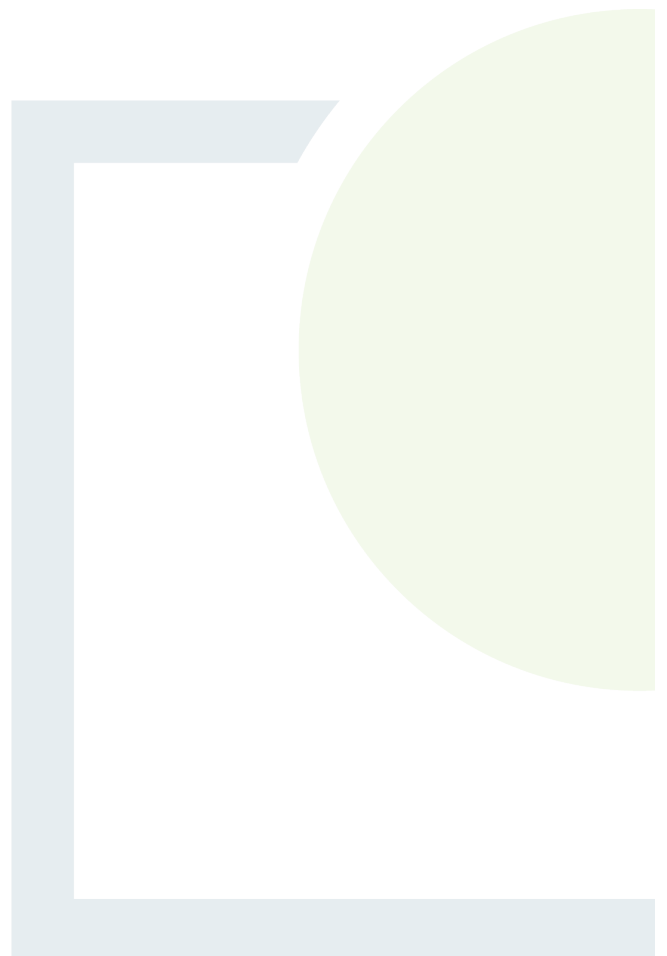




DESIGNING AND DELIVERING
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Appendix 5.1

Consultation Letters





DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

Fire Department
Carlow County Council
County Hall
Athy Road
Carlow

Our Ref: P24188-FT-EN-ZZ-LT-EN-0001

By email

02 April 2025

Re: Consultation - Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow

Dear Sir/Madam

Greengate Biogas 001 Limited ('Greengate Biogas') intends to apply for planning consent for a commercial Anaerobic Digestion (AD) plant at Powerstown, County Carlow referred to as the proposed development. The proposed development is designed to process up to 700,000 tonnes per annum (tpa) of agricultural residues such as cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate).

The Irish Government is committed to and legally bound under Climate Action and Low Carbon Development (Amendment) Act 2024 to support the delivery of up to 5.7 TWh or indigenously produced biomethane by 2030. Ireland is recognised by the European Union as having one of the largest potentials for biomethane production in Europe on a per capita basis due to its substantial agriculture sector (Government of Ireland, 2024¹). The proposed development will generate approximately 250 GWh of biomethane which will be injected into the local gas network.

The Carlow County Development Plan 2022-2028 supports the development of commercial scale AD plants to progress the County's transition to a competitive, low carbon, climate resilient and environmentally sustainable economy.

¹ Ireland's National Biomethane Strategy



Founded in 2024, Greengate Biogas aims to take a leading role in Ireland's green energy transition. Greengate Biogas will be focusing on biomethane production through the development, construction, and operation of large-scale centralised AD plants in strategic locations across the country². Fehily Timoney and Company (FT) has been appointed as Planning and Environmental Consultant for the proposed development and will prepare an Environmental Impact Assessment Report (EIAR) and relevant supporting documents, including a Natura Impact Statement (NIS) if required, in support of the planning application. The EIAR will be prepared in accordance with the requirements of the EIA Directive 2011/92/EU, as amended and the NIS, if required, will be prepared in accordance with the requirements of the Habitats Directive 92/43/EEC.

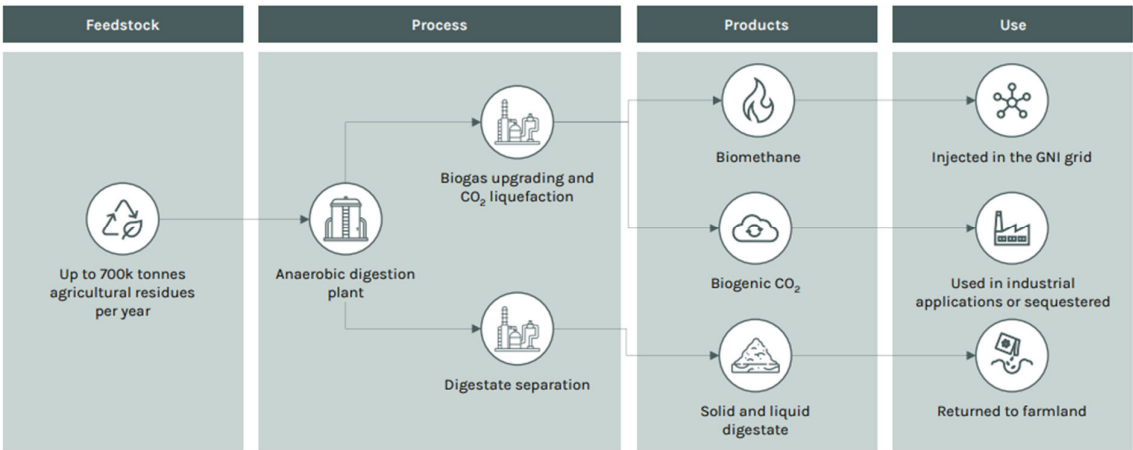
The proposed development is currently progressing through early-stage development. Detailed environmental assessments are ongoing to determine the appropriateness of the proposed development within its environmental context, as such the final application site layout, the site boundary and the environmental assessment boundary have been drawn up but are yet to be finalised. Attachment 3 shows route options under consideration for the gas pipeline. Following the options assessment, the preferred route(s) will be included in the EIAR.

The Site

The site is c. 3 km north of Leighlinbridge, 2 km north-west of the village of Nurney, c. 6.5 km north of Bagenalstown and c.9 km south of Carlow as shown in Attachment 1. The site is a brownfield site, a former gravel quarry.

Overview of the Proposed Development

The proposed layout is shown in Attachment 2.



² For more information about Greengate Biogas, please refer to the company's website www.greengatebiogas.ie.



The proposed development will process only agricultural residues to produce approximately 250 GWh of biomethane and to capture 30,000 tpa of biogenic CO₂. Most of the agricultural residues will be supplied by farmers within 35 km of the development. The biomethane will be injected into the local gas network, providing sustainable energy equivalent to the heat demand of approximately 22,700 households³. Options are being explored for storing the captured biogenic CO₂ or using it for industrial purposes.

The proposed development will consist of an administration building and employee parking, a feedstock acceptance area with a weighbridge and feedstock reception buildings with rapid close doors. Access to the site is off the local road L3045. AD occurs in three stages: 6 primary digester tanks, 3 secondary digester tanks and 3 tertiary digester tanks. The tanks will be constructed from steel and reinforced concrete and will be fully sealed. The tank area will be fully bunded. The digestate will be treated to destroy pathogens. Digestate will be separated into a liquid and solid fraction and shall be stored in reinforced concrete tanks. A woodchip boiler will generate heat on site and heat will be recirculated from the process.

Gas storage shall be included within reinforced concrete tanks in ¼ sphere domes. The biogas will be collected via pipework, upgraded to biomethane and compressed for conveyance off site in a gas pipeline. The pipeline corridor will be assessed in the EIAR. Options for the pipeline corridors are included in Attachment 2. There will be flares for emergency backup. Biogenic carbon dioxide will be purified and liquified for transport off site in dedicated trucks.

A centralised odour treatment system will be installed to handle exhaust air streams from the reception buildings and other areas that are enclosed and require treatment. The installed odour treatment will be a biological odour treatment system and will be licensed by the EPA. There will be a storm water management system to collect rainwater from roofs, paved areas and roads, bunded areas and wash water. All water collected will be reused in the process. Vehicles will be cleaned before moving from feedstock delivery area to digestate collection area of the site.

If planning consent is granted, the proposed development will require an Industrial Emissions (IE) licence from the EPA to operate.

Scoping and Structure of EIAR

Purpose of Scoping

The purpose of the EIA scoping process is to identify the key points and issues which are likely to be important during the environmental impact assessment (EIA) and to eliminate those that are not. It does this by identifying sources or causes of potential environmental effects, the pathways by which the effects can happen, and the sensitive receptors, which are likely to be affected. It defines the appropriate level of detail for the information to be provided in the EIAR. In essence, the primary focus of scoping is to define the most appropriate assessment of significant effects related to the proposed development.

³ Based on the Commission for Regulation of Utilities national average for house heat demand (11,000 kWh per annum)

As part of this EIA scoping process, Greengate Biogas wishes to consult with your organisation to request any specific environmental comments regarding the proposed development to further inform the EIA process. This scoping letter will be distributed to a range of stakeholders who are considered to have appropriate expertise and relevant prior experience of the factors involved, knowledge of the characteristics of the project type and of the sensitivities likely to be present in the receiving environment as well as local knowledge and interest in the area.

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie. We ask all consultees to submit responses by the 9 May 2025 to provide adequate time to consider all responses.

The responses from this consultation will inform the ongoing design process in addition to informing the scope of the environmental assessments. A full list of the consultees issued this scoping request is included in Attachment 4 of this document.

Greengate Biogas is operating as the Community Liaison Officer (CLO) for the development and will function as a key point of contact within the local community. The CLO has been resourced to deal with all queries and will conduct informal local community consultation in the area. Feedback from the CLO will be passed on to the project design team and EIAR team on an ongoing basis to allow the consultation process to inform the design process.

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA)

EIAR

Under Section 172 of the Planning and Development Act, as amended, a planning application for a development which comes within a class of development specified under Schedule 5 of Part 2 of the Planning and Development Regulations, 2001, as amended must be accompanied by an EIAR in accordance with the EIA Directive 2011/92/EU, as amended in 2014.

The purpose of an EIAR is to provide a detailed description of the proposed development and outline potential impacts associated with the construction, operation and decommissioning of the project. Where adverse impacts are identified, mitigation measures are proposed, and the residual impacts described.

The prescribed class of development and thresholds that trigger a mandatory EIA and provision of an EIAR as set out in Schedule 5 of the Planning and Development Regulations is:

6(a) Installations for treatment of intermediate products and production of chemicals using a chemical or biological process.

Therefore, as part of the planning application for the proposed development, an EIAR will be prepared. The EIAR will be provided in accordance with EU Directive 2011/92/EU, as amended by EU Directive 2014/52/EU (assessment of the effects of certain public and private projects on the environment) and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296) as amended, in order to inform the consideration of an application and provide the Consenting Authority with the environmental information that must be taken into account when determining that application.

AA

The application will be subject to AA. As required by Article 6(3) of the Habitats Directive, a Stage One Screening for AA will be undertaken to determine if there is potential for significant effects in the absence of mitigation to arise from the proposed development on European sites.

If potential significant effects cannot be ruled out, the assessment will progress to Stage 2 AA and a NIS will be prepared. Stage 2 considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects

If you have no comments to make, we would be grateful if you would please acknowledge receipt of this letter.

If you should require any further information, please contact the undersigned.

Yours sincerely,



Tanya Ruddy
for and on behalf of **Fehily Timoney and Company**

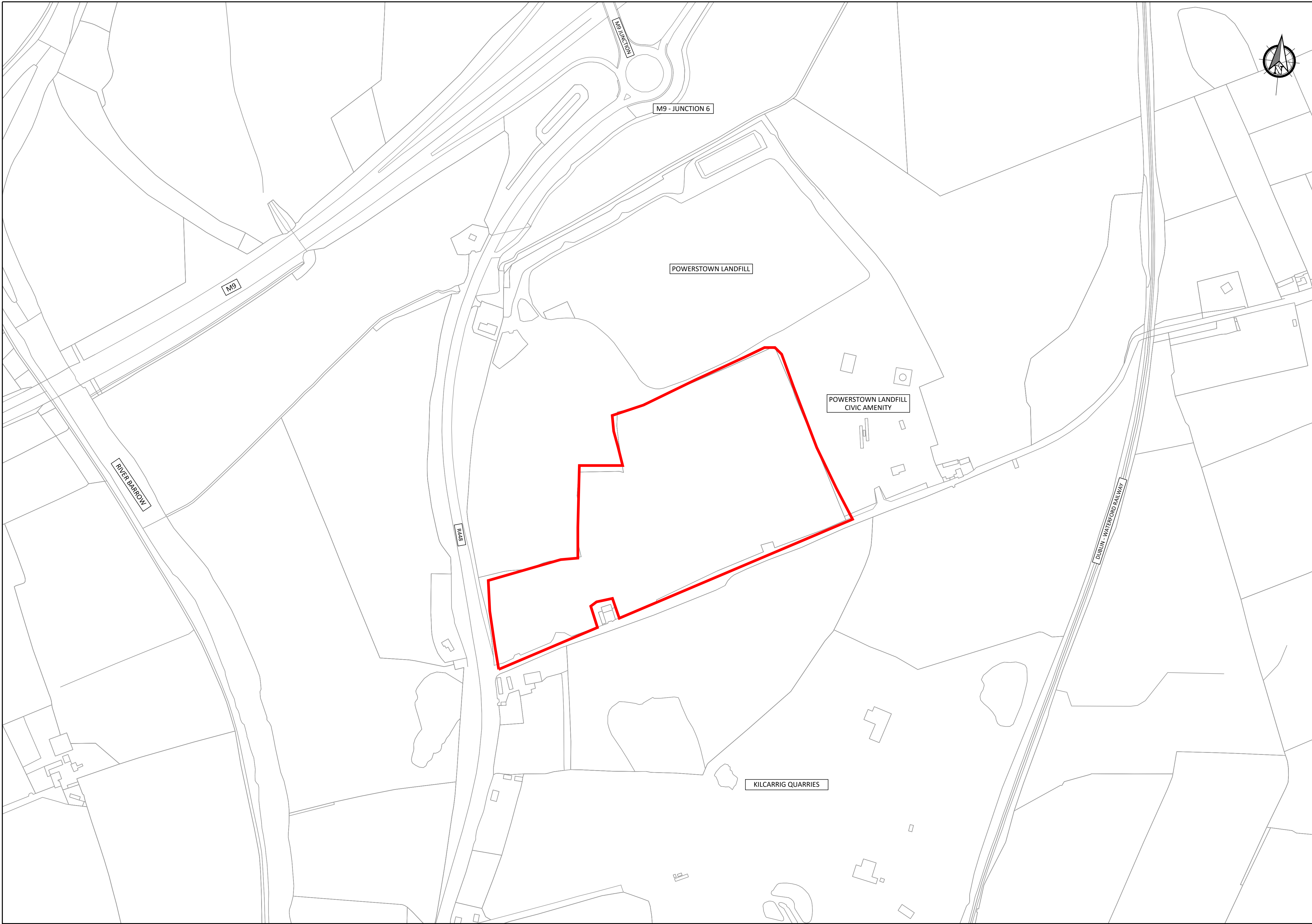
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Attachment 1 Site Location Map

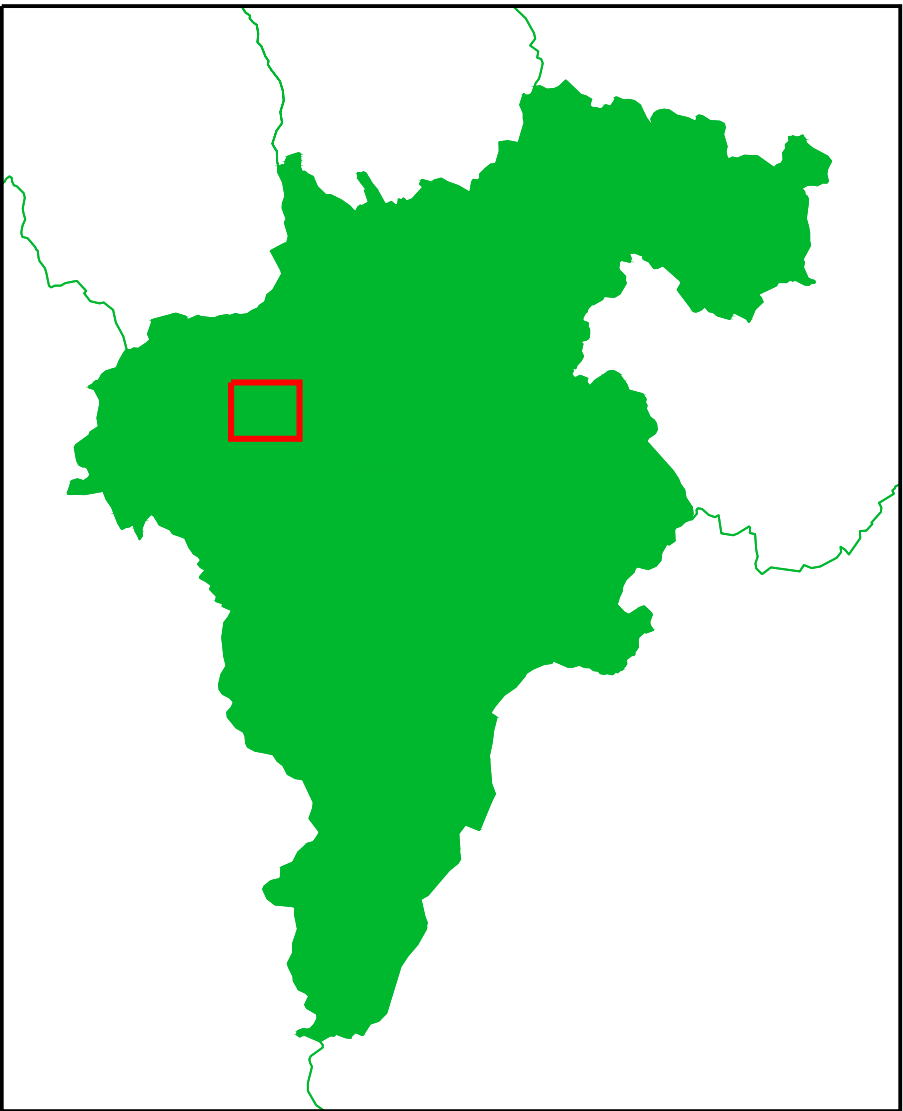
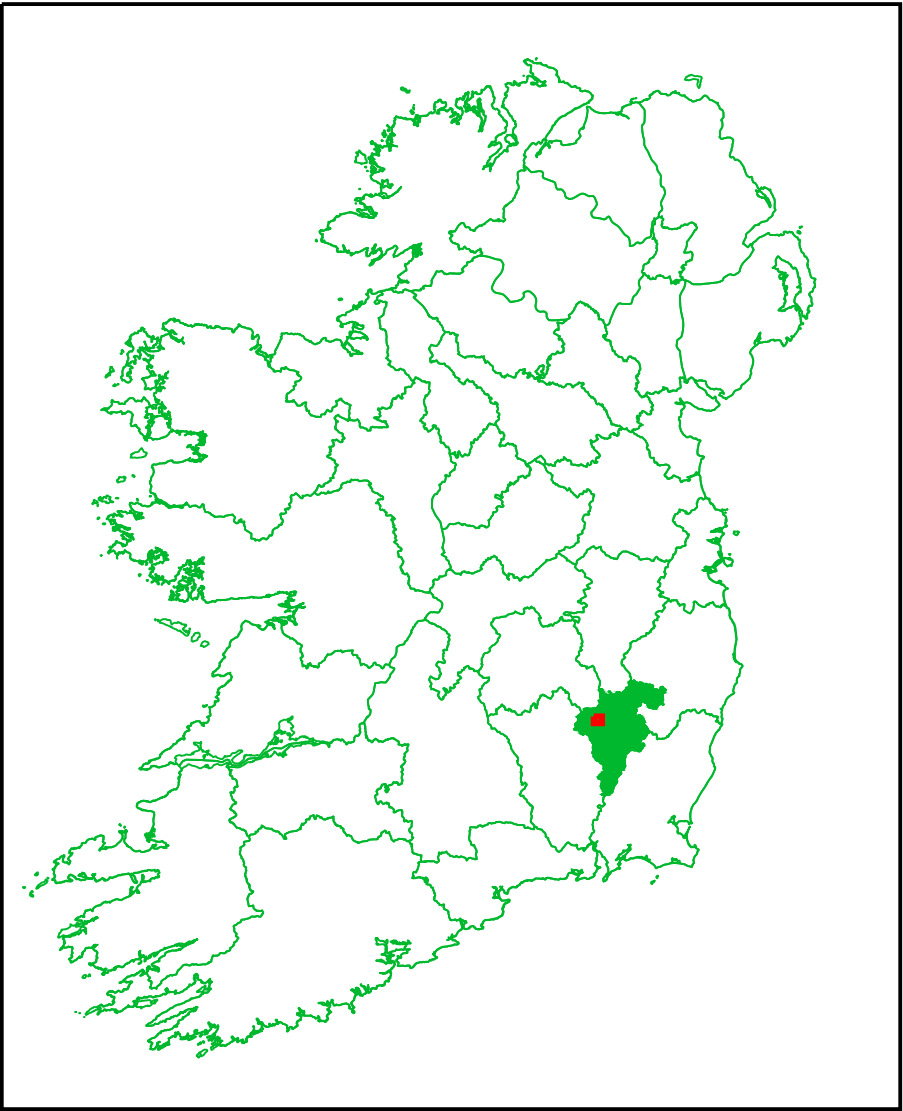
Attachment 2 Proposed Site Layout

Attachment 3 Gas pipeline connection options

Attachment 4 List of Consultees



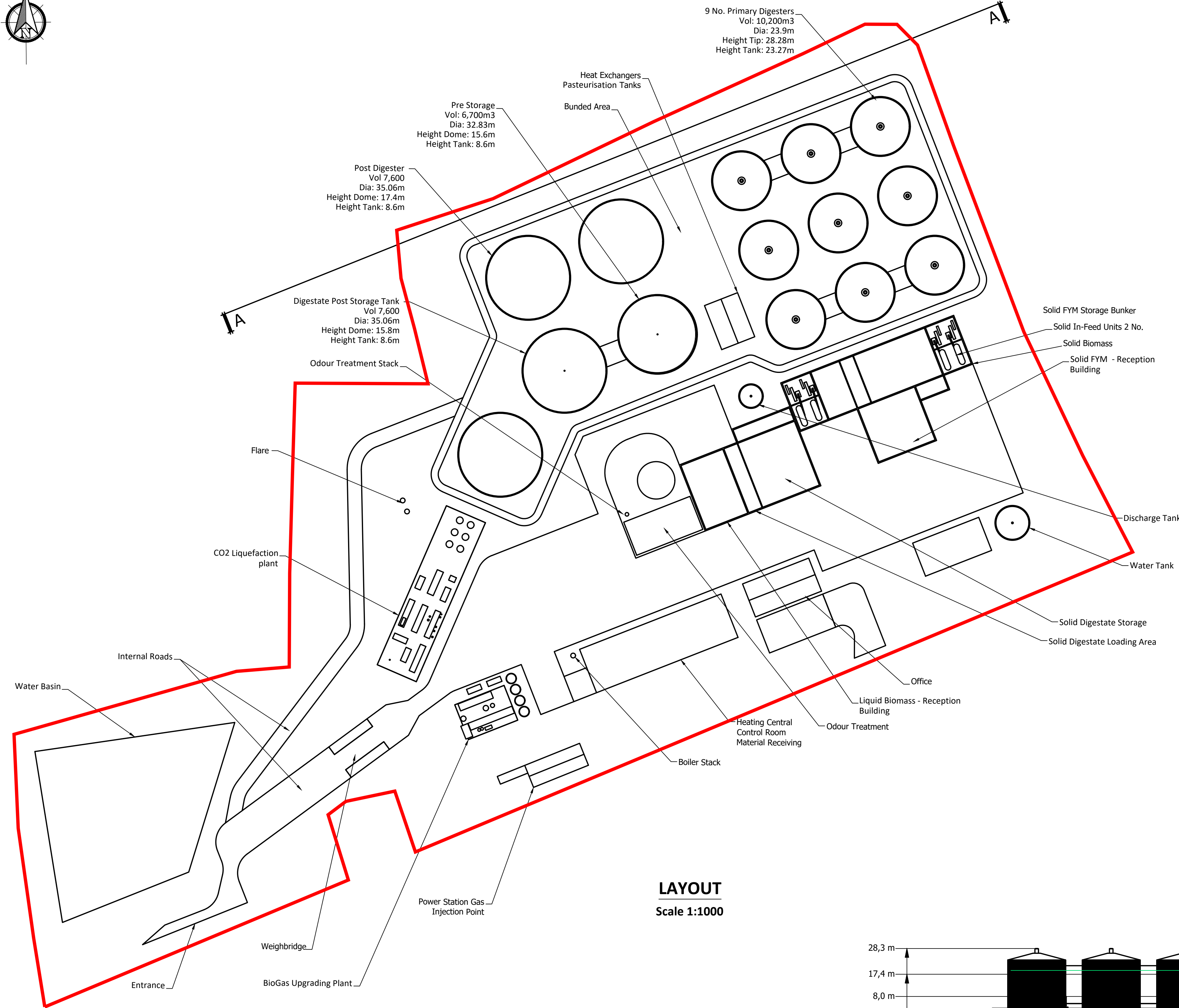
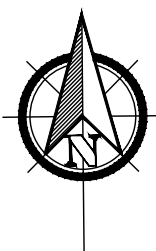
Legend
Site Boundary



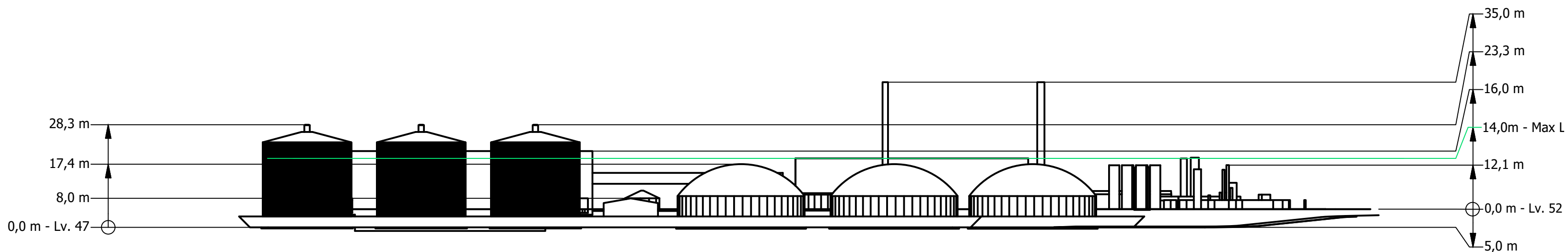
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Rev.	Description	App By	Date
P01	ISSUE FOR PRE-PLANNING MEETING	JON	15.01.25
P02	ISSUE FOR CONSULTATION	TR	01.04.25

PROJECT		CLIENT					
POWERSTOWN BIOENERGY							
SHEET	SITE LOCATION MAP	Date	15.01.25	Project number	P24-188	Scale (@ A1-)	1:2500
		Drawn by	NW	Drawing Number			Rev
		Checked by	JON	P24188-FT-ZZ-ZZ-DR-PL-0002			P02



LAYOUT
Scale 1:1000



SECTION A-A
Scale 1:1000

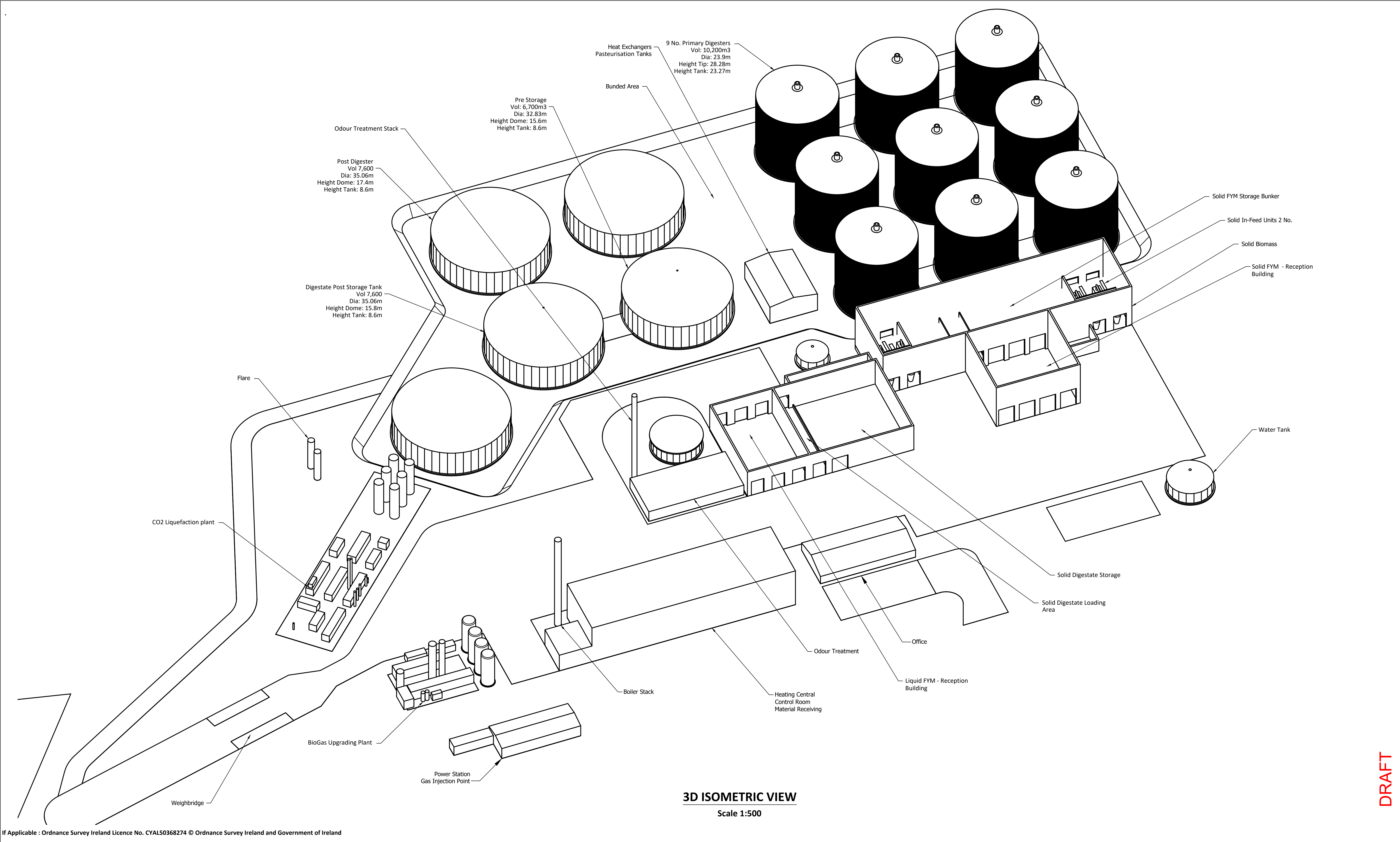


KEYPLAN
Scale N.T.S..

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Rev.	Description	App By	Date
P01	ISSUE FOR PRE-PLANNING MEETING	JON	15.01.25
P02	ISSUE FOR CONSULTATION	TR	01.04.25

PROJECT		CLIENT			
POWERSTOWN BIOENERGY					
SHEET		Date	15.01.25	Project number	P24-188
DRAFT LAYOUT AND SITE SECTION		Drawn by	NW	Drawing Number	P24188-FT-ZZ-ZZ-DR-PL-0003
		Checked by	JON	Rev	
					P02

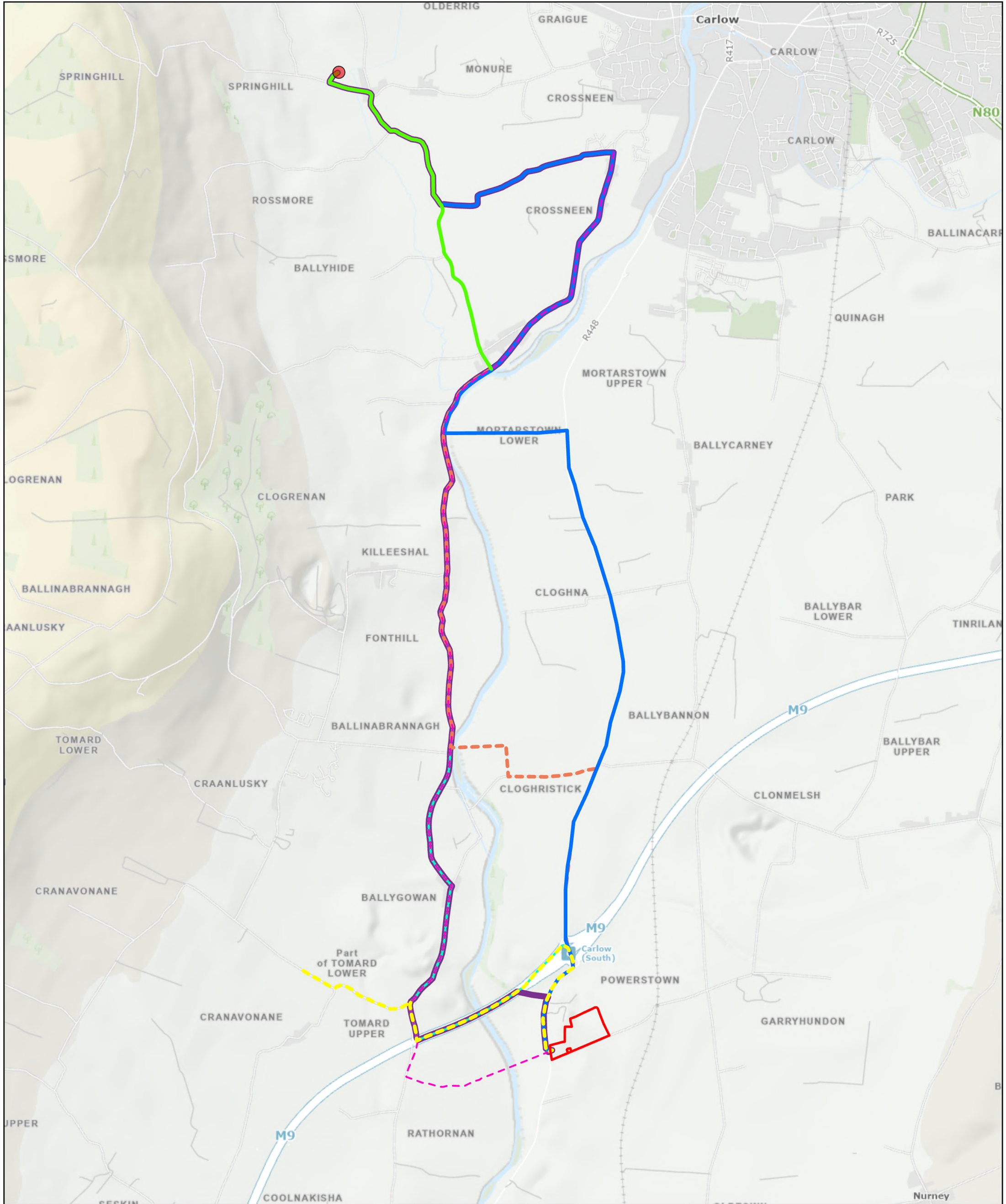


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Rev.	Description	App By	Date
P01	ISSUE FOR PRE-PLANNING MEETING	JON	15.01.25
P02	ISSUE FOR CONSULTATION	TR	01.04.25

PROJECT		CLIENT						
POWERSTOWN BIOENERGY								
SHEET	CONCEPTUAL 3D ISOMETRIC VIEW: DRAFT LAYOUT		Date	15.01.25	Project number	P24-188	Scale (@ A1-)	As Shown
			Drawn by	NW	Drawing Number P24188-FT-ZZ-ZZ-DR-PL-0004			Rev P02
			Checked by	JON				

DRAFT



Greengate
Biogas

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Legend

- Proposed Development Boundary
- AGI Springhill

Route_ID

- R1
- R2
- R3
- R4
- R5
- R6
- R7

TITLE:
Gas Pipeline Route Options

PROJECT:
Powerstown Biogas

FIGURE NO: INFO

CLIENT: Greengate Biogas

SCALE: 1:27,500

REVISION: 0

DATE: 01/04/2025

PAGE SIZE: A3

	Organisation
1	Fire Department Carlow County Council
2	Heritage Officer, Carlow County Council
3	Planning Department, Carlow County Council
4	Roads Department, Carlow County Council
5	Biodiversity Officer, Carlow County Council
6	Environment Department, Carlow County Council
7	Roads Department, Laois County Council
8	Heritage Officer, Laois County Council
9	Environment Department, Laois County Council
10	Roads Department, Kildare County Council
11	Roads Department, Kilkenny County Council
12	Department for Rural and Community Development
13	Department of Agriculture, Food and the Marine
14	Department of Environment, Climate and Communications
15	Department of Housing, Local Government and Heritage
16	Department of Transport
17	Development Application Unit, National Parks and Wildlife Service
18	Environmental Protection Agency
19	Fáilte Ireland
20	Geographical Society of Ireland
21	Geological Survey of Ireland
22	Health and Safety Authority
23	Health and Safety Executive
24	Heritage Council
25	Inland Fisheries Ireland
26	National Monuments Service
27	Southern Regional Assesmbly
28	Sustainable Energy Authority of Ireland
29	Teagasc
30	Transport Infrastructure Ireland
31	Road Safety Authority
32	Commission for Regulation of Utilities
33	Uisce Eireann
34	EirGrid
35	ESB Networks
36	Gas Networks Ireland
37	Waterways Ireland
38	An Taisce
39	Bat conservation Ireland
40	Biodiversity Ireland

41	BirdWatch Ireland
42	Irish Wildlife Trust
43	Irish Farmers Association
44	Irish Bioenergy Association
45	Renewable Gas Forum Ireland
46	Lightnet Broadband
47	Magnet Networks
48	Premier Broadband
49	Three Ireland
50	Virgin Media Ireland Ltd
51	Vodafone Ireland Ltd
52	Arra Communications
53	BT Ireland
54	Eir
55	Enet
56	Imagine Broadband



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

By email

Our Ref: P24188-FT-EN-ZZ-LT-EN-0005

18 November 2025

Re: Updated Consultation - Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow

Dear Sir/Madam

Greengate Biogas 001 Limited ('Greengate Biogas') intends to apply for planning consent for a commercial Anaerobic Digestion (AD) plant at Powerstown, County Carlow referred to as the proposed development. The proposed development is designed to process up to 660,000 tonnes per annum (tpa) of agricultural residues including cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate).

Updated Consultation

Further to our previous correspondence on 02 April 2025, this updated scoping consultation letter includes two updates:

1. It shows the proposed gas pipe connection route for the proposed development.
2. Greengate Biogas 001 Ltd. has commenced a pre-application consultation with An Coimisiún Pleanála. It is anticipated that ACP will issue a positive SID determination in respect of the proposed development.

The gas pipeline will connect the proposed AD plant at Powerstown into the Gas Network Ireland (GNI) grid at Clogrennan, Co. Carlow. The environmental impact assessment of the pipeline route will be included in the EIAR for Powerstown Biogas. GNI will be responsible for obtaining development consent for the pipeline as a Statutory Undertaker. The proposed development, the proposed planning boundary and the proposed gas pipeline route are shown in Attachment 3.

The gas pipeline will be laid in the road network. The pipeline will be laid in the R448 road travelling south from the site for c. 2 km, before crossing over the River Barrow in the Cardinal Moran Bridge. The gas pipeline will then follow the L3038 / L3039 road northwards for c. 4.5 km before turning westerly along Milford Park Road. The pipeline passes over the M7 motorway within an overbridge along this section of the route (L3038).

The pipeline will travel along Milford Park Road for c. 1 km before turning north along the L3043 road for c. 900 m. The gas pipeline will connect to the Clogrennan AGI, located just off the L7031 road.

Cork: Core House,
Pouladuff Road,
Cork, T12 D773,
Ireland

T: +353 21 496 4133
E: info@ftco.ie

www.fehilytimoney.ie

Directors: Sinéad Timoney | Bernadette Guinan | Jim Hughes | Ray O'Dwyer
Company Secretary: Dave O'Regan

Registered in Ireland, Fehily Timoney & Company Ltd, Number 180497
Registered Office: Core House, Pouladuff Road, Cork, Ireland.
VAT Registration Number: IE6580497D



Overview

The Irish Government is committed to and legally bound under Climate Action and Low Carbon Development (Amendment) Act 2024 to support the delivery of up to 5.7 TWh or indigenously produced biomethane by 2030. Ireland is recognised by the European Union as having one of the largest potentials for biomethane production in Europe on a per capita basis due to its substantial agriculture sector (Government of Ireland, 2024¹). The proposed development will generate 225 GWh of biomethane which will be injected into the local gas network.

The Carlow County Development Plan 2022-2028 supports the development of commercial scale AD plants to progress the County's transition to a competitive, low carbon, climate resilient and environmentally sustainable economy.

Founded in 2024, Greengate Biogas aims to take a leading role in Ireland's green energy transition. Greengate Biogas will be focusing on biomethane production through the development, construction, and operation of large-scale centralised AD plants in strategic locations across the country². Fehily Timoney and Company (FT) has been appointed as Planning and Environmental Consultant for the proposed development and will prepare an Environmental Impact Assessment Report (EIAR) and relevant supporting documents, including a Natura Impact Statement (NIS) if required, in support of the planning application. The EIAR will be prepared in accordance with the requirements of the EIA Directive 2011/92/EU, as amended and the NIS, if required, will be prepared in accordance with the requirements of the Habitats Directive 92/43/EEC.

The proposed development is currently progressing through early-stage development. Detailed environmental assessments are ongoing to determine the appropriateness of the proposed development within its environmental context, as such the final application site layout, the site boundary and the environmental assessment boundary have been drawn up but are yet to be finalised.

The Site

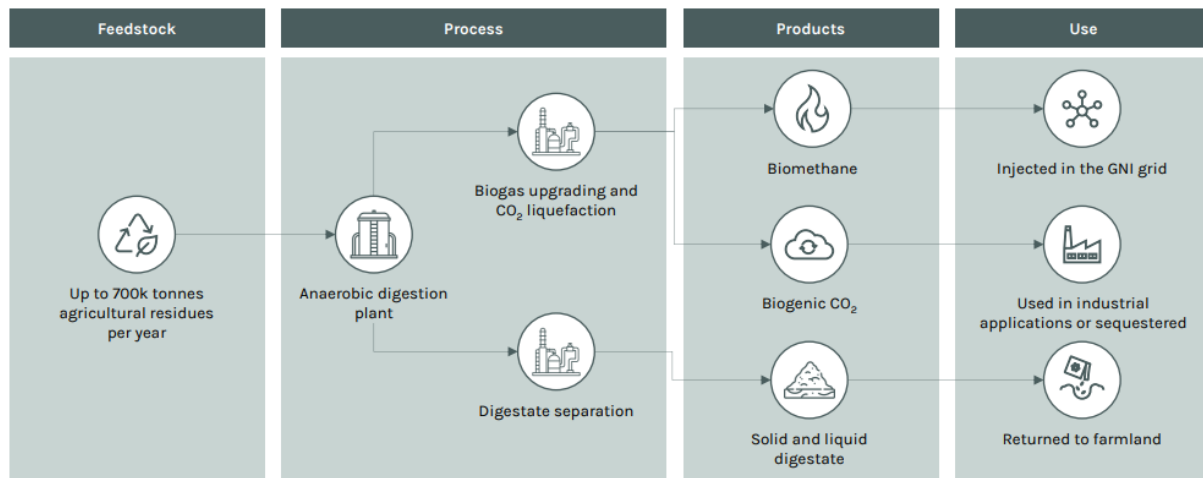
The site is c. 3 km north of Leighlinbridge, 2 km north-west of the village of Nurney, c. 6.5 km north of Bagenalstown and c.9 km south of Carlow as shown in Attachment 1. The site is a brownfield site, currently operating as a gravel quarry and has been partially restored.

Overview of the Proposed Development

The proposed layout is shown in Attachment 2.

¹ Ireland's National Biomethane Strategy

² For more information about Greengate Biogas, please refer to the company's website www.greengatebiogas.ie.



The proposed development will process only agricultural residues to produce approximately 225 GWh of biomethane and to capture 30,000 tpa of biogenic CO₂. Most of the agricultural residues will be supplied by farmers within 35 km of the development. The biomethane will be injected into the local gas network, providing sustainable energy equivalent to the heat demand of approximately 22,700 households³. Options are being explored for storing the captured biogenic CO₂ or using it for industrial purposes.

The proposed development will consist of an administration building and employee parking, a feedstock acceptance area with a weighbridge and feedstock reception buildings with rapid close doors. Access to the site is off the local road L3045. AD occurs in three stages: 6 primary digester tanks, 3 secondary digester tanks and 3 tertiary digester tanks. The tanks will be constructed from steel and reinforced concrete and will be fully sealed. The tank area will be fully bunded. The digestate will be treated to destroy pathogens. Digestate will be separated into a liquid and solid fraction and shall be stored in reinforced concrete tanks. A woodchip boiler will generate heat on site and heat will be recirculated from the process.

Gas storage shall be included within reinforced concrete tanks in ¼ sphere domes. The biogas will be collected via pipework, upgraded to biomethane and compressed for conveyance off site in a gas pipeline. The pipeline route will be assessed in the EIAR. There will be flares for emergency backup. Biogenic carbon dioxide will be purified and liquified for transport off site in dedicated trucks.

A centralised odour treatment system will be installed to handle exhaust air streams from the reception buildings and other areas that are enclosed and require treatment. The installed odour treatment will be a biological odour treatment system and will be licensed by the EPA. There will be a storm water management system to collect rainwater from roofs, paved areas and roads, bunded areas and wash water. All water collected will be reused in the process. Vehicles will be cleaned before moving from feedstock delivery area to digestate collection area of the site.

³ Based on the Commission for Regulation of Utilities national average for house heat demand (11,000 kWh per annum)

If planning consent is granted, the proposed development will require an Industrial Emissions (IE) licence from the EPA to operate. An application for an Animals By Product permit will be sought from the Department of Food, Agriculture and the Marine in advance of the planning submission. The Chemicals Act (Control of Major Accidents Involving Dangerous Substances) Regulations 2015 (COMAH) implement the Seveso III Directive which requires the operator to register the proposed development as a lower tier site. Storage of ≥ 50 t of natural gas (note 19 from Directive) is lower tier.

Scoping and Structure of EIAR

Purpose of Scoping

The purpose of the EIA scoping process is to identify the key points and issues which are likely to be important during the environmental impact assessment (EIA) and to eliminate those that are not. It does this by identifying sources or causes of potential environmental effects, the pathways by which the effects can happen, and the sensitive receptors, which are likely to be affected. It defines the appropriate level of detail for the information to be provided in the EIAR. In essence, the primary focus of scoping is to define the most appropriate assessment of significant effects related to the proposed development.

As part of this EIA scoping process, Greengate Biogas 001 Ltd. wishes to consult with your organisation to request any specific environmental comments regarding the proposed development to further inform the EIA process. This scoping letter will be distributed to a range of stakeholders who are considered to have appropriate expertise and relevant prior experience of the factors involved, knowledge of the characteristics of the project type and of the sensitivities likely to be present in the receiving environment as well as local knowledge and interest in the area.

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie. We ask all consultees to submit responses by the 19 December 2025 to provide adequate time to consider all responses.

The responses from this consultation will inform the ongoing design process in addition to informing the scope of the environmental assessments.

Greengate Biogas 001 Ltd. is operating as the Community Liaison Officer (CLO) for the development and will function as a key point of contact within the local community. The CLO has been resourced to deal with all queries and will conduct informal local community consultation in the area. Feedback from the CLO will be passed on to the project design team and EIAR team on an ongoing basis to allow the consultation process to inform the design process.

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA)

EIAR

A development consent application for Strategic Infrastructure Development to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2001 as amended must be accompanied by an EIAR.

EIAR will be provided in accordance with EU Directive 2011/92/EU, as amended by EU Directive 2014/52/EU (assessment of the effects of certain public and private projects on the environment) and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296) as amended, in order to inform the consideration of an application and provide the Consenting Authority with the environmental information that must be taken into account when determining that application.

The purpose of an EIAR is to provide a detailed description of the proposed development and outline potential impacts associated with the construction, operation and decommissioning of the project. Where adverse impacts are identified, mitigation measures are proposed, and the residual impacts described.

AA

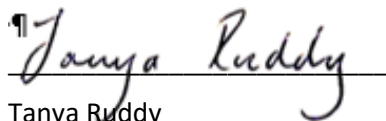
The application will be subject to AA. As required by Article 6(3) of the Habitats Directive, a Stage One Screening for AA will be undertaken to determine if there is potential for significant effects in the absence of mitigation to arise from the proposed development on European sites.

If potential significant effects cannot be ruled out, the assessment will progress to Stage 2 AA and a NIS will be prepared. Stage 2 considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects

If you have no comments to make, we would be grateful if you would please acknowledge receipt of this letter.

If you should require any further information, please contact the undersigned.

Yours sincerely,



Tanya Ruddy

for and on behalf of **Fehily Timoney and Company**

Enclosed:

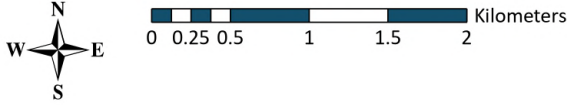
Attachment 1 Site Location Map

Attachment 2 Proposed Site Layout

Attachment 3 Gas pipeline connection route



TITLE: Site Location Map	FIGURE NO: 1	
	CLIENT: Greengate Biogas	
PROJECT: Powerstown Biogas	SCALE: 1:48,000	REVISION: 0
	DATE: 13/11/2025	PAGE SIZE: A3





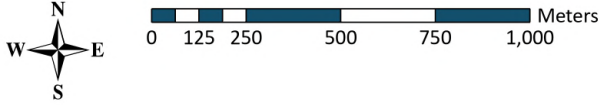
PROPOSED SITE LAYOUT
Scale 1 : 1000

Rev.	Description	App By	Date

PROJECT	POWERSTOWN BIOENERGY			CLIENT	
					
SHEET	PROPOSED SITE LAYOUT PLAN			Date	08/06/25
				Project Number	P24188
				Scale (at A1)	1 : 1000
			Drawn by	Author	Drawing Number
			Checked by	Checker	P24188-FT-XX-XX-DR-CE-0110
					Rev



TITLE: Site Location Map	FIGURE NO: 3	
	CLIENT: 	
PROJECT: Powerstown Biogas	SCALE: 1:20,000	REVISION: 0
	DATE: 13/11/2025	PAGE SIZE: A3

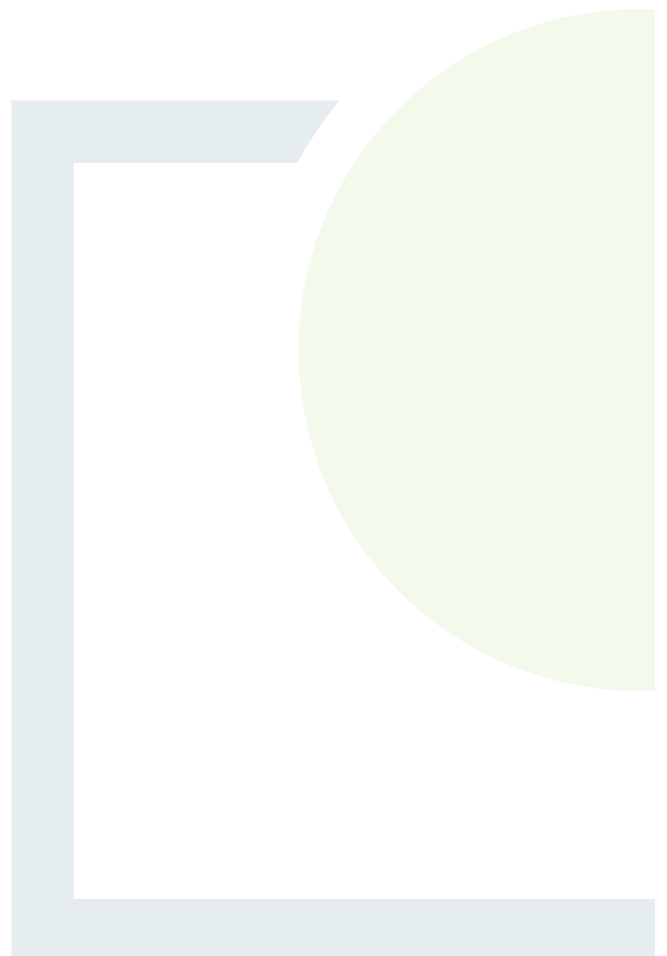




DESIGNING AND DELIVERING
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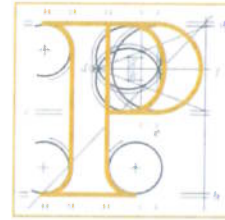
Appendix 5.2

Consultation Responses
and Meetings



Our Case Number: ACP-323447-25

Your Reference: Greengate Biogas 001 Ltd



An
Coimisiún
Pleanála

Fehily Timoney and Company
C/o Tanya Ruddy
Unit 6
Bagenalstown Industrial Park
Royal Oak Road
Co. Carlow
R21 XW81

Date: 22 April 2026

Re: Proposed development of an Anaerobic Digestion (AD) facility
located in Powerstown, Milford, County Carlow

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,

- **Appendix 1:** Prescribed bodies to be notified of the application for the proposed development.
- **Appendix 2:** Schedule of information which is considered necessary to submit in order to facilitate the undertaking of the Completeness Check under Section 37JA of the Planning and Development Act 2000, as amended.

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.

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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.

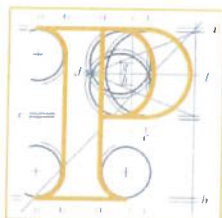
If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,


Lauren Murphy
Executive Officer
Direct Line: 01-8737275

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
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64 Sráid Maoilbhride	64 Marlborough Street
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D01 V902	D01 V902



Appendix 1: Prescribed Bodies

- Minister for Housing, Local Government and Heritage
- Minister for Climate, Energy and the Environment
- Minister for Agriculture, Food and the Marine
- Southern Regional Assembly
- Carlow County Council
- Health and Safety Authority
- Environmental Protection Agency
- Commission for Regulation of Utilities
- Transport Infrastructure Ireland
- Uisce Éireann
- Inland Fisheries Ireland
- Health Service Executive
- Office of Public Works
- EirGrid
- ESB Networks
- Gas Networks Ireland
- An Taisce
- Heritage Council
- An Chomhairle Ealaíon
- Fáilte Ireland

Further notifications should also be made, where deemed appropriate.

Appendix 2: Schedule of Information to inform the Completeness Check

This Schedule of Information seeks to provide details which will facilitate An Coimisiún Pleanála in undertaking the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended, in order to process the application. It shall not be construed as comprising an assessment of the application documentation or a consideration of the merits of the proposed development.

Details of Proposed Development at Closure	
Pre-Application Ref.	ACP-323447-25
Prospective Applicant:	Greengate Biogas Limited
Date of Final Meeting:	23 rd February 2026
Design Flexibility opinion:	No
Is Grid Connection Included:	No

Information

Plans and Particulars	
Public Notice	• Time Period for Consultation and Fee for Submissions. • Standalone website address. • EIAR and NIS referenced. • Reference to RED III and Section 37JA. • Reference to IE Licence required. • Reference to the provision of an establishment for the purposes of the Major Accidents Directive. • All townlands within the site boundary to be correctly referenced. • Copies of notices to be submitted.
Prescribed Bodies	Notification of all Prescribed Bodies and a copy of the correspondence sent to same.

Land Ownership	• Interest in land. • Written consent of all other landowners (Inc. legally binding agreement & land registry map if required).
Design Flexibility	Design flexibility not sought.
Fee	Details of appropriate fee payment.
Application Form	Completed form to be submitted.
EIA Portal	Letter from Portal.
Planning Report	• Renewable Energy Designation Policy Statement. • Policy context. • Statement outlining compliance with all relevant policies and objectives in the County Development Plan, including a justification for material contravention of same, if relevant. • Need and justification for proposed development with reference to scale, location and relevant national and regional policy. • Consultation overview. • Community Benefit Fund, if relevant. • Planning history.
COMAH Information	• To contain the information specified in the Third Schedule of the Major Accidents Regulations.
Drawings	• Drawing Schedule. • Site location map. • Site layout plan. • Plans, elevations, sections and cross-sections. • Wayleaves shown. • Site entrance and sightlines. • Infrastructure connection routes. • Scales appropriate.
EIAR	
Design Flex.	No design flexibility sought.
Non-Technical Summary	Provided as a standalone section.
Introduction	• Legislative context.

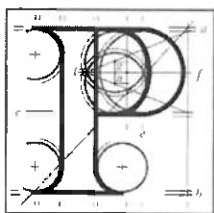
	• Scoping Consultation. • Community Engagement Report. • Methodology/ methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects. • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise). • Technical Difficulties/Limitations.
Description of the Proposed Development	• Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, nature and sources of feedstocks, lighting, production of waste, emissions & disturbances. • Construction Environmental Management Plan. • Waste & Resource Management Plan.
Consideration of Alternatives	• Site selection & design process. • Reasonable alternatives considered (Layout, scale, technologies, gas connection, construction methodology etc.).
Population and Human Health	• Population & settlement patterns. • Economic activity & employment. • Tourism & amenities. • Human health & wellbeing (reference up to date studies/research).
Biodiversity	• Derogations (if required). • Ecological Impact Assessment. • Terrestrial Surveys (habitats, protected flora, invasive plant species, mammals, amphibians and reptiles as relevant). • Aquatic Surveys (habitats, macroinvertebrate, electro-fishing, fisheries as relevant). • Bat Surveys (to include as relevant): ○ Preliminary Roost Assessment Surveys, ○ Bat activity transect surveys,

	○ Static bat detector deployments, ○ Emergence/re-entry bat roost, • Bird Surveys (to include as relevant): ○ Surveys (vantage point, breeding & non-breeding, hinterland, dusk, walkover, roost & winter surveys as relevant), ○ Connectivity with European Sites, ○ Monitoring programme, • Extent and location of tree/hedge removal. • Biodiversity Enhancement Areas/Management Plan. • Invasive Species Management Plan.
Noise and Vibration	• Baseline noise levels. • Map of all receptors in vicinity of site (to include any extant planning permissions). • Predicted construction phase and operational phase noise and vibration levels. • Proposed noise limits. • Operational noise monitoring proposals.
Air and Climate	• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment. • Dust generation/emissions and management. • Vehicle emissions and management. • Air quality impact assessment, to include air dispersion modelling. • Odour impact assessment, to address AD facility and transport of feedstock. • Odour management plan.
Land, Soils & Geology	• Ground Condition Assessment (incl.): ○ Desktop study. ○ Ground Investigations Report, including consideration of potential contamination. ○ Ground and surface water monitoring results. ○ Slope Stability Analysis, if required.

Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment including water balance for plant operation, process water management and implications for Powerstown Stream. • Hydrogeological Assessment, including consideration of potential contamination and GW abstraction. • Flood Risk Assessment. • Surface water/Drainage Management Plan for the construction phase and operational phase. • Standalone Water Framework Directive Compliance Report. • Emergency Response Plan. • Water Quality Management Plan.
Landscape & Visual	• Photomontages. • Landscape and visual impact assessment.
Traffic & Transportation	• Traffic Impact Assessment. • Traffic Management Plan (including Construction traffic). • Stage 1 Road Safety Audit. • Haul routes and likely feedstock sources mapped.
Material Assets	• Gas/ESB networks, other utilities as relevant. • Any other relevant material assets identified in consultation process.
Cultural Heritage	• Heritage Impact Assessment. • Archaeological Impact Assessment.
Major Accidents and Disasters	• Construction Stage. • Operational Stage. • Impact of Climate Change. • COMAH/Seveso implications.
Cumulative Assessment	Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.
Interactions of the Foregoing	Description of interactions between factors.

Compendium of Mitigation Measures	• Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’. • Commitments need to be expressed clearly and be specific.
Compendium of Significant Effects	• Chapter detailing all of the pre-mitigation significant effects and the post-mitigation (i.e. residual) significant effects and magnitude/duration.
Appendices	All appendices and sub appendices to be submitted in hard and computer-readable soft copy. To include: • Glossary of Terms. • Noise Survey Results & Calibration Certificates. • Site investigations results. • Water testing results. • Material Volume Calculations. • Statement of Competency. • Other relevant documents.
AA Screening Report	• Author qualifications, experience and expertise. • Methodology. • Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle. • Must include consideration of: River Barrow and River Nore SAC.
NIS	• Author qualifications, experience and expertise. • Methodology. • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice. • Consideration of relevant Hydrological, hydrogeological & water reports/assessments*. • Consideration of relevant Land, soils & geology reports/assessments*. • Assessment in view of Conservation Objectives.

	• Compendium of Mitigation Measures (Intent expressed for implementation of mitigation measures – 'shall'). • Clear statement on site integrity in view of Conservation Objectives. * As stipulated above for EIAR.
Appendices	All appendices and sub appendices to be submitted in hard and computer-readable soft copy.
Other Documents (To include):	
Civil Engineering Report	• Site Entrance and sightlines/signage. • Gas pipeline routes and connections. • Temporary construction compound(s). • Haul Routes. • Surface Water Design. • Wastewater. • Potable Water. • Decommissioning & Restoration, if relevant.



An
Coimisiún
Pleanála

Record of Meeting ACP-323447-25 (PCX)

Case Reference / Description	Proposed development of an Anaerobic Digestion (AD) facility located in Powerstown, Milford, County Carlow.		
Case Type	Pre Application Consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	23/02/2026	Start Time	2:30pm
Location	MS Teams	End Time	5:05pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning, Chair
Niall Haverty, Senior Planning Inspector
Emmett Smyth, Senior Environmental Scientist
Paula Kearney, Senior Ecologist
Lauren Murphy, Executive Officer

Representing the Prospective Applicant
Charles Kane, Greengate Biogas
Edward Lilleystone, Greengate Biogas
Leon Mekitarian, Greengate Biogas
Tanya Ruddy, Fehily Timoney
Bernie Guinan, Fehily Timoney
Jovanna Arndt, AWN

Rita Mansfield, Fehily Timoney
Julian Keenan, Traffic Wise
Eibhlín Vaughan, Fehily Timoney
John Cullen, Fehily Timoney
Line Plesner Stottrup Thomsen, Copenhagen Infrastructure Partners

Introduction

The Commission's referred to the correspondence received from the prospective applicant requesting this second meeting and to the first meeting held on 29th October 2025.

The Commission's representatives also mentioned the general procedures for the pre-application consultation process referenced at the first meeting which remain applicable.

Presentation

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

Discussion

General Matters

- Clarity was provided by the prospective applicant in terms of topics that were raised by ACP in the 1st meeting.
- Commission advised of the most recent Circular (CEPP 1/2026 – 16 January 2026) from the Department in respect of the designation of RED III projects and advised that the proposed development would fall within the statutory definitions outlined in same.
- Prospective Applicant confirmed that they will not be seeking a design flexibility opinion for this proposed development.

- Prospective applicant was advised that justification and reasoning for the scale and location of the proposed AD plant with reference to national and regional policy and the input material sources should be included as part of the planning application.

Proposed Development

- Prospective applicant advised existing landowner has a waste facility licence to import materials to facilitate the restoration of the site. Trial pits and bore holes have been carried out to establish it is green field land.
- Prospective applicant was advised to clearly address the planning history and the implications of the proposed development on the recent permission ABP-320180-24 for a soil recovery facility on the site.
- Prospective applicant clarified that digestate will be sent back to poultry producer farms as they have existing land spread areas which have been licenced by the EPA.
- Prospective applicant advised that the ESB will separately apply for an overhead line of medium voltage, however the route has yet to be defined. Commission representatives advised that consideration should be given to how this is addressed in the application in terms of EIA and potential cumulative impacts as part of the overall project.

Biodiversity & Ornithology

- Prospective applicant advised that there was one redundant badger set identified onsite, they note that these can return and this will be assessed.
- Frog spawn has also been identified onsite.
- River Hydromorphology Assessment Technique (RHAT) have been carried out.
- White-clawed crayfish assessments have been undertaken.
- Prospective applicant advised they have discussed bat surveys with the NPWS.

- Commission's representatives advised biological and chemical water analysis and aquatic ecology surveys to be carried out upstream and downstream of the discharge connection(s) to the Powerstown Stream. The scope of aquatic surveys should be agreed with Inland Fisheries Ireland.
- An assessment of surface water-groundwater interactions to be provided including identification of potential hydrological/hydrogeological pathways to sensitive receptors.
- Invasive species survey to be carried out at the site and connection route.
- Commission's representatives advised the importance of distinguishing between mitigation and enhancement measures, providing actionable, phased proposals for management, monitoring, and adaptation to ensure biodiversity net gain where possible.

Hydrology & Hydrogeology

- Prospective applicant clarified that it is proposed that the lagoon located on the proposed development site would be fully covered and used for fire water and process water.
- Prospective applicant advised that they do not require an abstraction licence due to the volume.
- It is noted that a discharge licence will be required during construction.
- Prospective applicant advised that the lagoon would have an overflow connection to the Powerstown stream. Implications for the SAC and River Barrow to be addressed in the application.
- The prospective applicant clarified that in the summer months they carried out 3 bore holes and tested these and assessed landfill monitoring results. Water quality tests have also been undertaken. Potential for groundwater/soil contamination from adjacent former landfill to be addressed in application.
- Advised to ensure that a standalone WFD compliance report is provided in the planning application.

- The water balance should be clearly presented in the planning application to provide clarity on water usage, requirements etc.
- Commission's representatives sought clarity on the discharge overflows from the lagoon, the prospective applicant advised that there is an inroad network of pipes to the stream. It is proposed to pump the water to discharge to the Powerstown Stream. This will be discussed with Carlow County Council and will be included in the final red line boundary.
- Commission's representatives advised the prospective applicant to ensure that surface water directed to the lagoon during construction phase should be assessed for contamination/sedimentation and addressed in the planning application.
- Fire water taken from the lagoon will be sent back if not contaminated.
- Commission's representatives advised that upstream, downstream and baseline information on water quality is required.

Air Quality

- Advised that an assessment of the River Barrow and River Nore SAC QI EPA in accordance with EPA 2024 Licence Application Instruction Note 2(IN2) to be carried out and included in the planning application.
- In combination effects is critical to assessment.
- Prospective applicant advised that they are assessing worst case scenarios to be included as part of their planning application.
- The Commission's representatives advised the importance of consulting with the NPWS prior to submission of the planning application.
- Prospective applicant advised that they are working with EPA guidance and best practice methodology.

Traffic

- Prospective applicant advised that they have consulted with TII and the Carlow County Council Roads Department. The Commission's

representatives noted the importance of consultation in advance of making the application.

- An outline traffic management plan will be included as part of the planning application in addition to the CEMP.

Noise & Vibration

- Prospective applicant advised that tonal noise can't be predicted at this time but advised that it would be surveyed afterwards, they advised that they recommend this as a planning condition in their planning application.
- They also advised that there is no one dominant noise source during the operational phase.
- The Commission's representatives advised to ensure that all assessments are documented in the planning application.

Consultations

- Prospective applicant advised that they have not received any feedback from the Regional Assembly for the Southern Region.

Other

- Prospective applicant clarified that the already existing Powerstown landfill operates on an IE licence not a Waste licence.
- The Commission's representatives advised the prospective applicant to review any expansion plans in place for existing quarries in the area or other developments that could have cumulative impacts.
- Prospective applicant advised they hope to submit the planning application by June 2026.
- Commission's representatives advised the importance of ensuring the application documentation is comprehensive and that information contained within the NIS and EIAR chapters is consistent and not contradictory.

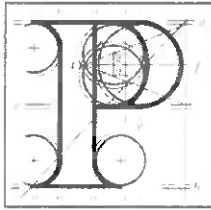
- Advised that mitigation measures outlined in the planning application should be definite and use wording such as “shall” instead of “may”.

The meeting concluded at 17:05pm.

A handwritten signature in black ink, appearing to read 'Una Crosse', is written over a horizontal line.

Una Crosse

Assistant Director of Planning



An
Coimisiún
Pleanála

Record of 1st Meeting ACP-323447-25 (PCX)

Case Reference / Description	Proposed development of an Anaerobic Digestion (AD) facility located in Powerstown, Milford, County Carlow.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	29/10/25	Start Time	11:00am
Location	MS Teams	End Time	12:45pm

Representing An Coimisiún Pleanála

Una Crosse, Assistant Planning Director, Chair

Niall Haverty, Senior Planning Inspector

Emmett Smyth, Environmental Scientist

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Anna Murphy, Fehily Timoney

Rebecca Dunlea, Fehily Timoney

Bernie Guinan, Fehily Timoney

Tanya Ruddy, Fehily Timoney

Louise Kreilgard, CIP

Edward Lilleystone, Greengate Biogas
Leon Mekitarian, Greengate Biogas

Introduction

The Commission referred to the letter received from the prospective applicant on the 14th August 2025, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended. The Commission's representatives outlined that the purpose of the pre-application meeting was as follows:

- To give an opinion as to whether the proposed development comes within the provisions of s.37A such that an application for approval should be made to the Board under s37E.
- The meeting also provided the Commission with an opportunity to give advice regarding the procedures around the making of any application and what considerations relating to the proper planning and sustainable development and the environment may have a bearing on a decision.
- It was outlined that given the nature of the proposed development, a consideration of the proposal in the context of the requirements set out in the Regulations transposing the RED III Directive was required. This included the consideration of the completeness check required to process the application and any other relevant requirements.
- To this end, it was outlined that this first meeting would provide the Commission with an overview of the proposed development and that further meetings would be held to address the procedures and considerations in respect of any future application.
- Following receipt of the request for a second meeting, it was outlined that an agenda would be forwarded identifying the topics which the Commission

consider should be addressed in the presentation and to facilitate identifying the most appropriate team members to address the procedures and considerations which may arise.

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

The prospective applicant's presentation, which is attached to the file, set out the following:

- The meeting agenda and project background,
- Funder (CIP) of the proposed development,
- Background of the Applicant,
- Summary of the proposed development,
- Reasoning for the proposed development constituting Strategic Infrastructure Development,
- Indicative site layout,
- Utility corridors included in the environmental assessment,
- Summary of the production process,
- Regulatory approvals,
- Ongoing engagement with key stakeholders,
- Environmental Impact Assessment Report and Appropriate Assessment and
- Summary and proposed next steps.

Discussion

- The Commission's representatives advised the prospective applicant that they are currently engaging with the SEAI Single Point of Contact to get clarification if proposed developments such as this fall within the scope of the RED III Directive. They advised the prospective applicant to contact the SEAI and arrange to meet them to discuss the details of the proposed development.
- The Commission's representatives advised the prospective applicant that it is their preliminary view that the proposed development falls within the scope of Strategic Infrastructure Development but are reminded that the final determination lies with the Planning Commission.

- Following on from a query raised by the Commission's representatives the prospective applicant advised that it is their intention to apply for a change of use of the existing planning permission which was granted in May 2025 for the Eastern part of the site (Case Ref. ABP-320180-24).
- The prospective applicant clarified that their proposal in respect of the use of materials to facilitate the construction phase.
- Following on from a query raised by the Commission's representatives, the prospective applicant advised that no water contamination has been identified from the adjacent former landfill, following groundwater testing and groundwater well installation.
- The prospective applicant advised that the most recent planning permission on part of the proposed development site is operating under an EPA licence.
- The Commission's representatives advised the prospective applicant to ensure that the documentation should clearly outline the planning history pertaining to the site and that a justification for the site selection would be required.
- The Commission's representatives noted that the proposal would be of a regional scale with regard to the proposed intake volume and queried how this would align with regional planning and waste policy and the biomethane strategy. The prospective applicant outlined that the technology proposed is more appropriate for a large-scale plant.
- Following a query raised by the Commission's representatives the prospective applicant advised that it is not their intention to vent any CO2 from this plant and that the flare stack would be for emergency use only.

- The prospective applicant confirmed that all input materials would be agricultural manures and advised that it was not proposed to utilise sewage sludge, grass, silage or food industry wastes.
- The Commission's representatives queried the scale of the proposed development and the availability of feedstocks within the surrounding area. The source of duck manure of the scale indicated was queried noting the existing operations in the Cavan/Monaghan area. It was outlined that GIS mapping is being used determine the delivery routes to the proposed development site.
- In response to a query from the Commission's representatives, the prospective applicant advised that tankers will be used for liquid transport while trucks will be used for feedstock, with a registration plate recognition system in place on site. The prospective applicant advised that no third parties will be involved in the delivering of feedstock to the plant.
- The prospective applicant advised that negative pressure in the process buildings is proposed to manage odour. The prospective applicant also advised that there will be an odour control model which will detailed in the application documentation. The Commission's representatives advised the prospective applicant to address transport related odour, particularly where haul routes pass through villages/towns.
- Following on from a query raised by the Commission's representatives the prospective applicant advised that excess digestate will go back to the tillage farming sector.
- The Commission's representatives queried whether there would be any water discharge to adjacent watercourses or the River Barrow. The prospective applicant advised that there is no intention to discharge water with all water

going back into the process of the plant with the intent to minimise water use as much as possible. A proposal to include an emergency discharge to the Powerstown Stream was noted. It was also advised that it is proposed to control all nutrients coming in and out of the plant will be controlled with all methane possible captured.

- The Commission's representatives queried the purpose of the large pond area and the prospective applicant advised that it was a firewater pond.
- The Commission's representatives queried if consultation has been undertaken with Carlow County Councils Roads Department with the prospective applicant advising that they have with no significant issues arising. It was advised that a traffic assessment is underway, and a Traffic Impact Assessment Report is being prepared. The Commission's representatives advised that consultation be held with TII in relation to potential impacts on the M9 junction and the proposal to cross the motorway with the gas pipeline route.
- Following on from a query raised by the Commission's representatives the prospective applicant advised that a utility connection route will be submitted by ESB under a separate application, however they will be assessing this proposed route in their planning documentation. It was advised that the ESB have not confirmed the final route. They advised that the gas pipeline will also be subject to a separate application. The assessment of the proposed development for the purposes of EIA should be appropriately considered.
- The prospective applicant advised that it is not their intention to seek a design flexibility request for this proposed development.
- Following on from a query raised by the prospective applicant the Commission's representatives advised that the EIA scoping process can

commence once the pre application determination has been issued. They also advised that there is no timeline in the legislation for EIA scoping.

- The Commission's representatives advised of the engagement which would arise with the Health and Safety Authority once an application is lodged, noting that it will be a lower tier Seveso site.
- The Commission's representatives queried the potential impact on the residential amenities of properties in proximity to the subject site. The prospective applicant advised that the residential property between the site entrances is owned by the landowner and will be assessed for potential impacts such as noise and odour.
- The Commission's representatives advised the prospective applicant to include a standalone water framework directive assessment as part of their planning documentation.
- Following a query raised by the Commission's representatives the prospective applicant advised that the feedstock will be adjusted on an ongoing basis with methane production constant.
- The prospective applicant advised that they are following advice from the EPA in relation to fertilizer products regulations.
- The Commission's representatives noted the reference to emergency water discharge from the plant and advised them to ensure that processes and resulting potential impacts are clearly identified and assessed.

- The Commission's representatives noted the proximity of the SAC boundary to the west of the site and advised the prospective applicant to ensure that this is appropriately considered.
- Following on from a point raised by the Commission's representatives, the prospective applicant advised of the site investigations underway to assess the presence of otters and badgers in proximity to the proposed development site.
- The Commission's representatives sought clarity on the public consultations held to date with the prospective applicant advising of same and that issues raised would be addressed in the planning documentation.
- The Commission's representatives advised that the landscape and visual impact assessment considers the scenic route located east of the proposed development site.
- The prospective applicant advised that they intend seeking a further meeting with the Commission under this pre-application consultation.

The meeting concluded at 12:45pm.



Una Crosse

Assistant Director of Planning

MEMORANDUM

To:	Ray Regan Ryan Lally	From:	Fehily Timoney and Company
Client:	Greengate Biogas	Date:	13-08-25

Subject: Record of Meeting: Carlow Senior Assistant Fire Officer: Powerstown Bioenergy

The following memo has been prepared by Mr. James O'Neill of Fehily Timoney and Company as a contemporary record for agreement of the meeting held at the office of Carlow County Councils Senior Assistant Fire Officer on the 19th June 2025. The purpose of the meeting was to confirm the firefighting water supply requirements for the proposed Powerstown BioEnergy facility at Powerstown, County Carlow.

The meeting was attended by the following persons

- Mr Ray Regan, Senior Assistant Fire Officer, Carlow County Fire and Rescue Service
- Mr Ryan Lally, Assistant Chief Fire Officer, Carlow County Fire and Rescue Service
- Mr James O'Neill Principal Engineer Fehily Timoney and Company

The following information was supplied in advance of the meeting to Carlow County Council.

- Letter Ref: P24188-FT-EN-ZZ-LT-EN-0001, By Email 5th May 2025

Mr. O'Neill presented an overview of all materials presented, explaining the nature and scale of the proposed development.

The following was confirmed by Carlow County Fire and Rescue Service (CCFRS)

- A supply of firefighting water capable of supplying 2 No. Fire Units consuming 1,000 litres per minute for a period of 2 hours should be provided onsite i.e. Total - 240 m³
- Firefighting water can be made available from the proposed process water tanks and/or the surface water storage lagoon or a combination of both.
- Hydrant location(s) for individual building should be located in accordance with the guidance of Building Regulations Technical Guidance Document B, 2024.
- Hydrants should be supplied by means of a dedicated internal pumped rising main 150mm diameter, 3-4 bar operating pressure.
- Proposed firewater pumps shall be backed up by means of a diesel electric generator (or similar) for use in the event of power failure.
- A water monitor or deluge system is recommended within the heating centres biomass storage bunker.

- CCFRS will engage with the developer during the construction/preoperational stage, with respect to incident response planning. Thereafter incident response co-ordination/consultation would be updated on a periodic basis (3 years). Incident response planning may require the developers support for onsite training exercises.
- CCFRS will submit a formal response at the planning submission stage only, CCFRS do not intend to respond to the statutory consultation previously issued.

From: Donnacha Lynch

Sent: Thursday, April 24, 2025 1:42 PM

To: PrePlanning; Powerstown Biogas

Cc: Liam Carroll; Mairead Lennon

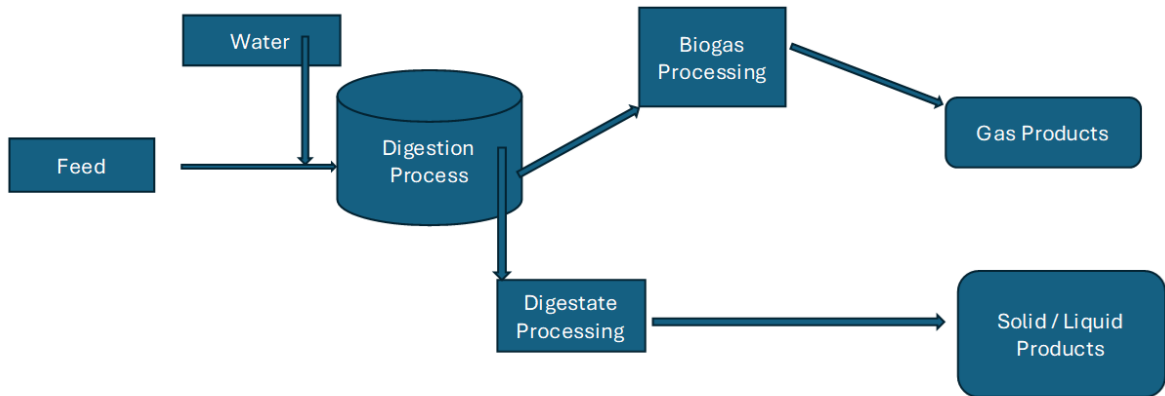
Subject: Fw: FW: 250423-DL-environment comment to Powerstown Biogas scoping exercise

Hi Tanya,

The following summaries would be useful to determining any potential impacts and any potential gains regarding the proposed biogas project:

1. **Mass Balance Calculations** for the following horizons:

1. At Start-up:



1. At 5 years:

2. At 10 years or whenever \at full capacity:

1. **Energy Balance Calculations** for the following horizons:

1. At Start-up: Expand on the above to include the following:

- i. Transport: Feed material collection and digestate removal to agriculture.
- ii. Plant: Process, wood-chip heating, pumping, gas compressors, facilities etc.
- iii. Energy from biogas:
- iv. Anticipated misc. losses: flaring etc.

1. At 5 years:

2. At 10 years or whenever \at full capacity:

2. Details of **calculated environmental and ecological gains** vis-à-vis pollutant impact reduction to air and water via digestion of feed volatiles (GHG emission reduction, groundwater/surface water nutrient reduction etc.) – Quality of Life Capital Approach.

3. **Mitigation measures to potential impacts:**

1. Air quality
2. Water quality
3. Land

4. See attached documents for reference to **proposed design and safety:** (mostly UK, couldn't find Irish equivalents in most cases)

1. COMAH Regulations for Anaerobic Digestion and Biogas Plants: [Blog Article](#)
2. Risk Management Services Biogas Production by AD: [Risk Management Programme](#)
3. Guidelines for Anaerobic Digestion in Ireland: [CRE Handbook](#)
4. Biogas Plant Explosions Update: [Blog Article](#)

Kind Regards,
Donnacha Lynch
Senior Executive Engineer

Carlow County Council, Environment Dept.,
Assembly Rooms, Cox's Lane, Carlow, R93 X3T5
Phone: [REDACTED]
Email: [REDACTED]
Web: www.carlow.ie

From: Liam Carroll <[REDACTED]>
Sent: Wednesday 2 April 2025 10:00
To: Donnacha Lynch <[REDACTED]>
Subject: FW: Powerstown Biogas

FYI

From: Powerstown Biogas <powerstownbiogas@ftco.ie>
Sent: Wednesday 2 April 2025 09:50
To: Environment <environment@carlowcoco.ie>
Subject: Powerstown Biogas

****Warning From Carlow County Council IT Department****

Be Cautious!! This email originated from outside of Carlow County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Dear Sir/Madam,

Please see attached letter regarding Powerstown Biogas.

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie. We ask all consultees to submit responses by the **9 May 2025** to provide adequate time to consider all responses.

Kind Regards,

Tanya Ruddy
For and on behalf on Fehily Timoney and Company

MEMO:

Update on Ecological Surveys and Project Scope for Powerstown Bioenergy

Date: 16 June 2026

To: NPWS Representatives, including:

- Brian O'Connor Local Ranger
- Hazel Doyle District Conservation Officer
- Síofra Quigley: Division Ecologist, Eastern Region

NPWS Reference No.: G Pre00370/2025

Subject: Follow-up on the Pre-Application Meeting with NPWS dated 15 January 2026

Greengate Biogas 001 Limited is applying to An Coimisiún Pleanála for consent for a commercial anaerobic digestion (AD) plant at Powerstown, County Carlow, referred to as the proposed development. The proposed development is designed to process up to 663,000 tonnes per annum (tpa) of agricultural residues including cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate). Greengate Biogas 001 Ltd. proposes to redevelop the site of a partially restored quarry, located in Powerstown, Milford, Co. Carlow, as Powerstown Bioenergy. A proposed gas pipeline to convey biomethane will connect Powerstown Bioenergy into the Gas Network Ireland (GNI) grid at Clogrennan, Co. Carlow. An assessment of the pipeline route is included in this EIAR for Powerstown Bioenergy. GNI will be responsible for obtaining development consent for the pipeline as a Statutory Undertaker.

Powerstown Bioenergy is covered by the provisions of the Renewable Energy Directive (European Union, 2023) (known as RED III). Under the European Union (Renewable Energy) Regulations 2025 as amended, there is a limited request for information (RFI) stage. The Applicant will not be permitted to submit any new information in response to a RFI, the Applicant can clarify or point to information contained within the application. Pre application scoping is an important stage in ensuring the information contained in the EIAR and NIS addresses any concerns for prescribed bodies.

Introduction

As part of the consent application, an EIAR and NIS are being prepared to support the planning application. Fehily Timoney and Company (FT) is preparing both documents of behalf of the Applicant. As part of the scoping process, FT submitted two scoping letters to NPWS in April and November 2025 and FT and the Applicant met with NPWS in January 2026.

Following e-mail correspondence with Brian O'Connor from the NPWS, a memo has been prepared to inform NPWS on:

- 1) Progress of ecological assessments since the pre-application scoping meeting in January 2026 and clarity on ecological queries raised at the pre-application meeting
- 2) Provide update on the changes to the proposed project as presented to NPWS at the pre-application meeting.

For clarity, the presentation and the minutes of the previous meeting are attached and referenced.

General feedback on minuted items

- **Presence of Annex I Habitats within the potential air quality ZOI**

Assessments, such as air quality assessments, reliant on the Article 17 habitat mapping have proceeded based on the 2019 habitat maps, given the 2025 habitat mapping was not available at the time of modelling.

Additional habitat surveys were completed during May 2026 on semi-natural and natural habitats, specifically the grasslands along the R448 public road. Relevés completed over these grasslands showed no links to Annex I habitats and there are no Annex I habitat receptors within the air quality ZOI. This has been fully modelled by an independent air quality consultant, Dr. Jovanna Arndt, a Principal Environmental Consultant in the Air Quality & Climate section of AWN Consulting.

- **Bat derogation licensing and the Cardinal Moran Bridge crossing over the River Barrow**

Subsequent to meeting NPWS, the Applicant met with Carlow County Council Roads Department for pre application scoping. Carlow County Council advised that the Applicant would not get permission to cross the Cardinal Moran Bridge within the curtilage of the R448, nor would permission be granted to cross the bridge using a steel duct affixed to the parapet. Therefore, it is proposed to assess the use a trenchless construction method such as horizontal direction drilling (HDD) under the River Barrow for the gas pipeline. This is proven technology and a suit of mitigations and controls will be in place to ensure no adverse impact to the River Barrow and aquatic habitats and species supported in the catchment. Avoiding the bridge by HDD also avoids disturbance to potential roosting bats. Therefore, there will be no need for a bat derogation license in terms of this crossing.

- **Status of nearby buildings as bat roosts**

An external and internal inspection was completed of the buildings in early March 2025. None of the structures within the site boundary are suitable for bat roosts.

Locations A and C were surveyed but outside the disturbance zone of influence, given their distance from the perimeter and elevation from the base of the site (deeper parts of the quarry). Of the structures within 50m of the site (Locations B and D), there was potential evidence of use at one building of six structures only (at location B), which, on a precautionary basis, is recorded as moderately suitable roost, although it is occupied by cats and dogs. One building of five structures assessed at Location D was equally rated because internal inspections could not be completed (occupied and owner was not home to provide entry), but there was no evidence of use from the external inspection. These structures lie along the southern boundary of the site along an existing road and active residences.



Locations of roost inspections

- **Species-specific queries**

Greater knapweed was confirmed along sections of the R448 adjacent to site, not within the site, and will not be affected by the proposed development. It is proposed to collect seeds from the plants, in line with the 'How-

to-Guide' published by National Biodiversity Data Center's (NBDC) under the All-Ireland Pollinator Plan support local conservation efforts.

Orchids

Habitat verification surveys and the additional habitat surveys completed in May 2026 uncovered two additional locations of bee orchids (bringing the total to three donor sites) within the proposed development site where bee orchids were present. Another orchid was also confirmed present with the bee orchids at one of these locations, recorded as the pyramidal orchid based on available characteristics (inflorescences were absent at the time of surveys). Both orchid species will be rescued from the three locations (donor sites) and transplanted to prepared receptor areas on site, along the northern boundary of the site at the top of banks and slopes, where these are shallow and stable and outside of the development footprint.

No basal thyme was recorded during the second follow-up surveys.

Hedgehogs were not confirmed on site, but the Biodiversity Chapter has considered them present on a precautionary basis. The habitats that are most likely to support hedgehogs (the edges along hedgerows and tree lines and scrub) on site will be retained.

Of the sites surveyed (the 300m stretches of river/stream centered around the watercourse crossings), the Cardinal Moran Bridge at the River Barrow was the only potential suitable nesting site for wagtail and dipper, but none were observed around the bridge during any of the ecological surveys.

No other raptors, other than the previously record kestrel and buzzard, were recorded during the final bird surveys.

Despite sand martins being active at the proposed development site, in the neighbouring Kilcarrig Quarry to the south and at the known nesting site approximately 270m east of the proposed development site adjacent to the L3045, no nesting behavior was observed, only investigation of cavities by sand martins at Kilcarrig Quarry and prospecting for mud at the proposed development site. A sand martin wall has been included as part of the biodiversity enhancement measures.

Targeted reptile surveys were completed with reptile sheets placed out and inspected up to twice a week if weather was suitable over April and May 2026. No reptiles were recorded using the site despite quarries being suitable for the species.

The site provides limited habitat for invertebrates generally. Invertebrates use the site opportunistically (pools when they are available), but the more significant habitats, including habitats for pollinators will mostly be retained (hedgerows and tree lines and scrub).

It is not proposed to remove any of the existing hedgerows, trimming will be required at the westerly entrance to facilitate sightlines and for the installation of the proposed fencing along the L3045. The hedgerows here are overgrown and have reduced the width of the path. Hedge cutting will not be carried out during the period 1st March to 31st August, inclusive.

- **Mitigation and management**

The Applicant will control a fleet of ten tankers to transport feedstock and digestate to and from farms to the proposed development. They will be double-skinned, subject to regular maintenance and designed specifically for the task. They will operate on a full-time basis. The proposed development will have an automated weighbridge and only vehicles which are registered on the system will have access at the gate and over the weighbridge.

The existing linear ecological features will be managed but the anticipated planting and enrichment will be limited due to the limited space along the boundary.

Regarding the need to remove and upgrade culverts and associated in-stream works, this will no longer be needed at the EPA watercourse crossings. This is now only potentially necessary for the land drains that are being crossed by the gas pipeline (pending final inspections of the existing culverts). These land drains were dry during May 2026 surveys and will not support white-clawed crayfish. Mitigation considers that activities are first and foremost completed when the drains are dry. If there is water within the drains, then over-pumping will be completed with full consideration of the IFI (2016) guidelines for construction activities in watercourses.

Concluding remarks

The previous comments and queries raised by NPWS during the pre-application meeting have been addressed through additional surveys, amendments to the project design, avoidance of important receptors and better integration of biodiversity enhancement into the site. This has been carried over into the Biodiversity Chapter of the EIAR compiled in support of the application for consent.

MEETING AGENDA – POWERSTOWN BIOGAS

Pre Application Consultation Meeting with NPWS

NPWS Reference G Pre00370/2025

Location: MS Teams
Date: 15/01/26
Time: 14:00-16:00

Invitees	Initials
Charles Kane (Greengate Biogas)	CK
Bernie Guinan (Fehily Timoney and Company)	BG
Tanya Ruddy (Fehily Timoney and Company)	TR
Rita Mansfield and Barbara Kasl (Fehily Timoney and Company)	RM BK
NPWs: - Brian O'Connor Local Ranger - Hazel Doyle District Conservation Officer - Síofra Quigley: Division Ecologist, Eastern Region	BOC HD SQ
Apologies Edward Lilleystone (Greengate BioGas)	

Item	Agenda	Action
1.0	Introduction, roundtable	
2.0	Presentation shared to guide the meeting PIM https://uss.ftco.ie/DMS/view_document.aspx?ID=1254210&Latest=true Sharepoint P24188-FT-EGN-ZZ-PP-EN-0003.pptx	
3.0	TR presented the proposed development and included: - Agenda - Objectives, specifically the likely requirement for mandatory scoping under REDIII, and project background - Existing development & site status (existing quarrying activities, lowered ground level topography, surrounding hedgerows and tree-lines) - Surrounding land uses (agriculture, quarries, landfill) - Existing servitudes and access to site - Proposed development (site layout, surface water management, biomethane and biogenic methane production, feedstocks and digestate) - Gas pipeline which is part of the project but not part of the application for consent (1 no. river crossing, 3 no. tributary crossings, 2 no. drain crossings) - Regulatory approvals for the projects (licenses and authorisations required, emphasising the fact that there will be no process water emissions)	

	EIAR and status of studies undertaken to date, public consultation and stakeholder engagement undertaken	
3.1	Concluded the introduction to the project. Opened the floor for questions related to the proposed development before RM commenced her presentation	
3.2	SQ Requested clarity on the ground level of the site and if what ground works may be involved before the development proceeds? Tr : No infilling is proposed and the ground level will remain as is aside from some levelling works. Groundworks will be limited to preparing the site for construction of the project and may require the removal of some material from site c. 20,000 t.	
3.3	RM Presented the current status of the ecological studies and covered: • Designated sites (river Barrow & River Nore SAC and Cloghrick Wood pNHA), including aquatic QI species and known status/distribution within the SAC. • Extent of 1:100 year floodline and associated bird records for floodlands • Desktop information pertaining to the biodiversity chapter: i. Birds, specifically Sand Martin (known nesting site 280m east of site), Barn Owl, Kestrel, Yellowhammer and Kingfisher. ii. Existing records of badger, fox and rabbits iii. Knapweed and consideration of creating on-site habitat as part of compensation areas to help with local conservation efforts of the species. iv. Queried NPWS regarding sources for green-hay for potentially establishing calcareous-based grassland in selected pockets on site as part of biodiversity enhancement. • Zones of Influence Zol (habitat loss, groundwater, air quality, noise). i. No surface water - water discharge only under 1:30 year flood even, else contained. Referred to a slide on the process water pond layout. ii. Stated that the 50-70dB limits will be used for disturbance levels as per the (Cutts et al wetland bird guidance) and for the noise Zol unless NPWS had other limits (no alternative limits suggested). Provided example of preliminary AQ model output where nDep is below critical loads for known Annex I habitats	
3.4	RM Queried the timeline on the mapping for the 2025 Article 17 reporting in terms of the Air Quality modelling and Zol? SQ&HD Uncertain when this will be published.	
3.5	Continued with presentation detailing surveys undertaken and current findings: • Habitats – bee orchid relocation will form part of mitigation • Mammals: badger sett being used by rabbits. No mammal receptors identified. • Bat roost, activity surveys and static deployment – data still needs to be analysed but species observed along the River Barrow would form part of populations that may use site. Limited and poor corridors on site for bats. • One tree with bat roost potential was shown to be unoccupied by bats. This tree will not be removed. • River Barrow bridge (proposed for pipeline crossing) showed one to two bats roosting in bridge; species could not be isolated from species using the corridor (Daubenton's Bat, Leisler's Bat, Brown Long-eared bat, Common Pipistrelle,	

	Soprano Pipistrelle). Limited suitability for roosting and occasional and intermittent use as day-roost.	
3.6	RM Raised a query about the derogation licence and timeframe (when should the application for derogation be completed) given that the pipeline is not part of the application for consent. SQ Queried if the pipeline was part of the project. TR Stated that it is part of the project, but not part of the application for consent. SQ & HD Disturbance to any bat roost requires derogation licence. TR Queried the transferability of the derogation licence as Gas Networks Ireland will be applying for consent and completing the activities. SQ Thinks it is transferable. It is understood that there may be variations in activities as the project evolves, but the derogation licence application should be completed before the application is closed. A full survey of species using the roost will be needed.	
3.7	RM Continued with the presentation, surveys undertaken and current findings: • Birds. Data included deposition of wintering/breeding birds, transects/vantage points, fly-overs/on site. No significant flight lines / directions followed. • Sand martin most significant species noted on site, prospecting around muddy pools. No nest holes observed on site. Also recorded from the neighbouring quarry to the south • Amphibians – frog spawn confirmed, newt DNA confirmed in ephemeral pools. Permanent habitat compensation will be considered. • Final slide on the small tributary/drainage crossing of the pipeline. Presented a summary of mitigation considerations and areas for biodiversity enhancement Also indicated areas on site that would be available for biodiversity enhancement	
4.0	Questions and answers TR Presented drone imagery of the site. BG Opened the floor for questions related to the project. Sent apologies as she had prior 15:30 commitment. SQ How active is the current quarry? TR The current quarry is very quiet, receiving/releasing c. 1 load a week as needed. Permitted to accept up to 5000 tonnes/annum in backfill materials SQ As there is no potential RFI under the REDIII application process, the survey effort has to be sufficient. Winter bird surveys must be completed monthly and breeding bird surveys must be completed as per guidelines. RM confirmed winter and breeding bird surveys were carried out monthly for the seasons with VPs and transects surveys BOC Queried the Knapweed location? RM – historically we know it grows there but hadn't spotted it locally	

RM	Clarified that it was not noted on or near site, but is known to be present in the area and it would be great to incorporate habitat on site for the species and possibly seed the site to aid with local conservation efforts of the species	
BOC	Noted on clarification and agreed that the Powerstown area is a stronghold for Knapweed and it is rare in other parts of carlow.	
BOC	Provided some potential locations for green-hay for calcareous grassland establishment, including potentially the slopes of the SAC across the road. The closer the source site the better.	
RM	Thanked BOC for suggestions. The site across the road required land-owner permission and wanted to know if there were any potential sources under NPWS jurisdiction?	
NPWS	No sites came to mind.	
BOC	Queried management of grassland to ensure the site doesn't revert back to scrub.	
RM	Yes, management to retain the grassland can and will be implemented.	
BOC	Sought clarity on the temporary and permanent sites for the translocation of bee orchids?	
RM	Temporary sites will need to be confirmed. Permanent locations will be established on site in habitat areas established as part of biodiversity enhancement.	
SQ	Queried reference to several years of monitoring removing the bee orchids? How would this be achieved on site in light of the planned development and construction on site?	
RM	Beed orchids will be translocated to a designated protected location on site and the remainder of the site will be surveyed routinely pre and during construction for any other plants.	
SQ	Quarries tend to be good habitats for reptiles. Were targeted reptile surveys completed?	
HD	Added that hibernacula be considered.	
RM	Surveys were completed. No signs were observed on site.	
HD	Queried invasive species along the pipeline?	
RM	None within the footprint where interaction may occur with the species.	
HD	Queried presence of Japanese Knotweed?	
RM	Only one location was picked up east of the site and not along the gas pipeline.	
HD	Queried wagtail and dipper surveys and suitability for species along the proposed pipeline crossings	
RM	Yes, the surveys encompassed these species. Some nesting suitability was confirmed around the River Barrow crossing but no evidence of nesting observed.	
HD	Has the annex I potential of the grassland slopes of the River Barrow opposite the site (area referred to by BOC earlier in minutes) been assessed.	
RM	we can progress on the assumption that it is Annex I equivalent habitat.	
SQ	Iterated that status is needed to inform impacts from air quality emissions. What concentrations are expected?	

TR	Stated that air quality modelling will be completed and only preliminary findings are available.
SQ	Queried if the lighting plan is available?
RM	Not yet.
TR	Provided details on lighting requirements and iterated that the site is lower than the neighbouring lands which will provide some screening
SQ	Is lighting 24/7?
TR	Yes it will be in the discrete operational areas needed during nighttime operation. Ecologists will give input as the project develops further.
RM	Definitely provide for protection of light in corridors and biodiversity enhancement areas on site.
HD	Queried noise levels and if these would also be 24/7?
TR	Identified noise sources, including the motors on the digestion tanks which will be operating 24/7 on site. Stated that the noise model is being developed.
SQ	Was site suitable for sand martin nesting?
RM	No, it was not suitable. Could be upgraded with some effort to be more suitable for nesting.
SQ	Reminder that the emissions from the project must be considered cumulatively with other activities related to agriculture and traffic, including future developments/projects.
RM & TR	Noted
HD	Queried the newt observations.
RM	They were not observed on site despite searching. Only confirmed to have been on site through eDNA analysis.
HD	How many bats were noted to use the River Barrow bridge as a roost?
RM	One to two individuals, but species could not be distinguished against background activity in the corridor, which is a known significant bat corridor.
SQ	Questioned the presence of buildings on site?
TR	Explained that there is one flat-roofed substation-type building on site.
SQ	What about the buildings along the road? From street view these look like they may be suitable for roosting bats.
RM	Bat activity surveys still need to be completed.
HD	Queried the tanker numbers and size?
TR	They can be approximated to the size of milk trucks. 10 trucks per hour and 120 per day.
HD	Queried wheel washing of trucks.
TR	Stated that the trucks wheels and trucks are cleaned after each off-load at the site by hot pressure washers at the unloading facilities.
	Biosecurity procedures will be in place according to DAFM and the existing biosecurity measures on farms will be complied with.
SQ	What happens with the used wash water

TR	Collected from the washing area and returned to process water.	
SQ	Commented that badger do move around and are attracted to land-fill sites (neighbouring land to the north) and the mitigation should allow for a pre-construction survey for badger in the event they return to site.	
RM	We have that included in our badger mitigation.	
BOQ	Have insects been looked at? Specifically queried the Dingy Skipper, and whether consideration is given to range-restricted species/	
RM	Ecologists do record any findings of invertebrates sighted during any ecological surveys and nothing noteworthy was observed. Survey was completed for any potential suitable habitat for Marsh Fritillary.	
TR	Also added that the site has approval for backfilling and that this supports the paucity of significant species / habitats on site as it would have gone through an approval process.	
SQ	Is there potential for bare soil patches for mining bees in the proposed development?	
RM	Yes there is.	
BOC	Any peregrine noted to use site or breeding there.	
RM	No. Kestrel was not flying over, but no peregrines were recorded on site or flying over site.	
BOC	Stated that Basal thyme might be present in the area and should be considered.	
RM	Was not picked up on site.	
HD	Queried hedgehog surveys and if any were found?	
RM	Was completed as part of mammal surveys and no signs were noted on site.	
HD	Queried if tanks were bunded? [Quality of HD sound deteriorated and HD commenced with typing into the Teams Meeting]	
TR	Explained that the tanks (constructed of concrete and steel) area established in a bunded area that will have the volume to contain a combined spill event from tanks.	
HD	Clarified query by chat: Are tankers bunded? I was asking about the 120 tankers carrying the animal manures and then the liquified substance? If the tankers were punctured?	
TR	Explained that the loading and unloading will be at dedicated areas with hoses connected to the tankers and is designed to mitigate spills at these locations.	
	Greengate will be managing and maintaining the fleet.	
	Needed confirmation but it is expected that the new tankers will be double-skinned to contain spills.	
HD	"Would be ideal if fleet bunded or "double skinned"	
SQ	Are there plans to update the existing hedgerows?	
RM	Yes, there will be a landscape plan to include this.	
TR	The ecologists will provide input into the landscape management plan.	
SQ	Consideration must be given to using native and local species, species that flower at different time of the year and interspersing with tree as the latter improves these features for bats.	

TR	Noted. The perimeter may be limited and too narrow for tree planting but will be investigated.	
SQ	Noted.	
BOC	Was curious about the grassland management and prevention of scrubbing of grasslands, i.e. where grassland reverts to scrub land.	
RM	Stated that they have implemented successfully at other projects and will be happy to share material on the subject matter with BOC.	
BOC	Would appreciate information on the subject matter.	
HD	Queried if any culverts/water crossings need to be taken out, White-clawed Crayfish would need to be considered etc and siltation mitigated against.	
RM	If the culverts need to be removed and reinstated due to confined headroom in the existing road for the gas pipeline (not expected), then all works will be done in accordance with IFI guidelines and biosecurity protocols. If this is done, we will opt for a sump and pump option in the tributaries and drains rather than straw bales which tend to wash away.	
TR	Summed up and queried if NPWS would like to have a follow up meeting given the timeframes involved with the application process?	
SQ	A second meeting is not necessary, but NPWS are available and happy to meet if needed.	
TR	Who will receive the scoping report for comment at mandatory scoping stage?	
SQ	The new process is not yet clear.	
RM	The publication of procedural items are imminent. Also stated that there is likely to be a follow up with NPWS and the Board regarding the scoping for the NIS after the AA screening has been compiled.	
SQ	Unclear on process but is under the impression that the consultation between the Board and NPWS might be independent of the applicant. Insinuated that board will write back to us and no meetings.	
RM	Note that the NIS will be compiled on a precautionary basis and the only the River Barrow and River Nore SAC will screen in. The fly-overs of birds over site show no significant movement from potential significant bird areas and SPA SCIs are not affected by project.	
HD	Do the smaller water crossings/culverts have the capacity/structural load for 120 tankers per day? Were surveys needed to determine this?	
TR	The trucks will disperse from site to various feedstocks at the surrounding agricultural lands and not all the trucks will be crossing all the culverts. Shows against a slide of the area.	
	The traffic assessment has considered / is considering the traffic load on surrounding roads and road infrastructure	
RM	Added that the county is responsible for checking and maintaining the load bearing capacity of culverts	
TR & RM	Thanked NPWS for their time and input, appreciating their busy schedules.	
TR	Closed the meeting at 15:55.	

From: Housing Manager DAU
Sent: Wednesday, December 17, 2025 10:35 AM
To: Powerstown Biogas
Subject: Fw: RE: Updated Consultation - Powerstown Biogas

Good morning Tanya,

On behalf of the Department of Housing, Local Government and Heritage, I acknowledge receipt of your email.

I have forwarded your email to the local National Parks and Wildlife Service staff for directly reply.

Regards,

Brian Bone
Executive Officer

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

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

From: Powerstown Biogas [REDACTED]
Sent: Tuesday 16 December 2025 12:45
To: Housing Manager DAU [REDACTED]
Cc: Brian O'Connor (Housing) [REDACTED]
Subject: RE: Updated Consultation - Powerstown Biogas

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Dear Brian,

Thank you for your response. A colleague of yours, Brian O Connor- Conservation Ranger North Carlow has ben in contact to arrange a meeting with us in respect of the project. I have cc'd Brian here for convenience.

Please see attached the first scoping letter email, we had some updates to the scope of the EIAR in the period between round 1 and round 2 which was mainly to do with utility corridors. We also started pre planning with the local authority but have since had a SID pre application meeting with An Coimisiún Pleanála hence 2nd round of scoping.

We are keen to meet with NPWS to discuss the scope of the biodiversity chapter.

Kind Regards
Tanya

From: Housing Manager DAU <[REDACTED]>
Sent: Wednesday 19 November 2025 14:40
To: Powerstown Biogas <[REDACTED]>
Subject: FW: Updated Consultation - Powerstown Biogas
Importance: High

Good afternoon Tanya,

I refer to my earlier email concerning your recent consultation.

Your letter, a copy of which is attached, states:

'Having previously written to your department on 02 April 2025 and received no response, Greengate Biogas 001 Ltd. on the advice of An Coimisiún Pleanála requests a scoping meeting with NPWS in respect of the proposed development'.

After searching our records there is no indication that the Development Applications Unit received any correspondence dated 2 April 2025 concerning the Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow. Could you please forward a copy of that email, along with any supporting documentation that was attached?

I look forward to hearing from you.

Regards,

Brian Bone
Executive Officer

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

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

From: Housing Manager DAU [REDACTED]
Sent: Wednesday 19 November 2025 10:22
To: Powerstown Biogas [REDACTED]
Cc: Housing Qcsofficer [REDACTED]
Subject: RE: Updated Consultation - Powerstown Biogas

Your Ref: P24188-FT-EN-ZZ-LT-EN-0007

Our Ref: G Pre00370/2025

(Please quote in all related correspondence)

Good morning Tanya,

On behalf of the Department of Housing, Local Government and Heritage, I acknowledge receipt of your recent consultation.

Please note, the Development Applications Unit (DAU) is the coordinating unit for the Department of Housing, Local Government and Heritage coordinating responses/submissions from National Parks and Wildlife Service, National Monuments Service, Architectural Heritage and Underwater Archaeology Unit.

All correspondence in relation to pre-planning consultations is to be issued to the DAU. Duplicates of this correspondence should not be sent to other email addresses, such as the Department's Nature Conservation or National Monuments Service email addresses, as this causes unnecessary confusion.

In the event of observations, you will receive a co-ordinated heritage-related response by email from the DAU.

The normal target turnaround for pre-planning and other general consultations is six weeks from the date of receipt. In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates where requested.

If you have not heard from the DAU and wish to receive an update, please email: manager.dau@npws.gov.ie

Regards,

Brian Bone
Executive Officer

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

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

From: Powerstown Biogas [REDACTED]
Sent: Tuesday 18 November 2025 16:24
To: Housing Manager DAU [REDACTED]
Cc: Housing Qcsofficer [REDACTED]

Subject: Updated Consultation - Powerstown Biogas

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Dear Sir Madam,

Please see attached letter regarding the Proposed Anaerobic Digestion (AD) plant at
Powerstown, County
Carlow

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie.

Please confirm receipt.

Kind regards,

Tanya Ruddy
for and on behalf of Fehily Timoney and Company Ltd

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MEETING AGENDA – POWERSTOWN BIOENERGY

Pre Application Consultation Meeting with TII

Location: MS Teams
Date: 04-06-26
Time: 10:00-11:00

Invitees		Initials
Charles Kane (Greengate Biogas 001 Ltd.) Applicant		CK
Tanya Ruddy (Fehily Timoney and Company)(for Applicant)		TR
Julian Keenan Traffic Wise (for Applicant)		
Carlow County Council: • Padraig O' Gorman Director of Services Transport climate and environment • Liam Carroll SEO environment and climate • Anita Sweeney senior planner • Orla Barrett senior engineer Roads		POG LC AS OB
TII • Cliona Ryan land use planning • Liam Duffy senior engineer in structures roads and bridges • Tim Murphy engineer in 3rd party consents • Ronan McEnroe senior engineer for the southern region		CR LD TM RME
Item	Agenda	Action
1.0	Introduction, roundtable	
2.0	Presentation shared to guide the meeting PIM https://uss.ftco.ie/DMS/view_document.aspx?ID=1309332&Latest=true Sharepoint  P24188-FT-EN-XX-PP-EN-0008.pptx	Share presentation with RME.
3.0	TR presented the proposed development and included: • Agenda • Objectives, specifically the scoping under REDIII, and requirement to submit all relevant information at application stage as no new information can be submitted in response to RFIs post submission. • Existing development & site status (existing quarrying activities, lowered ground level topography, surrounding hedgerows and tree-lines) • Gas pipeline which is part of the project but not part of the application for consent (2 special engineering difficulties at river and	Remove options of any interaction with TII structure from assessment. Ensure the EIAR references TIIs

	motorway), both to be installed under using horizontal directional drilling (HDD). Clarified that GNI provided the proposed gas pipeline route. CR response: CR noted that the proposed development the AD plant is seeking planning consent and the proposed pipeline route is included in the EIAR but consent will be sought by GNI. Recommended -TII Framework agreement for network crossings (2025) TM noted that TII is currently writing a new version of the Durability Standard to clearly state that TII will not permit gas pipelines in or attached to TII bridge structures. Current Durability Standard DNSTR03012. No date provided for revised standard. No written statement available from TII stating above but statement in this meeting is understood by Applicant. TM advised of CC-PAV-04007 Requirements for the Reinstatement of Openings in National Roads stating that HDD should be outside the motorway boundary, should be totally seamless under the motorway (no joints), need clearance from TII to carry out any works. TM advised that GNI will need a Section 53 permit to cross the motorway using HDD TR:GNI asked FT to assess 3 options to cross the motorway, in road, in steel duct and by HDD. TII advised the first two are not permitted. OB advised that CCC shall not permit any gas infrastructure in their structures, or any chambers in the road. All chambers for inspection shall be installed outside of the road way. (EIAR currently recommends and assesses HDD as sole method of crossing the River Barrow at Cardinal Moran Bridge on R448 (CCC bridge structure).	requirements for HDD. Include requirement for chambers to sit outside road way.
3.1	Julian Keenan TrafficWise gave a presentation on the assessment of traffic and transport that is included in the EIAR (see slides in presentation). No questions followed. CR remarked that assessment is as expected and appears to be in line with guidance and best practice. TII Commented that it may benefit the project to look at the components for construction and to avoid excessive abnormal loads by bringing in smaller loads and fitting together on site. JK advised that there are no proposals to bring excessive abnormal loads to site.	
3.2	CR shared link to TII Gis portal to confirm MMaRC boundaries at Junction 9 and at TII overbridge. CR recommended showing the proposed development and pipeline routes on a drawing with these boundaries.	Create 2 figures
3.3	CCC and TII both stated that any road drainage networks will have been designed to drain the roadway and unlikely to have capacity.	FT to prove capacity in CCC road drain
	CK closed the meeting by thanking both TII and CCC for their time and engagement with the scoping process.	

Tanya Ruddy
Fehily Timoney and Company
Core House
Pouladuff Road
Cork
T12 D773

By email : powerstownbiogas@ftco.ie, sids@pleanala.ie, preplanning@carlowcoco.ie , roadsoffice@carlowcoco.ie

Dáta|Date~: 7th of April 2026.

Ár dTag|Our Ref.: TII25-134184

Re: : Updated Request - Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow.

Dear Ms. Ruddy

I acknowledge receipt of your email of relating to the above and request for a meeting.

TII is not a planning authority. Any decision and advice on the approach for a future planning application needs to be managed and facilitated by the planning authority concerned. This approach ensures that any applicant is provided with the best information and advice possible. It also ensures a more effective form of management of resources by all parties and assists in reducing delays in the planning application process. It is also ensured that the local planning/road authority concerned has the best information available for its decision making and is cognisant of implications of future actions requiring implementation within its functional jurisdiction. Please also be aware that this approach has also been discussed with An Coimisiún Pleanála with respect to direct planning applications. The Commission expects that the roads/planning authority concerned will facilitate joint meetings especially with respect to RED III projects.

TII advise and recommend in accordance with long standing procedures that the pre- planning consultation meeting requested with TII will need to be managed by Carlow County Council as the road and planning authority.

It would appear that there has been considerable pre-planning interactions with Carlow County Council . Given the scale, nature and location TII would have expected Carlow County Council to have invited TII to relevant pre-planning discussions. Such an approach would prove more efficient both for decision making required for RED III Directive and the project progression. Unlike many local authorities for similar projects, please be advised that Carlow County Council has not approached TII Land Use Planning with respect to this project.

In this instance, TII would consider the coordinated approach to be critical due to the nature of the national road network, traffic and transport assessment scoping, necessary extensive works to public road and the location of existing services and infrastructure. TII expect that both the applicant and the planning authority would need to be aware of TII's requirements for the assessments, crossing(s), for structures and the interchange in question for the project progression . This is especially important as TII's requirements may require the proposal(s) to be altered.

Despite the material forwarded, TII observations remain as previously advised and would benefit from clarification with the planning and roads authority Carlow County Council. TII therefore looks forward to an urgent approach from Carlow County Council to facilitate and manage a future pre-planning meeting and co-ordination of resolution of the foregoing matters and matters raised in accordance with established practises. Both Carlow County Council and An Coimisiún Pleanála are included in this correspondence.

Yours sincerely,



Tara Spain, Head of Land Use Planning.



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

Ms Tara Spain
Head of Land Use Planning
Transport Infrastructure Ireland
By email
LandUsePlanning@tii.ie

Our Ref: P24188-FT-EN-ZZ-LT-EN-0015

18 March 2026

Re: Consultation Request

Dear Ms Spain,

Fehily Timoney and Company (FT) has been appointed as Planning and Environmental Consultant for the planning consent application of a commercial Anaerobic Digestion plant at Powerstown, County Carlow, referred to as the proposed development.

As part of the consultation process, FT has sent two consultation letters to TII on 02 April 2025 and 18 November 2025. You will have noted that there were updates to the proposed development and the wider project between April and November 2025; namely that the development application is expected to be confirmed as Strategic Infrastructure Development by An Coimisiún Pleanála and updates to the potential utilities routes. A proposed gas pipeline route was provided by GNI. We have not received confirmation of any electrical supply route from ESB.

We received two responses from Transport Infrastructure Ireland (TII) on 01 May 2025 and 18 December 2025.

It is anticipated that the proposed development as a renewable energy project will be subject to the European Union (Planning and Development) (Renewable Energy) Regulations 2025 as amended.

As such, An Coimisiún Pleanála has advised that consultation should be carried out directly with TII in advance of submission because the Board will not be in a position to issue further information requests under the European Union (Planning and Development) (Renewable Energy) Regulations 2025 as amended.

All renewable energy project applications to An Coimisiún Pleanála submitted after 1 May 2026, must enter a mandatory scoping process with the Board. Under the European Union (Planning and Development) (Renewable Energy) Regulations 2025 as amended, TII is not a mandatory consultee for the An Coimisiún Pleanála mandatory scoping process, but TII is a statutory consultee in respect of the SID application.

It will result in a better outcome if both parties engage proactively as post submission, the Applicant cannot submit any new information. We welcome the opportunity to meet and discuss the project in further detail.

As stated in the second consultation letter, the proposed will connect the proposed AD plant at Powerstown into the Gas Network Ireland (GNI) grid at Clogrennan, Co. Carlow. The environmental impact assessment of the pipeline route will be included in the EIAR for Powerstown Biogas. GNI will be responsible for obtaining development consent for the pipeline as a Statutory Undertaker. GNI has selected a route along the road network (regional and local roads). Some additional details are provided here regarding the proposed gas pipeline infrastructure and construction method being assessed:

- 250 mm diameter gas PE pipeline
- 750 mm cover over pipe to final reinstatement
- trench to accommodate pipeline c 700mm wide, c 1050mm deep

The pipe will be laid at approximately 100 metres per day by open cut method.

A site-specific traffic management plan will be prepared by a specialist traffic management team. This will be required by Carlow County Council to obtain the road opening licence. Reinstatement will be as specified by Carlow County Council as a condition of the road opening licence.

The proposed gas pipeline connection will require both standard cut and cover construction (i.e. excavate trench, place pipe, cover pipe and reinstate surface finish).

There are two key elements that warrant consultation with TII:

- Traffic - the Traffic and Transportation chapter for the Environmental Impact Assessment Report (EIAR) has been prepared in draft. It includes an assessment of the potential impacts on the receiving road network during the construction and operational phase at various time horizons. If TII agree to meet, we will provide a summary of the methods used, road links assessed, impacts and significance ratings to ensure TII is satisfied with the approach and findings.
- The proposed gas pipeline shall be included in the EIAR, but it is not subject to the proposed development consent application. Our application is an assessment of the proposed pipeline route. Preliminary design (for planning) of the proposed gas pipeline will not be carried out until permission is granted for Powerstown Biogas. This procedure has been confirmed by the Commission for Regulation of Utilities (CRU).

All previous correspondence as referenced is included as an Appendix to this letter for ease of reference.

We also wish to discuss and address the points raised in your consultation response letters, summarised below:

1. TII comment: Roads Act 1993 (as amended): Prohibits planning permission for developments requiring direct access to/from a motorway.

Response: Please note that there is no proposal for direct access to/from a motorway.

2. TII Comment: Spatial Planning and National Roads Guidelines (2012): Interchange/junction locations and capacities are fixed during road planning. Development proposals must be carefully assessed to protect long-term national road capacity and maintain an acceptable level of service.

Response: A detailed Traffic and Transport Assessment has been carried out to include assessment of potential impacts on the following TII road links during construction, operation and decommissioning of both the proposed development and the proposed gas pipeline:

- M9 Junction 6 Northbound Off-Slip
- M9 Junction 6 Northbound On-Slip
- M9 Junction 6 Southbound Off-Slip
- M9 Junction 6 Southbound On-Slip
- M9 (South of Junction 6) Northbound Carriageway
- M9 (North of Junction 6) Northbound Carriageway
- M9 (North of Junction 6) Southbound Carriageway
- M9 (South of Junction 6) Southbound Carriageway

The assessment concluded no potential for significant impact.

The assessment had regard to the following guidelines:

- Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017).
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, 2022).
- Carlow County Development Plan 2022–2028 (Carlow County Council, 2022).
- Traffic and Transport Assessment Guidelines TII-PE-PDV-02045 (Transport Infrastructure Ireland, 2014).
- Project Appraisal Guidelines for National Roads Unit 5.3 Travel Demand Projections PE-PAG-02017 (Transport Infrastructure Ireland, 2021).
- Project Appraisal Guidelines for National Roads Unit 16.1: Expansion Factors for Short Period Traffic Counts PE-PAG-02039 (Transport Infrastructure Ireland, 2016).
- Project Appraisal Guidelines for National Roads Unit 5.2 - Data Collection PE-PAG-02016 (Transport Infrastructure Ireland, 2023).
- Geometric Design of Junctions DN-GEO-03060 (Transport Infrastructure Ireland, 2023).
- DN-GEO-03031 Rural Road Link Design DN-GEO-03031 (Transport Infrastructure Ireland, 2023).

3. TII comment: National Road Network Management: Parts of the network are operated by Public Private Partnerships, Motorway Maintenance and Renewal Contracts, contractors and local authorities with TII. Applicants must assess the full route to identify legal, technical and operational requirements and ensure the strategic function of the network is not compromised.

Response: Full TTA carried out as outlined above. Further details can be provided at a scoping meeting.

4. TII Comment: Requirement for 'Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001) specifies the procedures to be followed, in order to obtain Technical Acceptance for structures on motorway and other national road schemes and for the submission of as built records. The procedures cover the design of all road structures, including bridges, tunnels, subways, culverts, buried corrugated steel structures, retaining walls, reinforced earth structures, gantries, environmental noise barriers and temporary structures under or over motorways or other roads carrying public traffic. The Technical Acceptance Requirements for the assessment, alteration, modification, strengthening and repair of all road structures must be prepared in National Roads for structures' (TII, 2009, DN-STR-03001).

Response: This comment refers to a TII Structure (Eirspan Name Tomard Lower Road Overbridge 2 Ref no CW-M09-012.00). The L3038 crosses the M9 motorway within this structure.

GNI as the Statutory Undertaker will be responsible for obtaining development consent for the gas pipeline route. The EIAR will include this TII provision for GNI.

5. TII Comment: Where pipeline routing involves proposals to cross a Motorway Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993, is required. If deemed appropriate, the preferred method of necessary national road network crossings is by horizontal directional drilling (HDD) outside of the motorway reservation.

Response: The proposed gas pipeline route as selected by GNI is in the local road network, at this location within the local road L3038 Tomard Lower but using a TII structure to cross the M9 (TII Structure (Eirspan Name Tomard Lower Road Overbridge 2 Ref no CW-M09-012.00).

As above, GNI is the statutory undertaker for the proposed gas pipeline and will be responsible for seeking all consents from TII.

It is proposed to include an assessment of a deviation off the L3038 at this location to facilitate crossing the M9 by HDD. The EIAR will include TII requirement above for GNI and the Contractor. You will note from the photo below that the M9 is in a cut at this location.



Photo of L3038 crossing M9

6. TII Comment: Having regard to the foregoing, in TII's opinion, pipeline connection routing, where it is proposed to utilise the national road network must demonstrate that the route proposed represents the 'optimal solution' which addressed the appropriate legal, procedural and technical issues related to national roads and particularly the motorway network. In TII's opinion the current pipeline proposal given its specific nature and proposed location does not consider nor demonstrate protection of maintenance, operation and critically public safety of the heavily trafficked and nationally important M9 at this location, nor the technical feasibility of the proposal having regard to TII Publications requirements, as appropriate. Taking account of the above and consistent with CAP25, for all renewable energy developments requiring connection to the national energy grid connection, TII strongly recommends that a full assessment of all route alternatives for the pipeline grid connection takes place, including alternatives to public road and construction methodologies, where appropriate. TII therefore would have expected that the relevant planning authority, Carlow County Council, will have consulted directly with TII. As in this instance great care is needed in identifying alternatives, evaluation, mitigations, and implementation methodologies needs to be taken in the consideration of any proposals located within or in proximity to such a critically important route to and from the southeast.

Response:

GNI is wholly responsible for the selection of the route as the Statutory Undertake, not the Applicant. The development consent application for the gas pipeline route will only be submitted following development consent from An Coimisiún Pleanála for the proposed development (Powerstown Biogas within the red line boundary shown). At that point, the relevant planning authority will consult with TII and Carlow County Council Roads Department in respect of the proposed gas pipeline.

7. TII Comment: National Roads: Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

Response: The Applicant is aware of this guidance. There are no constraints identified in this guidance that apply to the proposed development.

The EIAR will contain a chapter on the Need for the Proposed Development and Planning and Policy Supports. The proposed development supports the ambitions of the National Planning Framework and the objectives of the National Development Plan. It directly contributes to the achievement of national climate targets under Climate Law, the Climate Action Plan and the National Biomethane Strategy. It will contribute to the achievement of regional policy objectives. Carlow County Council Development Plan 2022-2028 has an economic development policy to "drive economic growth arising from opportunities within Carlow due to its strategic location and connectivity on the Waterford- Kilkenny-Carlow-Dublin M9 / Rail Network, to support collaboration and growth with strategic settlements on this route and to support the creation of Inter Urban Networks of Collaboration and Growth". The CDP acknowledges the gas transmission grid in Carlow and GNIs plan to achieve 20% renewable gas to the network by 2030. As such, the CDP states that "there is potential to produce renewable biogas within Carlow using on-site or off-site anaerobic digestion at farms or industrial facilities. The intention would be that the biogas would be purified to natural gas standard at the AD site and collection logistics would be in place to transport the renewable gas to Central Grid Injection (CGI) facilities along the network". A policy within the Carlow CDP is to "support and facilitate the reinforcement and development of enhanced energy infrastructure, and associated networks, to serve the existing and future needs of the County and Region. This will include the delivery of the necessary integration of transmission network requirements facilitating linkages of renewable energy proposals to the electricity and gas transmission grid, in a sustainable and timely manner, subject to proper planning and environmental considerations".

In respect of the road network and bioenergy facilities, policies include "support proposals for commercial scale bioenergy plants on lands which are in industrial / enterprise use or zoned for such purposes, including on brownfield sites or sites in or adjacent to these areas, and ensure that any commercial bioenergy plant is close to the point of demand and is served by public roads with sufficient capacity".

As noted above a detailed TTA has been carried out that demonstrates sufficient capacity on public roads. Please note there are no road upgrades proposed as the facility is located adjacent to a closed restored landfill. The road network was upgraded to facilitate movement of HGVs to and from the landfill. The EIAR will include a section on site selection, demonstrating why the site selected for the proposed development is suitable and compliant with local, regional and national policy. The site has excellent road connectivity.

8. TII Comment: TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development.

Response: As per response no. 2, the TTA (by TrafficWise Ltd.) includes an assessment of the potential for significant impacts on the national road network. Traffic surveys were carried out on 20 link roads; forecasting was carried out for construction and operational phase scenarios as per TII guidance. Junction capacity assessments have been carried out along with turning movement assessments. The Applicant would welcome the opportunity to present the findings as part of the scoping exercise at a meeting. The assessment found no potential for significant impact.

9. TII Comment: TII would highlight that the current application boundary coincides with the motorway boundary of the M9 at a location within Motorway Maintenance and Renewal Contracts (MMaRC) network and also indicates roads works to the overbridge over the M9 within public road L3038. This is a TII Structure (Eirspan Name Tomard Lower Road Overbridge 2 Ref no CW-M09-012.00). The preferred method of necessary national road network crossings is by horizontal directional drilling (HDD) outside of the motorway reservation.
10. TII considers that arrangements for any other or related works occurring over, under or adjacent to the motorway within the MMaRC area has not been addressed appropriately in the application documentation. It would be expected that intended works adjacent to the M9 would be designed and constructed in manner that has regard to the extents and function of the motorway. It is not clear from the information submitted how much of these works will occur within the MMaRC Area.

Response to 9 and 10:

Please refer to Reponse to TII comment no.5 in respect of the TII structure (Eirspan Name Tomard Lower Road Overbridge 2 Ref no CW-M09-012.00)

The proposed development boundary is wholly within a privately owned quarry. The planning boundary does not overlap with the MMaRC network. The proposed pipeline route which is being assessed in the EIAR but is not subject to the development consent application is unlikely to overlap this network as the pipeline exits the proposed development site onto the R448 and turns south. The M9 junction dumbbell east is c 850 m from the nearest point on the pipeline route (see Figure below). It is unlikely that MMaRC contract extends that far south. Please provide a map of the MMaRC network in the area to confirm.

11. TII Comment: In the context of the existing national roads network, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities. There is around 99,000km of roads in Ireland, the national road network which caters for strategic inter-urban travel consists of only approx. 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded. The provision of cabling/ducting/pipeline along and within the national road network assets represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network and TII is of the opinion that pipeline/ducting/grid connection cable routing should reflect the foregoing provisions of official policy.
12. Consistent with CAP24, for all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives for grid connection takes place, including alternatives to public road, where appropriate to demonstrate clearly that the 'optimal solution' in accordance with CAP 24 requirements is proposed in the subject application. In TII's experience, pipeline/ducting/grid connection accommodated on national roads has the potential, inter alia, to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact on ability and cost of general maintenance, upgrades and safety works to existing national roads.

Response to 11 and 12: It is not proposed to install any pipeline in the national road network. The proposed route is within the regional and local road network. There is a proposed interaction with one TII structure as per comment no. 5.

Subject to a future consent, the proposed pipeline will be laid in the R448 road travelling south from the site for c2 km, before crossing over the River Barrow in the Cardinal Moran Bridge. The proposed gas pipeline then follows the L3038 / L3039 road northwards for c. 4.5 km before turning westerly along Milford Park Road. The proposed pipeline passes over the M7 motorway within an overbridge along this section of the route (L3038). The proposed pipeline will travel along Milford Park Road for c1 km before turning north along the L3043 road for c. 900 m. The proposed gas pipeline will connect to the Clogrennan AGI, located just off the L7031 road.



Enlarged section of Figure No. 1 (red line is the proposed development consent planning boundary, blue line is proposed pipeline)

13. TII Comments: Haul Routes utilising the national road network

Response: The Applicant requests a meeting to demonstrate the TTA and findings. There are no abnormal loads or abnormal weight loads proposed.

14. TII Comments: TII Environmental Assessment Guidance

The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014),

The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018)) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014).

Response: The EIAR for the proposed development and including the proposed gas pipeline is not a national road scheme. Therefore, the TII publication, Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014) is not deemed relevant. Please be advised that the EIAR will include an assessment of noise and vibration. The main guidance documents which will inform this assessment include:

- BS 5228-1:2009+A1:2014, Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration. (British Standards Institution, 2014)
- BS 8233:2014 Guidance on sound insulation and noise reduction for buildings. (British Standards Institution, 2014)
- Carlow County Development Plan 2022 – 2028, (Carlow County Council, 2022).
- Carlow Noise Action Plan 2024-2028, (Carlow County Council, 2024)
- Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to. Scheduled Activities (NG4), (EPA, 2016).
- Guidelines on the information to be contained in the Environmental Impact Assessment Reports, (EPA, 2022).
- Design Manual for Roads and Bridges; Sustainability and Environmental Appraisal; LA 111 Noise and Vibration; Revision 2, (Highways England, 2020).
- ISO 1996-1:2016, Acoustics – Description, measurement and assessment of environmental noise -- Part 1: Basic quantities and assessment procedures, (ISO, 2016).
- ISO 1996-2:2017, Acoustics – Description, measurement and assessment of environmental noise -- Part 2: Determination of sound pressure levels, (ISO, 2017).
- ISO 9613-2:2024, Acoustics – Attenuation of Sound During Propagation Outdoors Part 2: Engineering method for the prediction of sound pressure levels outdoors, (ISO, 2024).

15. TII Comment: Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

For clarity: 1. The issuing of this correspondence is provided as best practice guidance only. This correspondence does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

Response:

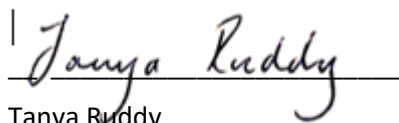
As this is a renewable energy project (subject to European Union (Planning and Development) (Renewable Energy) Regulations 2025 as amended), there is no scope to request new or further information post validation of the development consent application. The Applicant is therefore aware of the importance of consulting with TII in advance of making the application.

We appreciate your consideration and look forward to your availability for a consultation meeting. The proposed agenda for the meeting is suggested as:

1. Introduction to the Proposed Development
2. EIAR for the Project
3. Need for the Project
4. Traffic and Transportation Assessment
5. Discussion points raised in this letter for further clarification as required

If you should require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,



Tanya Ruddy

for and on behalf of **Fehily Timoney and Company**

Encl.

Scoping Letters dated 02 April 2025 and 18 November 2025

TII Scoping response letters dated 01 May and 18 December 2025



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

Greengate Biogas
c/o Fehily Timoney and Company
Unit 6,
Bagenalstown Industrial Park,
Royal Oak Road,
Bagenalstown,
Co. Carlow
R21 XW81
By email

Our Ref: P24188-FT-EN-ZZ-LT-EN-0003

02 April 2025

Re: Consultation Meeting Request TII- Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow

Dear Sir/Madam

Greengate Biogas 001 Limited ('Greengate Biogas') intends to apply for planning consent for a commercial Anaerobic Digestion (AD) plant at Powerstown, County Carlow referred to as the proposed development. The proposed development is designed to process up to 700,000 tonnes per annum (tpa) of agricultural residues such as cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate). Greengate issued a scoping consultation letter to your organisation on 2 April 2025 to request feedback on the preparation of the EIAR (see attached).

In addition, we would like to consult with your organisation on two elements of the project, traffic and the proposed use of the national road network including the M9 motorway for the proposed gas pipeline at junction 6 and along the verges as shown in the attached figure. I would appreciate the opportunity to meet to discuss. I would be grateful if you would please acknowledge receipt of this letter.

If you should require any further information, please contact the undersigned.



Yours sincerely,

Tanya Ruddy

Tanya Ruddy
for and on behalf of **Fehily Timoney and Company**

Enclosed
Scoping Consultation letter



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8, D08 DK10

By email

Our Ref: P24188-FT-EN-ZZ-LT-EN-0001

02 April 2025

Re: Consultation - Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow

Dear Sir/Madam

Greengate Biogas 001 Limited ('Greengate Biogas') intends to apply for planning consent for a commercial Anaerobic Digestion (AD) plant at Powerstown, County Carlow referred to as the proposed development. The proposed development is designed to process up to 700,000 tonnes per annum (tpa) of agricultural residues such as cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate).

The Irish Government is committed to and legally bound under Climate Action and Low Carbon Development (Amendment) Act 2024 to support the delivery of up to 5.7 TWh or indigenously produced biomethane by 2030. Ireland is recognised by the European Union as having one of the largest potentials for biomethane production in Europe on a per capita basis due to its substantial agriculture sector (Government of Ireland, 2024¹). The proposed development will generate approximately 250 GWh of biomethane which will be injected into the local gas network.

The Carlow County Development Plan 2022-2028 supports the development of commercial scale AD plants to progress the County's transition to a competitive, low carbon, climate resilient and environmentally sustainable economy.

¹ Ireland's National Biomethane Strategy



Founded in 2024, Greengate Biogas aims to take a leading role in Ireland's green energy transition. Greengate Biogas will be focusing on biomethane production through the development, construction, and operation of large-scale centralised AD plants in strategic locations across the country². Fehily Timoney and Company (FT) has been appointed as Planning and Environmental Consultant for the proposed development and will prepare an Environmental Impact Assessment Report (EIAR) and relevant supporting documents, including a Natura Impact Statement (NIS) if required, in support of the planning application. The EIAR will be prepared in accordance with the requirements of the EIA Directive 2011/92/EU, as amended and the NIS, if required, will be prepared in accordance with the requirements of the Habitats Directive 92/43/EEC.

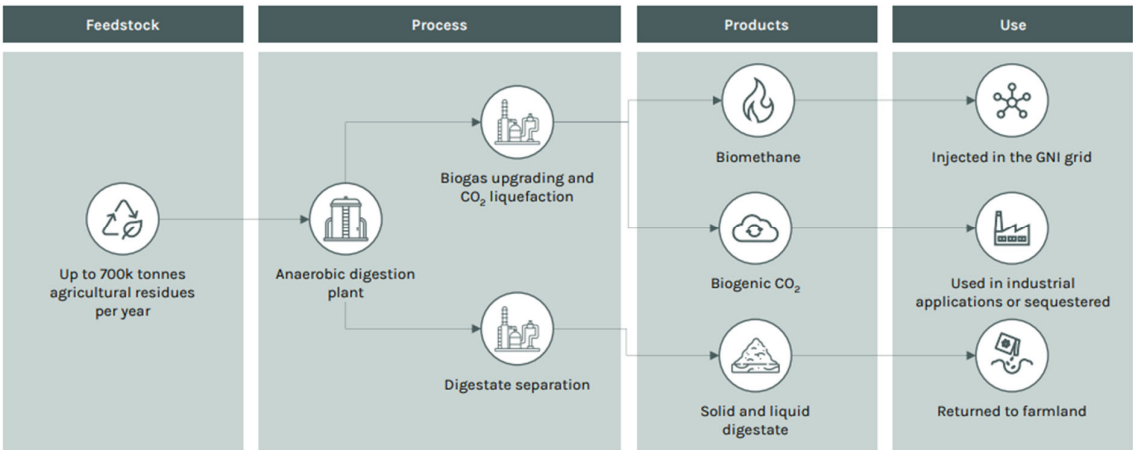
The proposed development is currently progressing through early-stage development. Detailed environmental assessments are ongoing to determine the appropriateness of the proposed development within its environmental context, as such the final application site layout, the site boundary and the environmental assessment boundary have been drawn up but are yet to be finalised. Attachment 3 shows route options under consideration for the gas pipeline. Following the options assessment, the preferred route(s) will be included in the EIAR.

The Site

The site is c. 3 km north of Leighlinbridge, 2 km north-west of the village of Nurney, c. 6.5 km north of Bagenalstown and c.9 km south of Carlow as shown in Attachment 1. The site is a brownfield site, a former gravel quarry.

Overview of the Proposed Development

The proposed layout is shown in Attachment 2.



² For more information about Greengate Biogas, please refer to the company's website www.greengatebiogas.ie.



The proposed development will process only agricultural residues to produce approximately 250 GWh of biomethane and to capture 30,000 tpa of biogenic CO₂. Most of the agricultural residues will be supplied by farmers within 35 km of the development. The biomethane will be injected into the local gas network, providing sustainable energy equivalent to the heat demand of approximately 22,700 households³. Options are being explored for storing the captured biogenic CO₂ or using it for industrial purposes.

The proposed development will consist of an administration building and employee parking, a feedstock acceptance area with a weighbridge and feedstock reception buildings with rapid close doors. Access to the site is off the local road L3045. AD occurs in three stages: 6 primary digester tanks, 3 secondary digester tanks and 3 tertiary digester tanks. The tanks will be constructed from steel and reinforced concrete and will be fully sealed. The tank area will be fully bunded. The digestate will be treated to destroy pathogens. Digestate will be separated into a liquid and solid fraction and shall be stored in reinforced concrete tanks. A woodchip boiler will generate heat on site and heat will be recirculated from the process.

Gas storage shall be included within reinforced concrete tanks in ¼ sphere domes. The biogas will be collected via pipework, upgraded to biomethane and compressed for conveyance off site in a gas pipeline. The pipeline corridor will be assessed in the EIAR. Options for the pipeline corridors are included in Attachment 2. There will be flares for emergency backup. Biogenic carbon dioxide will be purified and liquified for transport off site in dedicated trucks.

A centralised odour treatment system will be installed to handle exhaust air streams from the reception buildings and other areas that are enclosed and require treatment. The installed odour treatment will be a biological odour treatment system and will be licensed by the EPA. There will be a storm water management system to collect rainwater from roofs, paved areas and roads, bunded areas and wash water. All water collected will be reused in the process. Vehicles will be cleaned before moving from feedstock delivery area to digestate collection area of the site.

If planning consent is granted, the proposed development will require an Industrial Emissions (IE) licence from the EPA to operate.

Scoping and Structure of EIAR

Purpose of Scoping

The purpose of the EIA scoping process is to identify the key points and issues which are likely to be important during the environmental impact assessment (EIA) and to eliminate those that are not. It does this by identifying sources or causes of potential environmental effects, the pathways by which the effects can happen, and the sensitive receptors, which are likely to be affected. It defines the appropriate level of detail for the information to be provided in the EIAR. In essence, the primary focus of scoping is to define the most appropriate assessment of significant effects related to the proposed development.

³ Based on the Commission for Regulation of Utilities national average for house heat demand (11,000 kWh per annum)

As part of this EIA scoping process, Greengate Biogas wishes to consult with your organisation to request any specific environmental comments regarding the proposed development to further inform the EIA process. This scoping letter will be distributed to a range of stakeholders who are considered to have appropriate expertise and relevant prior experience of the factors involved, knowledge of the characteristics of the project type and of the sensitivities likely to be present in the receiving environment as well as local knowledge and interest in the area.

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie. We ask all consultees to submit responses by the 9 May 2025 to provide adequate time to consider all responses.

The responses from this consultation will inform the ongoing design process in addition to informing the scope of the environmental assessments. A full list of the consultees issued this scoping request is included in Attachment 4 of this document.

Greengate Biogas is operating as the Community Liaison Officer (CLO) for the development and will function as a key point of contact within the local community. The CLO has been resourced to deal with all queries and will conduct informal local community consultation in the area. Feedback from the CLO will be passed on to the project design team and EIAR team on an ongoing basis to allow the consultation process to inform the design process.

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA)

EIAR

Under Section 172 of the Planning and Development Act, as amended, a planning application for a development which comes within a class of development specified under Schedule 5 of Part 2 of the Planning and Development Regulations, 2001, as amended must be accompanied by an EIAR in accordance with the EIA Directive 2011/92/EU, as amended in 2014.

The purpose of an EIAR is to provide a detailed description of the proposed development and outline potential impacts associated with the construction, operation and decommissioning of the project. Where adverse impacts are identified, mitigation measures are proposed, and the residual impacts described.

The prescribed class of development and thresholds that trigger a mandatory EIA and provision of an EIAR as set out in Schedule 5 of the Planning and Development Regulations is:

6(a) Installations for treatment of intermediate products and production of chemicals using a chemical or biological process.

Therefore, as part of the planning application for the proposed development, an EIAR will be prepared. The EIAR will be provided in accordance with EU Directive 2011/92/EU, as amended by EU Directive 2014/52/EU (assessment of the effects of certain public and private projects on the environment) and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296) as amended, in order to inform the consideration of an application and provide the Consenting Authority with the environmental information that must be taken into account when determining that application.

AA

The application will be subject to AA. As required by Article 6(3) of the Habitats Directive, a Stage One Screening for AA will be undertaken to determine if there is potential for significant effects in the absence of mitigation to arise from the proposed development on European sites.

If potential significant effects cannot be ruled out, the assessment will progress to Stage 2 AA and a NIS will be prepared. Stage 2 considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects

If you have no comments to make, we would be grateful if you would please acknowledge receipt of this letter.

If you should require any further information, please contact the undersigned.

Yours sincerely,



Tanya Ruddy
for and on behalf of **Fehily Timoney and Company**

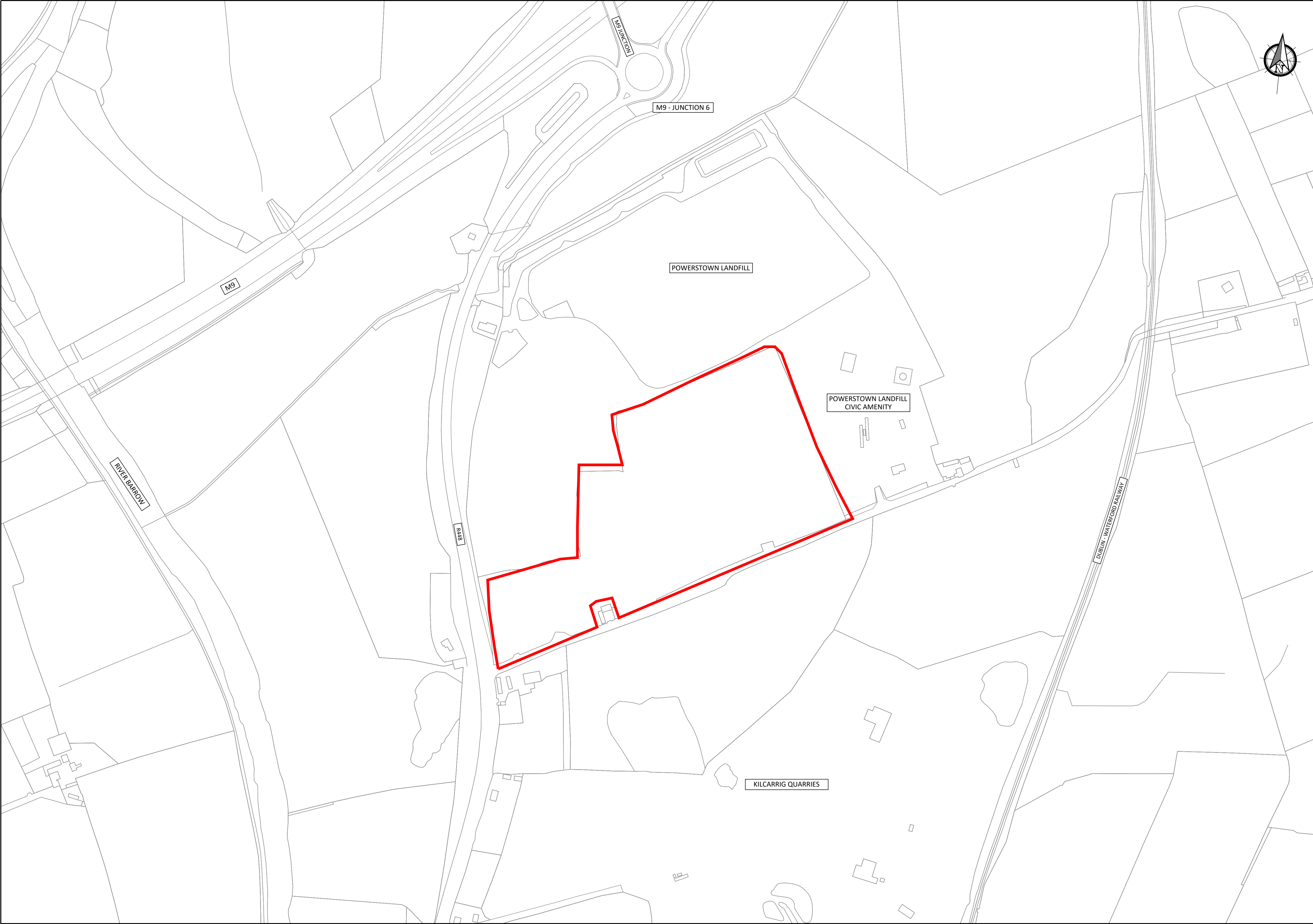
Enclosed

Attachment 1 Site Location Map

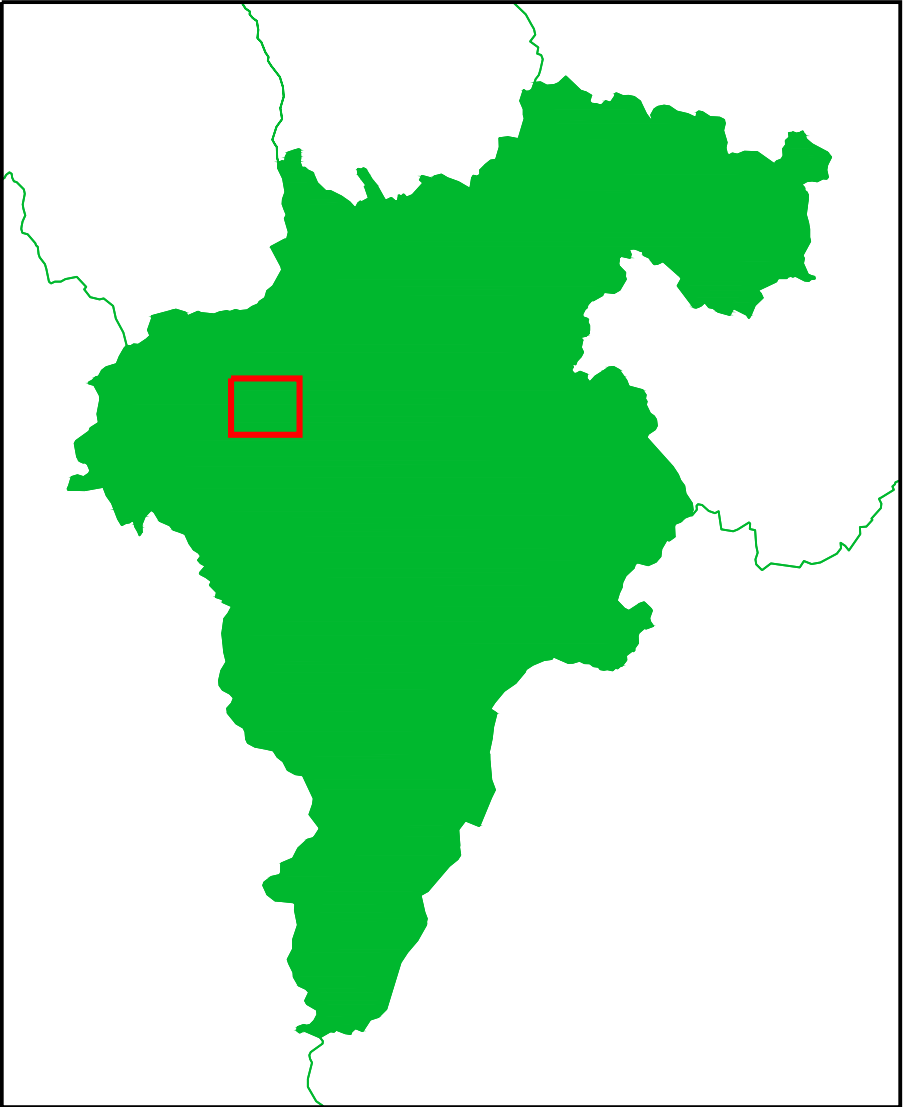
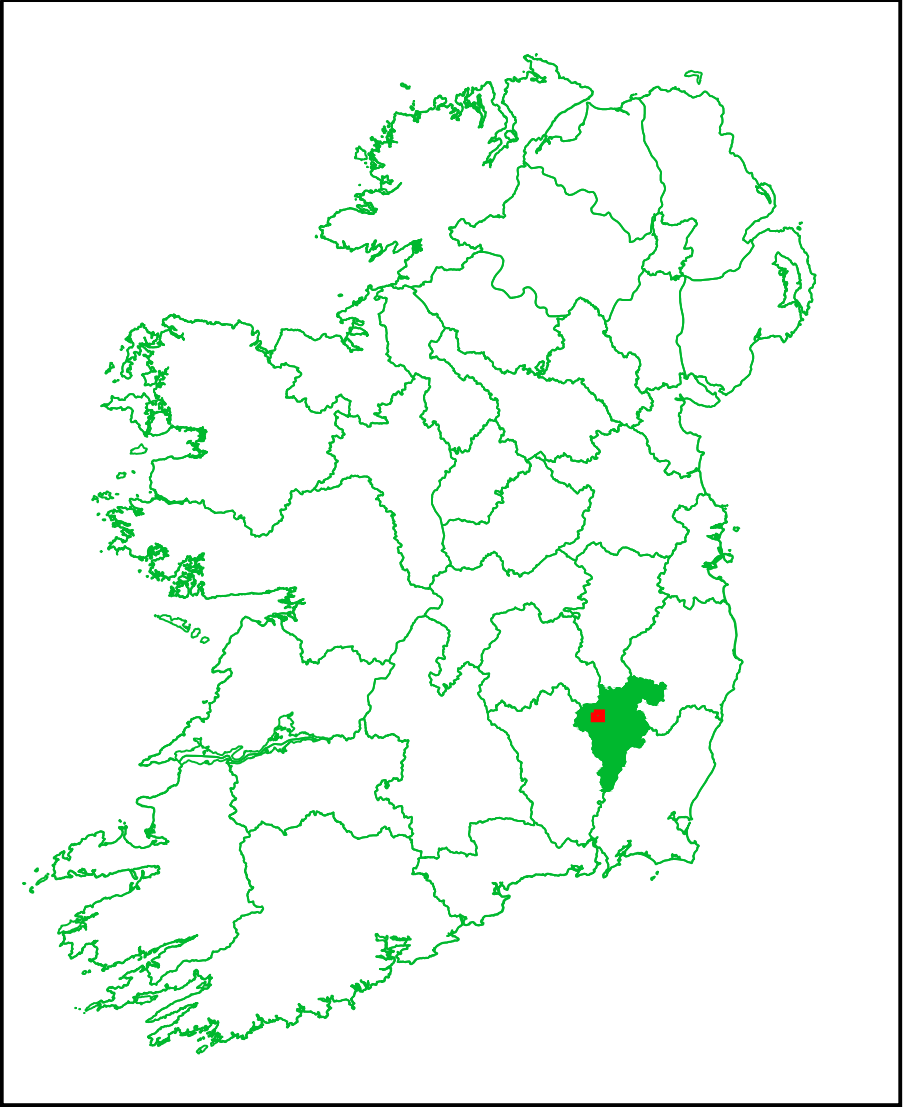
Attachment 2 Proposed Site Layout

Attachment 3 Gas pipeline connection options

Attachment 4 List of Consultees



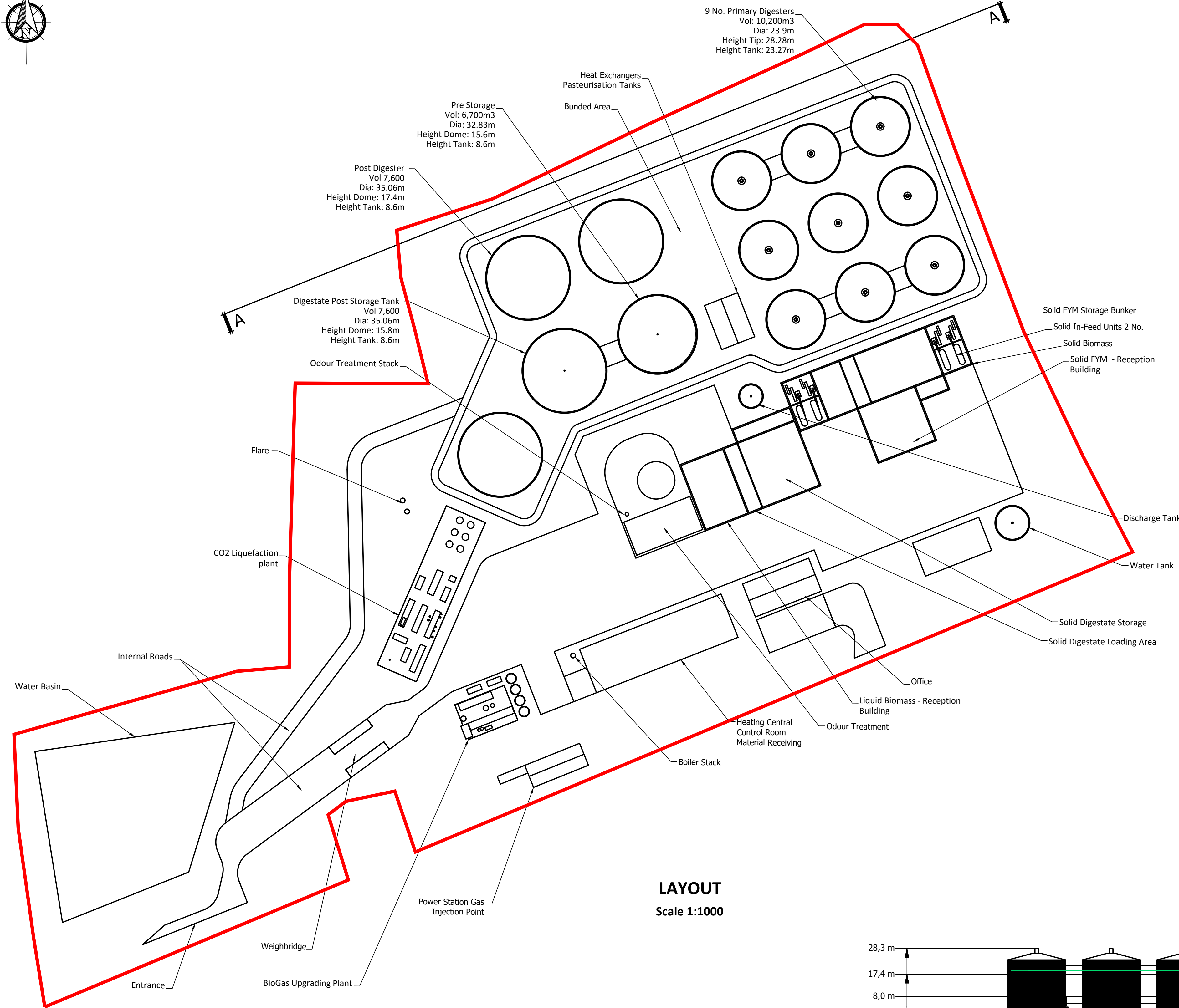
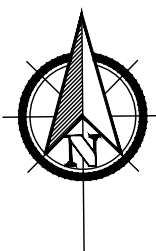
Legend
Site Boundary



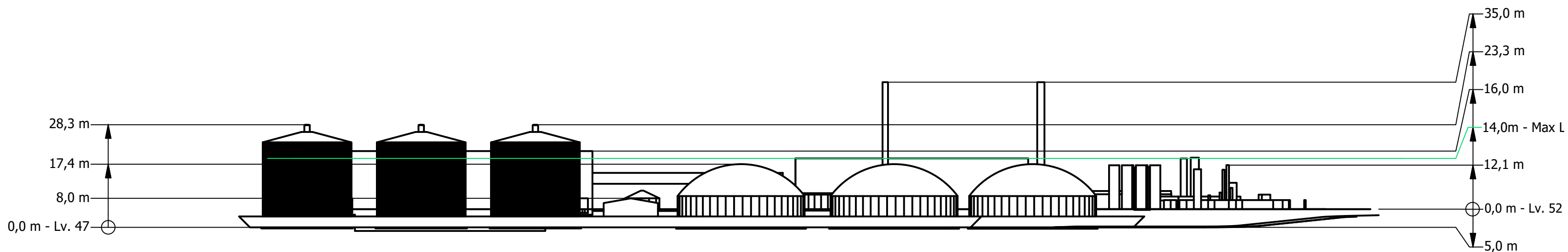
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Rev.	Description	App By	Date
P01	ISSUE FOR PRE-PLANNING MEETING	JON	15.01.25
P02	ISSUE FOR CONSULTATION	TR	01.04.25

PROJECT		CLIENT				
POWERSTOWN BIOENERGY						
SHEET		Date	Project number	Scale (@ A1-)		
SITE LOCATION MAP		15.01.25	P24-188	1:2500		
		Drawn by	Drawing Number			Rev
		NW	P24188-FT-ZZ-ZZ-DR-PL-0002			P02
		Checked by				
		JON				



LAYOUT
Scale 1:1000



SECTION A-A
Scale 1:1000

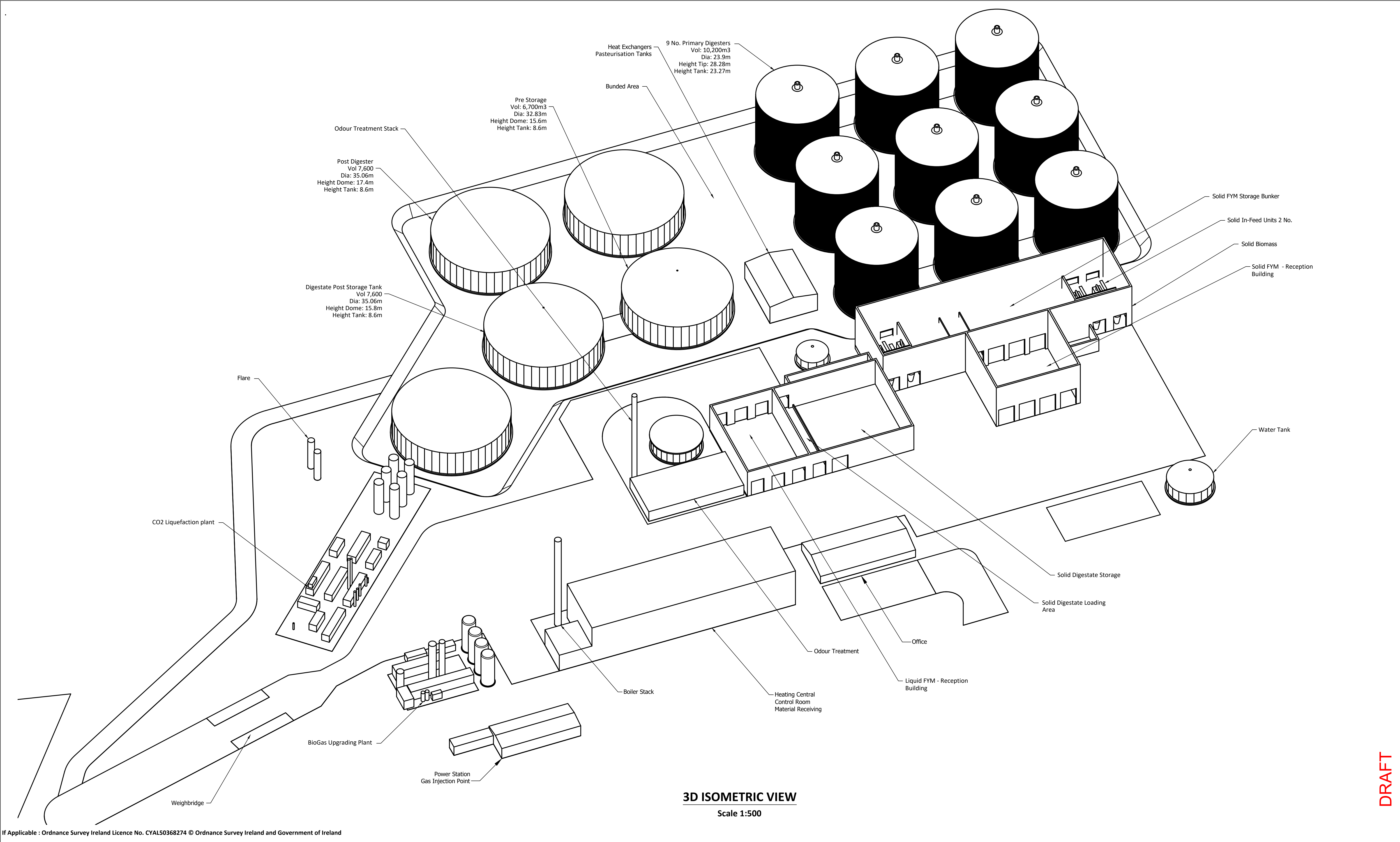


KEYPLAN
Scale N.T.S..

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Rev.	Description	App By	Date
P01	ISSUE FOR PRE-PLANNING MEETING	JON	15.01.25
P02	ISSUE FOR CONSULTATION	TR	01.04.25

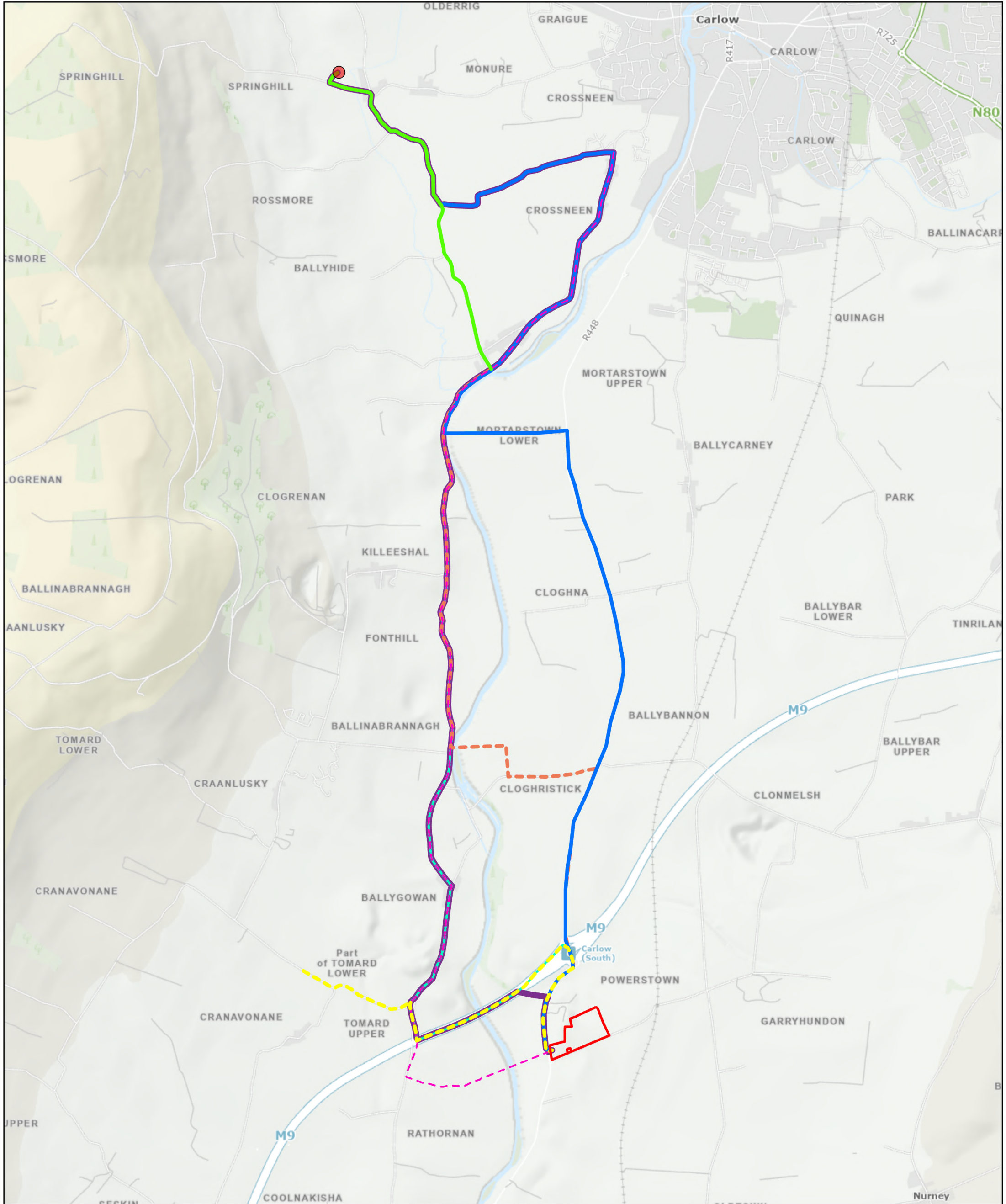
PROJECT		CLIENT					
POWERSTOWN BIOENERGY							
SHEET		Date	15.01.25	Project number	P24-188	Scale (@ A1-)	As Shown
DRAFT LAYOUT AND SITE SECTION		Drawn by	NW	Drawing Number			Rev
		Checked by	JON	P24188-FT-ZZ-ZZ-DR-PL-0003			P02



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Rev.	Description	App By	Date
P01	ISSUE FOR PRE-PLANNING MEETING	JON	15.01.25
P02	ISSUE FOR CONSULTATION	TR	01.04.25

PROJECT		CLIENT		
POWERSTOWN BIOENERGY				
SHEET		Date	Project number	Scale (@ A1-)
CONCEPTUAL 3D ISOMETRIC VIEW: DRAFT LAYOUT		15.01.25	P24-188	As Shown
		Drawn by	Drawing Number	Rev
		NW	P24188-FT-ZZ-ZZ-DR-PL-0004	P02
		Checked by	JON	



Greengate
Biogas

FEHILY
TIMONEY

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www.fehilytimoney.ie

Legend

- Proposed Development Boundary
- AGI Springhill

Route_ID

- R1
- R2
- R3
- R4
- R5
- R6
- R7

TITLE:
Gas Pipeline Route Options

PROJECT:
Powerstown Biogas

FIGURE NO: INFO

CLIENT: Greengate Biogas

SCALE: 1:27,500

REVISION: 0

DATE: 01/04/2025

PAGE SIZE: A3

	Organisation
1	Fire Department Carlow County Council
2	Heritage Officer, Carlow County Council
3	Planning Department, Carlow County Council
4	Roads Department, Carlow County Council
5	Biodiversity Officer, Carlow County Council
6	Environment Department, Carlow County Council
7	Roads Department, Laois County Council
8	Heritage Officer, Laois County Council
9	Environment Department, Laois County Council
10	Roads Department, Kildare County Council
11	Roads Department, Kilkenny County Council
12	Department for Rural and Community Development
13	Department of Agriculture, Food and the Marine
14	Department of Environment, Climate and Communications
15	Department of Housing, Local Government and Heritage
16	Department of Transport
17	Development Application Unit, National Parks and Wildlife Service
18	Environmental Protection Agency
19	Fáilte Ireland
20	Geographical Society of Ireland
21	Geological Survey of Ireland
22	Health and Safety Authority
23	Health and Safety Executive
24	Heritage Council
25	Inland Fisheries Ireland
26	National Monuments Service
27	Southern Regional Assesmbly
28	Sustainable Energy Authority of Ireland
29	Teagasc
30	Transport Infrastructure Ireland
31	Road Safety Authority
32	Commission for Regulation of Utilities
33	Uisce Eireann
34	EirGrid
35	ESB Networks
36	Gas Networks Ireland
37	Waterways Ireland
38	An Taisce
39	Bat conservation Ireland
40	Biodiversity Ireland

41	BirdWatch Ireland
42	Irish Wildlife Trust
43	Irish Farmers Association
44	Irish Bioenergy Association
45	Renewable Gas Forum Ireland
46	Lightnet Broadband
47	Magnet Networks
48	Premier Broadband
49	Three Ireland
50	Virgin Media Ireland Ltd
51	Vodafone Ireland Ltd
52	Arra Communications
53	BT Ireland
54	Eir
55	Enet
56	Imagine Broadband

Tanya Ruddy
Fehily Timoney and Company
Core House
Pouladuff Road
Cork
T12 D773
Email : powerstownbiogas@ftco.ie

Dáta | Date

1 May 2025

Ár dTag | Our Ref.

TII25-131024

Bhur dTag | Your Ref.

P24188-FT-EN-ZZ-LT-EN-0001

Re: EIAR Scoping - Proposed Anaerobic Digestion plant at Powerstown, County Carlow

Dear Ms. Ruddy

I acknowledge receipt of your email of April 2025, relating to the above EIAR Scoping exercise.

TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.TII.ie.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national roads network. In addition, Chapter 7 'Enhanced Regional Accessibility' of the National Development Plan, 2021 – 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. This requirement is further reflected in the publication of the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

TII observes with serious concern that the route options, with no details of methodologies, for the biomethane conveyance off site in a gas pipeline appear to be proposed in different circumstances to be located within the M9 and also in number of instances within M9 Junction 6.

Proposals to 3rd party pipelines/ducting /cabling including associated maintenance/operational infrastructure in national road and asset reservation, have the potential to impact road authorities and TII in undertaking future maintenance and improvement requirements. There may also be additional cost implications to national road improvements and maintenance resulting from the presence of these pipelines within national road and associated infrastructure reservations.

TII would highlight the following :

- The Roads Act, 1993, as amended, prohibits the granting of planning permission for any development of land entailing direct access to/from motorways.
- Section 2.7 Development at National Road Interchanges or Junctions of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) which highlight the location and capacity of interchanges/junctions on national roads are determined during the road planning process, in consultation with local authorities, taking account of a range of factors including anticipated inter-urban and interregional traffic volumes over a design horizon of at least 20 years. Great care must be exercised particular care in their assessment of development proposals to achieve a satisfactory level of service for road users and to protect and maintain that service over the design period applying to the mainline road and associated interchanges.
- Elements of the national road network are operated and managed by a combination of (Public Private Partnerships) PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. In relation to any proposed project, the applicant/developer should fully assess the network to be traversed to ascertain any legal, procedural, technical and management operational requirements, to ensure that the strategic function of the national road network is safeguarded.
- With respect to interaction with TII Structures the requirements of TII Publications DN-STR-03001 (formerly NRA BD 2) - Technical Approval of Road Structures on Motorways and Other National Roads will also appear to be applicable. This Standard specifies the procedures to be followed in order to obtain Technical Acceptance for structures on motorway and other national road schemes and for the submission of as built records. The procedures cover the design of all road structures, including bridges, tunnels, subways, culverts, buried corrugated steel structures, retaining walls, reinforced earth structures, gantries, environmental noise barriers and temporary structures under or over motorways or other roads carrying public traffic. The Technical Acceptance requirements for the assessment, alteration, modification, strengthening and repair of all road structures shall be agreed with the Structures Engineering & Asset Management Section of TII.
- Where pipeline routing involves proposals to cross a Motorway Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993, is required. The preferred method of necessary national road network crossings is by horizontal directional drilling (HDD). The launch and reception pits for HDD crossings need to be established outside of motorway reservation boundary. The construction and installation of cables can therefore be undertaken without direct contact with national road network assets and without interruption of the safe and efficient operation of the national road network as would occur for works on and maintenance of a cable route.

With regard to the above and the proposed national energy grid connection via pipeline with appears significant interaction with national road and its associated infrastructure. TII strongly recommends that a full assessment of all route alternatives for the pipeline grid connection takes place, including alternatives to public road and construction methodologies, where

appropriate. In TII's opinion, the pipeline connection routing, where it is proposed to utilise the national road network must demonstrate that the route proposed represents the 'optimal solution' and needs to address the appropriate legal, procedural and technical issues related to particularly the motorway network including associated assets including the junction.

Great care is needed in identifying alternatives, evaluation, mitigations, and implementation methodologies needs to be taken in the consideration of any proposals located within or in proximity to, the critically important M9 route. TII would expect that the planning and road authority, Carlow County Council will consult directly with TII on these matters in accordance with longstanding protocols. TII is not a planning authority and does not engage directly with applicants .

Taking account of the issues of concern above TII advises that the issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

Having regard to the EPA *Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022* it is recommended as appropriate that the national road networks are recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads:** Official policy for development at or near national roads is set out in in the DoECLG *Spatial Planning and National Roads Guidelines for Planning Authorities* (2012) .
- **TII Publications:-** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, the Authority sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>

In addition, the EIAR should have regard to, *inter alia*, the following;

National Road Network:

- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development,
- Consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes.
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts,
- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG *Spatial Planning and National Roads Guidelines* in the assessment.

National Road Pipelines and Crossings :

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,

- Any pipeline proposals should be developed to safeguard existing national roads and/or proposed road schemes as TII will not be responsible for costs associated with future relocation of cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of laying, etc.

In the context of the existing national roads network, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

There is around 99,000km of roads in Ireland, the national road network which caters for strategic inter-urban travel consists of only approx. 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded.

The provision of cabling/ducting/pipeline along the national road network represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network and TII is of the opinion that grid connection cable routing should reflect the foregoing provisions of official policy.

Consistent with Governments Climate Action Plan for all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives for grid connection takes place, including alternatives to public road, where appropriate to demonstrate clearly that the 'optimal solution' in accordance with CAP 24/5 requirements is proposed in the subject application.

In TII's experience, grid/pipeline connection accommodated on national roads has the potential, inter alia, to result in technical road safety and can impact on ability and cost of general maintenance, upgrades and safety works to existing national roads.

- Routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, drainage lighting etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network.
- The preferred method of necessary national road network crossings is by horizontal directional drilling (HDD). Where pipeline routing involves proposals to cross a Motorway Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993, is required. General requirements for directional drilling under a motorway include;
 - The launch and reception pits for the crossing are located outside the Motorway boundary.
 - The cabling/ducting will be installed at such depth so as not to conflict with the drainage for the Motorway.

- Neither the Works nor the cable crossing will damage or interfere with the Motorway.
- Any maintenance and/or future planned upgrades of the cabling at the crossing location can be carried out without access to the motorway boundary.
- There are no bolted joints in that part of the crossing within the motorway fence-line.
- A pre and post construction survey shall be required along the length of the crossing over the extents of the motorway boundary.
- Specific requirements may also arise for these proposed works due to local circumstance.

As already indicated any pipeline/crossing proposals should be developed to safeguard existing national roads and/or proposed road schemes as TII will not be responsible for costs associated with future relocation of cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of laying, etc.

It is appropriate for the designers to contact thirdpartyworks@tii.ie in order to co-ordinate and process approvals for this type of crossing that may include requirements for Section 53 consent and specific indemnities for the works.

TII Publications:

- The developer, in preparing EIAR and planning proposal, should have regard to TII Publications (with respect to technical standards and procedures associated with all forms of national roads infrastructure, structures and assets. This includes regard to the potential need for Technical Approval of Road Structures on Motorways and Other National Roads, Section 53 consents Design Reports, Road Safety Audits etc.
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. The Authority's *Traffic and Transport Assessment Guidelines* (TII Publication No. PE-PDV-02045) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines which addresses requirements for sub-threshold TTA,
- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required including for areas subject to construction works.

Haul routes utilising the national road network:

- Elements of the national road network are operated and managed by a combination of (Public Private Partnerships) PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.

- Separate structure approvals/permits and other licences and works specific deeds of indemnity may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant local authorities, PPP Companies and MMarC Contractors may also be required.
- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight load. Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

TII environmental assessment guidance:

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the *Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)*,
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018)) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see *Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)*),

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practise.

I trust that the above comments are of use in your EIAR preparation and looks forward to contact from Carlow County Council.

Yours faithfully,



Tara Spain

Head of Land Use Planning

CC Carlow County Council

Planning Department : preplanning@carlowcoco.ie

Roads Office: roadsoffice@carlowcoco.ie

Ms Tara Spain
Head of Land Use Planning
Transport Infrastructure Ireland
By email
LandUsePlanning@tii.ie

Our Ref: P24188-FT-EN-ZZ-LT-EN-0010

18 November 2025

Re: Updated Consultation - Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow

Dear Sir/Madam

Greengate Biogas 001 Limited ('Greengate Biogas') intends to apply for planning consent for a commercial Anaerobic Digestion (AD) plant at Powerstown, County Carlow referred to as the proposed development. The proposed development is designed to process up to 660,000 tonnes per annum (tpa) of agricultural residues including cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate). Thank you for your response dated 1 May 2025. As detailed below, the proposed gas pipe connection route has been defined.

Updated Consultation

Further to our previous correspondence on 02 April 2025, this updated scoping consultation letter includes two updates:

1. It shows the proposed gas pipe connection route for the proposed development.
2. Greengate Biogas 001 Ltd. has commenced a pre-application consultation with An Coimisiún Pleanála. It is anticipated that ACP will issue a positive SID determination in respect of the proposed development.

The gas pipeline will connect the proposed AD plant at Powerstown into the Gas Network Ireland (GNI) grid at Clogrennan, Co. Carlow. The environmental impact assessment of the pipeline route will be included in the EIAR for Powerstown Biogas. GNI will be responsible for obtaining development consent for the pipeline as a Statutory Undertaker. The proposed development, the proposed planning boundary and the proposed gas pipeline route are shown in Attachment 3.

The gas pipeline will be laid in the road network. The pipeline will be laid in the R448 road travelling south from the site for c. 2 km, before crossing over the River Barrow in the Cardinal Moran Bridge. The gas pipeline will then follow the L3038 / L3039 road northwards for c. 4.5 km before turning westerly along Milford Park Road. The pipeline passes over the M7 motorway within an overbridge along this section of the route (L3038).

The pipeline will travel along Milford Park Road for c. 1 km before turning north along the L3043 road for c. 900 m. The gas pipeline will connect to the Clogrennan AGI, located just off the L7031 road.

Overview

The Irish Government is committed to and legally bound under Climate Action and Low Carbon Development (Amendment) Act 2024 to support the delivery of up to 5.7 TWh or indigenously produced biomethane by 2030. Ireland is recognised by the European Union as having one of the largest potentials for biomethane production in Europe on a per capita basis due to its substantial agriculture sector (Government of Ireland, 2024¹). The proposed development will generate 225 GWh of biomethane which will be injected into the local gas network.

The Carlow County Development Plan 2022-2028 supports the development of commercial scale AD plants to progress the County's transition to a competitive, low carbon, climate resilient and environmentally sustainable economy.

Founded in 2024, Greengate Biogas aims to take a leading role in Ireland's green energy transition. Greengate Biogas will be focusing on biomethane production through the development, construction, and operation of large-scale centralised AD plants in strategic locations across the country². Fehily Timoney and Company (FT) has been appointed as Planning and Environmental Consultant for the proposed development and will prepare an Environmental Impact Assessment Report (EIAR) and relevant supporting documents, including a Natura Impact Statement (NIS) if required, in support of the planning application. The EIAR will be prepared in accordance with the requirements of the EIA Directive 2011/92/EU, as amended and the NIS, if required, will be prepared in accordance with the requirements of the Habitats Directive 92/43/EEC.

The proposed development is currently progressing through early-stage development. Detailed environmental assessments are ongoing to determine the appropriateness of the proposed development within its environmental context, as such the final application site layout, the site boundary and the environmental assessment boundary have been drawn up but are yet to be finalised.

The Site

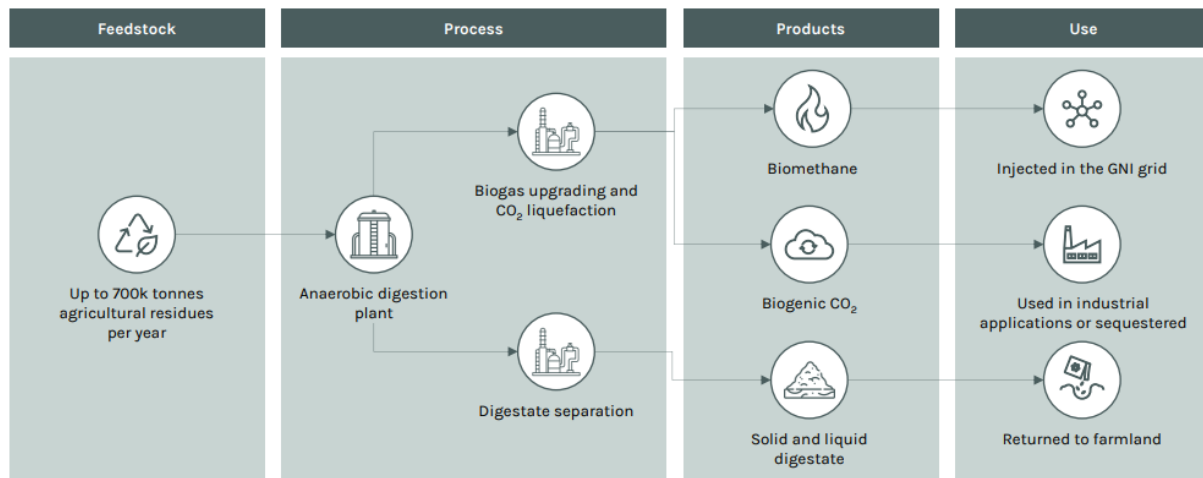
The site is c. 3 km north of Leighlinbridge, 2 km north-west of the village of Nurney, c. 6.5 km north of Bagenalstown and c.9 km south of Carlow as shown in Attachment 1. The site is a brownfield site, currently operating as a gravel quarry and has been partially restored.

Overview of the Proposed Development

The proposed layout is shown in Attachment 2.

¹ Ireland's National Biomethane Strategy

² For more information about Greengate Biogas, please refer to the company's website www.greengatebiogas.ie.



The proposed development will process only agricultural residues to produce approximately 225 GWh of biomethane and to capture 30,000 tpa of biogenic CO₂. Most of the agricultural residues will be supplied by farmers within 35 km of the development. The biomethane will be injected into the local gas network, providing sustainable energy equivalent to the heat demand of approximately 22,700 households³. Options are being explored for storing the captured biogenic CO₂ or using it for industrial purposes.

The proposed development will consist of an administration building and employee parking, a feedstock acceptance area with a weighbridge and feedstock reception buildings with rapid close doors. Access to the site is off the local road L3045. AD occurs in three stages: 6 primary digester tanks, 3 secondary digester tanks and 3 tertiary digester tanks. The tanks will be constructed from steel and reinforced concrete and will be fully sealed. The tank area will be fully bunded. The digestate will be treated to destroy pathogens. Digestate will be separated into a liquid and solid fraction and shall be stored in reinforced concrete tanks. A woodchip boiler will generate heat on site and heat will be recirculated from the process.

Gas storage shall be included within reinforced concrete tanks in ¼ sphere domes. The biogas will be collected via pipework, upgraded to biomethane and compressed for conveyance off site in a gas pipeline. The pipeline route will be assessed in the EIAR. There will be flares for emergency backup. Biogenic carbon dioxide will be purified and liquified for transport off site in dedicated trucks.

A centralised odour treatment system will be installed to handle exhaust air streams from the reception buildings and other areas that are enclosed and require treatment. The installed odour treatment will be a biological odour treatment system and will be licensed by the EPA. There will be a storm water management system to collect rainwater from roofs, paved areas and roads, bunded areas and wash water. All water collected will be reused in the process. Vehicles will be cleaned before moving from feedstock delivery area to digestate collection area of the site.

³ Based on the Commission for Regulation of Utilities national average for house heat demand (11,000 kWh per annum)

If planning consent is granted, the proposed development will require an Industrial Emissions (IE) licence from the EPA to operate. An application for an Animals By Product permit will be sought from the Department of Food, Agriculture and the Marine in advance of the planning submission. The Chemicals Act (Control of Major Accidents Involving Dangerous Substances) Regulations 2015 (COMAH) implement the Seveso III Directive which requires the operator to register the proposed development as a lower tier site. Storage of ≥ 50 t of natural gas (note 19 from Directive) is lower tier.

Scoping and Structure of EIAR

Purpose of Scoping

The purpose of the EIA scoping process is to identify the key points and issues which are likely to be important during the environmental impact assessment (EIA) and to eliminate those that are not. It does this by identifying sources or causes of potential environmental effects, the pathways by which the effects can happen, and the sensitive receptors, which are likely to be affected. It defines the appropriate level of detail for the information to be provided in the EIAR. In essence, the primary focus of scoping is to define the most appropriate assessment of significant effects related to the proposed development.

As part of this EIA scoping process, Greengate Biogas 001 Ltd. wishes to consult with your organisation to request any specific environmental comments regarding the proposed development to further inform the EIA process. This scoping letter will be distributed to a range of stakeholders who are considered to have appropriate expertise and relevant prior experience of the factors involved, knowledge of the characteristics of the project type and of the sensitivities likely to be present in the receiving environment as well as local knowledge and interest in the area.

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie. We ask all consultees to submit responses by the 19 December 2025 to provide adequate time to consider all responses.

The responses from this consultation will inform the ongoing design process in addition to informing the scope of the environmental assessments.

Greengate Biogas 001 Ltd. is operating as the Community Liaison Officer (CLO) for the development and will function as a key point of contact within the local community. The CLO has been resourced to deal with all queries and will conduct informal local community consultation in the area. Feedback from the CLO will be passed on to the project design team and EIAR team on an ongoing basis to allow the consultation process to inform the design process.

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA)

EIAR

A development consent application for Strategic Infrastructure Development to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2001 as amended must be accompanied by an EIAR.

EIAR will be provided in accordance with EU Directive 2011/92/EU, as amended by EU Directive 2014/52/EU (assessment of the effects of certain public and private projects on the environment) and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296) as amended, in order to inform the consideration of an application and provide the Consenting Authority with the environmental information that must be taken into account when determining that application.

The purpose of an EIAR is to provide a detailed description of the proposed development and outline potential impacts associated with the construction, operation and decommissioning of the project. Where adverse impacts are identified, mitigation measures are proposed, and the residual impacts described.

AA

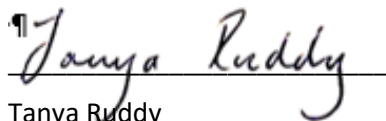
The application will be subject to AA. As required by Article 6(3) of the Habitats Directive, a Stage One Screening for AA will be undertaken to determine if there is potential for significant effects in the absence of mitigation to arise from the proposed development on European sites.

If potential significant effects cannot be ruled out, the assessment will progress to Stage 2 AA and a NIS will be prepared. Stage 2 considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a European site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects

If you have no comments to make, we would be grateful if you would please acknowledge receipt of this letter.

If you should require any further information, please contact the undersigned.

Yours sincerely,



Tanya Ruddy

for and on behalf of **Fehily Timoney and Company**

Enclosed:

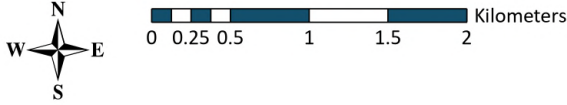
Attachment 1 Site Location Map

Attachment 2 Proposed Site Layout

Attachment 3 Gas pipeline connection route



TITLE: Site Location Map	FIGURE NO: 1	
	CLIENT: Greengate Biogas	
PROJECT: Powerstown Biogas	SCALE: 1:48,000	REVISION: 0
	DATE: 13/11/2025	PAGE SIZE: A3





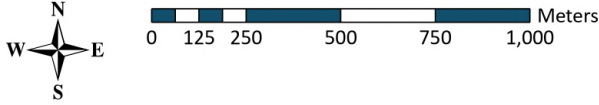
PROPOSED SITE LAYOUT
Scale 1 : 1000

Rev.	Description	App By	Date

PROJECT	POWERSTOWN BIOENERGY			CLIENT	
					
SHEET	PROPOSED SITE LAYOUT PLAN			Date	08/06/25
				Project Number	P24188
				Scale (at A1)	1 : 1000
			Drawn by	Author	
			Checked by	Checker	
			Drawing Number		
			P24188-FT-XX-XX-DR-CE-0110		
			Rev		



TITLE: Site Location Map	FIGURE NO: 3	
	CLIENT: Greengate Biogas	
PROJECT: Powerstown Biogas	SCALE: 1:20,000	REVISION: 0
	DATE: 13/11/2025	PAGE SIZE: A3



Tanya Ruddy
Fehily Timoney and Company
Core House
Pouladuff Road
Cork
T12 D773

By email : powerstownbiogas@ftco.ie

Dáta|Date 18 December 2025.

Ár dTag|Our Ref.: TII25-134184

Re: : Updated Request - Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow.

Dear Ms. Ruddy

I acknowledge receipt of your email of relating to the above updated EIAR Scoping exercise. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.tii.ie.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national roads network. In addition, Chapter 7 'Enhanced Regional Accessibility' of the National Development Plan, 2021 – 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. This requirement is further reflected in the publication of the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

TII observes with serious concern that the route options for the biomethane and compressed for conveyance off site in a gas pipeline passes over the M9 motorway within an M9 overbridge on (L3038). TII advises that Tomard Lower Road Overbridge Eirspan ref no CW-M09-012.00 is a TII Structure. It would have been expected that the planning and road authority, Carlow County Council would have made the applicant aware of the specific requirements associated with TII Structures.

Proposals to 3rd party pipelines/ducting/cabling including associated maintenance/operational infrastructure in national road and asset reservations, have the potential to impact road authorities and TII in undertaking future maintenance and improvement requirements. There may also be additional cost implications to national road improvements and maintenance resulting from the presence of these pipelines within national road and associated infrastructure reservations.

TII would highlight :

- The Roads Act, 1993, as amended, prohibits the granting of planning permission for any development of land entailing direct access to/from motorways.
- Requirement for 'Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001) specifies the procedures to be followed, in order to obtain Technical Acceptance for structures on motorway and other national road schemes and for the submission of as built records. The procedures cover the design of all road structures, including bridges, tunnels, subways, culverts, buried corrugated steel structures, retaining walls, reinforced earth structures, gantries, environmental noise barriers and temporary structures under or over motorways or other roads carrying public traffic. The Technical Acceptance Requirements for the

assessment, alteration, modification, strengthening and repair of all road structures must be prepared in National Roads for structures' (TII, 2009, DN-STR-03001).

- Where pipeline routing involves proposals to cross a Motorway Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993, is required. If deemed appropriate, the preferred method of necessary national road network crossings is by horizontal directional drilling (HDD) outside of the motorway reservation.

Having regard to the foregoing, in TII's opinion, pipeline connection routing, where it is proposed to utilise the national road network must demonstrate that the route proposed represents the 'optimal solution' which addressed the appropriate legal, procedural and technical issues related to national roads and particularly the motorway network.

In TII's opinion the current pipeline proposal given its specific nature and proposed location does not consider nor demonstrate protection of maintenance, operation and critically public safety of the heavily trafficked and nationally important M9 at this location, nor the technical feasibility of the proposal having regard to TII Publications requirements, as appropriate.

Taking account of the above and consistent with CAP25, for all renewable energy developments requiring connection to the national energy grid connection, TII strongly recommends that a full assessment of all route alternatives for the pipeline grid connection takes place, including alternatives to public road and construction methodologies, where appropriate.

TII therefore would have expected that the relevant planning authority, Carlow County Council will have consulted directly with TII. As in this instance great care is needed in identifying alternatives, evaluation, mitigations, and implementation methodologies needs to be taken in the consideration of any proposals located within or in proximity to, such a critically important route to and from the southeast.

Taking account of the above matters and having regard to the EPA *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, 2022, it is recommended as appropriate that the national road networks are recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads:** Official policy for development at or near national roads is set out in the DoECLG *Spatial Planning and National Roads Guidelines for Planning Authorities* (2012).
- **TII Publications:-** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, the Authority sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>.

In addition, the EIAR should have regard to, *inter alia*, the following:

National Road Network:

- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development.
- Consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes.
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts.
- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG *Spatial Planning and National Roads Guidelines* in the assessment.
- TII would highlight that the current application boundary coincides with the motorway boundary of the M9 at a location within Motorway Maintenance and Renewal Contracts (MMaRC) network and also indicates roads works to the overbridge over the M9 within public road L3038 This is a TII Structure (Eirspan Name Tomard Lower Road Overbridge

Ref no CW-M09-012.00). The preferred method of necessary national road network crossings is by horizontal directional drilling (HDD) outside of the motorway reservation.

- TII considers that arrangements for any other or related works occurring over, under or adjacent to the motorway within the MMarC area has not been addressed appropriately in the application documentation. It would be expected that intended works adjacent to the M9 would be designed and constructed in manner that has regard to the extents and function of the motorway. It is not clear from the information submitted how much of these works will occur within the MMarC Area.
- TII recommends that the following need to be addressed for compliance with TII Publications demonstrated in the interests of demonstrating that the proposed development will not have a detrimental impact on the capacity, safety, or operational efficiency of the national road network in the vicinity of the site.
- TII additionally advises that a third party seeking to undertake works within a motorway/dual carriageway will generally require Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993.

National Road Structures

- The requirements of the TII Standard: 'Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001). This Standard specifies the procedures to be followed, in order to obtain Technical Acceptance for structures on motorway and other national road schemes and for the submission of as built records. The procedures cover the design of all road structures, including bridges, tunnels, subways, culverts, buried corrugated steel structures, retaining walls, reinforced earth structures, gantries, environmental noise barriers and temporary structures under or over motorways or other roads carrying public traffic.
- The Technical Acceptance Requirements for the assessment, alteration, modification, strengthening and repair of all road structures must be prepared in accordance with the Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001).
- The preferred method of necessary national road network crossings is by horizontal directional drilling (HDD) outside of the motorway reservation.

National Road Crossings:

In the context of the existing national roads network, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

There is around 99,000km of roads in Ireland, the national road network which caters for strategic inter-urban travel consists of only approx. 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded.

The provision of cabling/ducting/pipeline along and within the national road network assets represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network and TII is of the opinion that pipeline/ ducting/grid connection cable routing should reflect the foregoing provisions of official policy.

Consistent with CAP24, for all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives for grid connection takes place, including alternatives to public road, where appropriate to demonstrate clearly that the 'optimal solution' in accordance with CAP 24 requirements is proposed in the subject application. In TII's experience, pipeline/ducting/grid connection accommodated on national roads has the potential, inter alia, to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact on ability and cost of general maintenance, upgrades and safety works to existing national roads.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. The Authority requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network.

Routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, drainage lighting etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network.

In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,

- Any pipeline proposals should be developed to safeguard existing national roads and/or proposed road schemes as TII will not be responsible for costs associated with future relocation of pipeline/ducting/cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of cable/pipe laying, etc.
- The preferred method of necessary national road network crossings is by horizontal directional drilling (HDD) outside of the motorway reservation.
- Where pipeline routing involves proposals to cross a motorway Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993, is required.
- General requirements for directional drilling under a motorway include:
 - The launch and reception pits for the crossing are located outside the Motorway boundary,
 - The cabling/ducting will be installed at such depth so as not to conflict with the drainage for the Motorway,
 - Neither the Works nor the cable crossing will damage or interfere with the Motorway.
 - Any maintenance and/or future planned upgrades of the cabling at the crossing location can be carried out without access to the motorway boundary,
 - There are no bolted joints in that part of the crossing within the motorway fenceline,
 - A pre and post construction survey shall be required along the length of the crossing over the extents of the motorway boundary,
 - Specific requirements may also arise for these proposed works.
- Pipeline routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network.
- Works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer.
- It is appropriate for the designers to contact thirdpartyworks@tii.ie in order to co-ordinate and process approvals for this type of crossing that may include requirements for Section 53 consent and specific indemnities for the works.

Other Relevant TII Publications:

- The developer, in preparing EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works) with respect to technical standards and procedures associated with all forms of national roads infrastructure and assets.
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. The Authority's *Traffic and Transport Assessment Guidelines* (TII Publication No. PE-PDV-02045) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also

advised to have regard to Section 2.2 of the Guidelines which addresses requirements for sub-threshold TTA,

- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required including for areas subject to construction works.

Haul routes utilising the national road network:

- Elements of the national road network are operated and managed by a combination of (Public Private Partnerships) PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.
- Separate structure approvals/permits and other licences and works specific deeds of indemnity may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant local authorities, PPP Companies and MMaRC Contractors may also be required.
- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight load.
- Any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

TII Environmental Assessment Guidance:

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the *Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)*,
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018)) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see *Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)*).

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practise.

For clarity:

1. The issuing of this correspondence is provided as best practice guidance only. This correspondence does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.
2. No part of this submission shall be construed as TII giving consent to access or alter any national road infrastructure assets including drainage regimes, structures, safety, etc. If any damage is caused by any development works to the national road or associated assets, overground or underground, costs arising to fully remediate all impacted infrastructure assets to TII Publications standards and requirements will be pursued.

Yours sincerely,



Tara Spain, Head of Land Use Planning

Uisce Éireann's Ref: PN25000033343

Planning Ref: EIAR Scoping - Powerstown Biogas

Planning Authority: Carlow County Council

Issue Date: 20 January 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: Powerstown, County Carlow

Development Description: Greengate Biogas 001 Limited ('Greengate Biogas') intends to apply for planning consent for a commercial Anaerobic Digestion (AD) plant at Powerstown, County Carlow referred to as the proposed development. The proposed development is designed to process up to 660,000 tonnes per annum (tpa) of agricultural residues including cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate)

A Chara,

Thank you for your recent EIAR Scoping Request which we have reviewed. Uisce Éireann has the following comments for your consideration;

It is noted that the proposed route of the pipeline connection runs parallel to a number of Uisce Éireann in situ asset, with a high potential for crossing and build over of said assets at several points of the route. Please note that Uisce Éireann cannot permit the build over of its underground infrastructure. Where such a build over is anticipated, the applicant is required to submit a diversion enquiry to Uisce Éireann and receive a Confirmation of Feasibility (COF) letter from Diversions Dept prior to any planning application submission. This will form part of the formal planning application lodgement documentation.

While not explicitly stated, the size of this proposed plant will likely require human welfare facilities which would require an Uisce Éireann service connection. To facilitate such a connection, the applicant will be required to engage with Uisce Éireann by submitting a pre-Connection Enquiry (PCE) to assess feasibility of connection to the

public water / wastewater infrastructure. The outcome of the PCE shall be submitted to the Planning Authority as part of the formal planning application documentation.

In addition to the above, the following aspects of water & wastewater services should be addressed in the scope of an EIAR and planning proposals, ahead of submitting your planning application to avoid unnecessary delays.

- a) Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Where a development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction, operational and decommissioning phases of the development.
- b) Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of an EIAR and/or the planning application.
- c) Where the development proposes the backfilling of materials, the applicant is requested to include breakdown of the chemical components of the materials proposed.
- d) Where the development proposes the backfilling of materials, the applicant is requested to include details of best practice monitoring regime(s) to inform protection of ground waters, aquifers and drinking water source abstractions.
- e) Potential impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*) - If your proposals require a connection(s) to either a public water supply or sewage collection system, you are advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network ahead of lodging your planning application. The PCE should be submitted to Uisce Éireann well in advance of lodging your planning application. Lodging a COF with your planning application helps avoids delays in the consenting process.

- f) In relation to a development that would discharge trade effluent, any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- g) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to stop surface waters from combined sewers. Uisce Éireann does not permit surface waters into our sewer network.
- h) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- i) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie
- j) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- k) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- l) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- m) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/

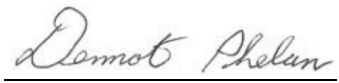
sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.

- n) Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards, Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice. As an applicant you are required to;
- survey the site to determine the exact location of the public assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann. All queries relating to in situ public infrastructure should be directed to diversions@water.ie
 - Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with UÉ Standards & Codes of Practice
- o) Where an existing connection is in place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.
- p) Where new connection(s) are sought, the applicant shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.
- q) Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Queries relating to the comments above should be directed to planning@water.ie

EIAR Scoping Requests should be sent to planning@water.ie

Yours sincerely,

A handwritten signature in cursive script, reading "Dermot Phelan". The signature is written in dark ink and is positioned above a horizontal line.

Dermot Phelan
Connections and Developer Services

Uisce Éireann Ref: PN25000027600

Planning Ref: EIAR Consultation - Proposed Anaerobic Digestion (AD) plant

Planning Authority: Carlow County Council

Issue Date: 29 July 2025

Uisce Éireann
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D01 WA07
Éire

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Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Development Location:

Powerstown, County Carlow

Development Description:

Proposed commercial Anaerobic Digestion (AD) plant. The proposed development is designed to process up to 700,000 tonnes per annum (tpa) of agricultural residues such as cattle and pig slurries, farmyard straw manures (e.g. cattle and horse) and poultry manure to produce biomethane, biogenic carbon dioxide (biogenic CO₂) and solid and liquid digestate (digestate).

A Chara,

Please accept this submission in respect to the EIAR scoping request. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Service Connections

The documentation submitted does not indicate whether the development will seek to connect to the public water and wastewater network. No details on water usage have been provided.

If connections to public water and wastewater services are required, it is strongly recommended that a Pre Connection Enquiry (PCE) is lodged with Uisce Éireann as soon as possible in order to determine whether there is capacity available to cater for the development.

Proximity to Uisce Éireann Assets

There are a number of Uisce Éireann abstractions points in proximity to the proposed development site. A number of public water boreholes/wells are located downstream in Bagenalstown. The applicant must identify and provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of an EIAR and/or the planning application.

Proposed Pipeline

All Uisce Éireann assets along the proposed pipeline routes must be identified. Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards, Codes and Practices must be achieved.

The applicant must obtain a Confirmation of Feasibility from Uisce Éireann Diversions team prior to the lodgement of a planning application if it seeks to build under/over or divert Uisce Éireann's assets.

Additional Advice

Please note the following aspects of water & wastewater services which should be considered in the scope of an EIAR where relevant.

- a) Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of an EIAR and/or the planning application.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Potential impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*) - If your proposals require a connection(s) to either a public water supply or sewage collection system, you are advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network ahead of lodging your planning application. The PCE should be submitted to Uisce Éireann well in advance of lodging your planning application. Lodging a COF with your planning application helps avoids delays in the consenting process.
- d) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- e) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to stop surface waters from combined sewers. Uisce Éireann does not permit surface waters into our sewer network.

- f) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- g) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie
- h) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- i) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- j) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- k) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- l) Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards, Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice. As an applicant you are required to;
 - survey the site to determine the exact location of the public assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann. All queries relating to in situ public infrastructure should be directed to diversions@water.ie

- Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with UÉ Standards & Codes of Practice
- m) Where an existing connection is on place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.
- n) Where new connection(s) are sought, the applicant shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Queries relating to the comments above should be directed to planning@water.ie. Queries for the Uisce Éireann Development Management Planning Team and EIAR Scoping Requests should be sent to planning@water.ie

Dermot Phelan,
Connections Delivery Manager



An tÚdarás Sláinte agus Sábháilteachta
Health and Safety Authority

 landuseplanning@hsa.ie  0818 289 389  www.hsa.ie

F.A.O. Tanya Ruddy
For and on behalf of Fehily Timoney and Company
Your Ref: P24188-FT-EN-ZZ-LT-EN-0005
Powerstown Biogas
Co. Carlow.

Our Ref: CAS-24605-Q9H9
Thursday 11 December 2025

Re: Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow and your email received 18/11/2025.

F.A.O. Tanya Ruddy.

I respond to your request regarding the above proposed development. Please note the approach of the Health and Safety Authority (the Authority) to Land-use Planning is set out in the document 'Guidance on technical land-use planning advice.' It is available from our website at:

https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/Land_Use_Planning/

In that context and the Authority remit, in respect of this specific request the following points are relevant:

The Health and Safety Authority (the Authority), acting as the Central Competent Authority (CCA) under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015), gives technical advice to the planning authority when requested, under Regulation 24(2) in relation to:

- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

The Authority has not yet received a request for advice from An Coimisiún Pleanála or Carlow County Council Planning Authority but advises that the following points are considered by the applicant as part of their application process to An Coimisiún Pleanála .

1. As document ref. P24188-FT-EN-ZZ-LT-EN-0005 confirms that the proposed development with be subject to the COMAH Regulations, the application is covered by Regulation 24 of the COMAH Regulations, 2015.

2. The category level of the development is determined to be industrial – manufacturing and storage use.
3. Future development around COMAH establishments has the potential to impact on the expansion of those establishments.
4. As a newly designated COMAH establishment, planning applicants must provide sufficient details to enable the Authority, acting as the Competent Control Authority (CCA), to give technical advice to An Coimisiún Pleanála and the Planning Authority (Carlow County Council). This includes an assessment of major accident hazards at the proposed site, specifying the anticipated maximum inventory for each container, tank, and pipeline (in tonnes) along with the corresponding hazardous classification. The Authority will review the submitted information in line with the Guidance on Technical Land Use Planning to ensure full compliance with the requirements.
5. I refer you to Regulation 8(1) & 8(2) of the COMAH Regulations which states ‘every operator shall send to the CCA a notification in writing containing the information specified in 8.(1)(a) to (g) and the notification referred to in para (1) shall be sent to the CCA within the following time limits, (a) for new establishments, a reasonable period of time prior to the start of construction or operation...and in any event no later than 3 months prior thereto. Guidance on the COMAH site notification and notification form are available on our website.

If you have any queries please contact the undersigned.

Yours sincerely



Noreen Quinn
Inspector,
COMAH, Chemical Production & Storage (CCPS)
LandUsePlanning@hsa.ie

[Redacted contact information]

Encl: Note on the Approach of the HSA to the Provision of Land-use Planning Advice

Note on the Approach of the HSA to the Provision of Land-use Planning advice.

The Authority, acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015), gives technical advice in response to a notice sent by a planning authority under Part 11 of the Planning and Development Regulations 2001-2015. Under Regulation 24(2) of S.I. 209 of 2015, the technical advice on the effects of a proposed development on the risk or consequences of a major accident relates to the following types of developments within the consultation distance for an establishment:

- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

The advice given is for the purpose of assessing new development only. A full explanation of the Authority's Land Use Planning advice system can be found at

https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/Land_Use_Planning/

Your attention is drawn to Regulation 24(3) of S.I. 209 of 2015:

(3) The technical advice provided by the Central Competent Authority to a planning authority pursuant to paragraph (2) may be generic or case specific in nature and shall be so formulated that it will assist the planning authority to take into account the need, in the long term —

- (a) to maintain appropriate safety distances between establishments covered by these Regulations and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes;*
- (b) to protect areas of particular natural sensitivity or interest in the vicinity of establishments, where appropriate through appropriate safety distances or other relevant measures; and*
- (c) for the operator to take additional technical measures, in the case of existing establishments, in accordance with Regulation 7, so as not to increase the risks to human health and the environment.*

In giving its advice, the Authority does not deal with routine emissions. Such emissions will be subject to EPA or Local Authority scrutiny and control.

The operator of an establishment covered by S.I. 209 of 2015 is also required to take all necessary measures to prevent major accidents occurring and to limit the consequences of any such major accidents for human health and the environment



An tÚdarás Sláinte agus Sábháilteachta
Health and Safety Authority

 landuseplanning@hsa.ie  0818 289 389  www.hsa.ie

F.A.O. Tanya Ruddy
For and on behalf on Fehily Timoney and Company
Your Ref: P24188-FT-EN-ZZ-LT-EN-0001
Powerstown Biogas
Carlow,

Our Ref: CAS-24605-Q9H9
Wednesday 16 April 2025

Re: Proposed Anaerobic Digestion (AD) plant at Powerstown, County Carlow and your email received 02/04/2024.

F.A.O. Tanya Ruddy.

I respond to your request regarding the above proposed pre planning development. Please note the approach of the Health and Safety Authority (the Authority) to Land-use Planning is set out in the document 'Guidance on technical land-use planning advice.' It is available from our website at: https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/Land_Use_Planning/

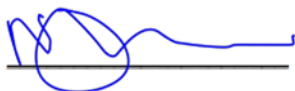
In that context and the Authority remit, in respect of this specific request the following points are relevant:

1. The application MAY BE covered by Regulation 24(2) (a) of S.I. 209 of 2015 [COMAH Regulations].
2. The response given is only applicable to the specific circumstances of this proposal at this period of time.

Document ref. P24188-FT-EN-ZZ-LT-EN-0001 does not indicate if the proposed development will be a COMAH establishment and information on the anticipated maximum quantity of dangerous substances in tonnes is not available. The Authority therefore requests further information on the hazardous classification, quantity of dangerous substances to be processed and stored in tonnes at the proposed site in accordance with Schedule 1 of the COMAH Regulations, 2015 and confirm if the COMAH Regulations will apply.

If you have any queries please contact the undersigned.

Yours sincerely



Noreen Quinn

Inspector,
COMAH, Chemical Production & Storage (CCPS)
LandUsePlanning@hsa.ie



Encl: Note on the Approach of the HSA to the Provision of Land-use Planning Advice

Note on the Approach of the HSA to the Provision of Land-use Planning advice.

The Authority, acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015), gives technical advice in response to a notice sent by a planning authority under Part 11 of the Planning and Development Regulations 2001-2015. Under Regulation 24(2) of S.I. 209 of 2015, the technical advice on the effects of a proposed development on the risk or consequences of a major accident relates to the following types of developments within the consultation distance for an establishment:

- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

The advice given is for the purposes of assessing new development only. A full explanation of the Authority's Land Use Planning advice system can be found at

https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/Land_Use_Planning/

Your attention is drawn to Regulation 24(3) of S.I. 209 of 2015:

(3) The technical advice provided by the Central Competent Authority to a planning authority pursuant to paragraph (2) may be generic or case specific in nature and shall be so formulated that it will assist the planning authority to take into account the need, in the long term —

- (a) to maintain appropriate safety distances between establishments covered by these Regulations and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes;*
- (b) to protect areas of particular natural sensitivity or interest in the vicinity of establishments, where appropriate through appropriate safety distances or other relevant measures; and*
- (c) for the operator to take additional technical measures, in the case of existing establishments, in accordance with Regulation 7, so as not to increase the risks to human health and the environment.*

In giving its advice the Authority does not deal with routine emissions. Such emissions will be subject to EPA or Local Authority scrutiny and control.

The operator of an establishment covered by S.I. 209 of 2015 is also required to take all necessary measures to prevent major accidents occurring and to limit the consequences of any such major accidents for human health and the environment

From: [planning applications](#)
To: [Powerstown Biogas](#)
Subject: Re: Powerstown Biogas
Date: Friday 9 May 2025 09:51:04
Attachments: [Outlook-4sp2tkhx.png](#)
[Outlook-i4lw20u2.png](#)
[Fáilte Ireland EIAR Guidelines 2023.pdf](#)

Hello Tanya,

Thank you for your email regarding the Environmental Impact Assessment (EIA) Scoping Report for the proposed Anaerobic Digestion Plant, Powerstown, Carlow

Please see attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA, which you may find informative for the preparation of the Environmental Impact Assessment for the proposed project. The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

Regards,

Yvonne

Yvonne Jackson

Product Development-Environment & Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86
M +353 (0)86 0357590



[LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Facebook](#)



From: Powerstown Biogas
Sent: Wednesday, April 02, 2025 10:08
To: planning applications
Subject: Powerstown Biogas

[AIRE] Tháinig an teachtaireacht seo ó lasmuigh de Fáilte Ireland. Bí cúramach le hipearnasc, le ceangaltáin agus le treoracha sa ríomhphost seo.

[ATTENTION] This message originated from outside of Fáilte Ireland. Please treat hyperlinks, attachments and instructions in this email with caution.

Dear Sir/Madam,

Please see attached letter regarding Powerstown Biogas.

Comments on the scope of the EIAR can be submitted by email to powerstownbiogas@ftco.ie.

We ask all consultees to submit responses by the **9 May 2025** to provide adequate time to consider all responses.

Kind Regards,

Tanya Ruddy

For and on behalf on Fehily Timoney and Company

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Greengate Biogas Community Consultation Event 10 April 2025

Greengate Biogas is pleased to announce our plans to develop a biomethane plant in Powerstown, County Carlow.

The proposed biomethane plant will process up to 700,000 tonnes of agricultural residues (i.e. cattle and pig slurry, farmyard straw manure and poultry manure) to produce approximately 250GWh of biomethane and to capture 30,000 tonnes of biogenic CO₂ per annum.

The biomethane will be injected into the local gas network, providing sustainable energy to homes and industry. Options are being explored for storing the captured biogenic CO₂ or using it for industrial purposes.

The degassed agricultural residues will be returned to farmland to be used as fertiliser creating a circular economy and contributing to a more sustainable future for Irish agriculture.

As part of our commitment to engage with the local community, Greengate Biogas is hosting a Community Consultation Event where you are invited to come and hear about more about the project.

The Greengate Biogas team will be available to share information and answer any questions you may have on our plans and what this development means for the local area. We welcome any feedback you may have, and we will consider such in the further development of the plant towards planning application submission, which is expected in the third quarter of 2025.

Event Details

Date: 10th April 2025

Time: 8:00 to 20:00 hours

Venue: The Woodford Dolmen Hotel, Kilkenny Rd, Mortarstown Upper, Co. Carlow, R93 N207

Please contact us at powerstown@greengatebiogas.ie for more information about the event.

Learn more about the Powerstown project and the benefits of biomethane plants and the technologies by visiting our website: www.greengatebiogas.ie

We look forward to meeting you on the day.

Sincerely,

The Greengate Biogas team