



COMHAIRLE CONTAE
CHEATHARLACH

CARLOW COUNTY COUNCIL

Oifigí an Chontae,
Bóthar Átha Í,
Ceatharlach, R93E7R7

County Buildings,
Athy Road,
Carlow, R93E7R7

T: 059 9170300

E: See carlow.ie/contact-us

W: carlow.ie

Registered Post

15th September, 2026.

**Lauren Murphy,
Executive Officer,
An Coimisiún Pleanála,
64, Marlborough Street,
Dublin, 1.**

Re:	ACP-324426-26
Description of Development:	10-year Planning Permission for the Construction of an Anaerobic Digestive (AD) Facility and Ancillary Development.
Location of Development:	Powerstown, Milford, Co. Carlow.
Applicant:	Greengate Biogas 001 Limited

A Chara,

I wish to acknowledge receipt of your letter dated 9th July, 2026 in connection with the above application.

Please find attached, Chief Executive's Report which was presented to the members at the September Monthly meeting of Carlow County Council. I also attach Resolution of the members in this regard.

If you have any queries please contact the Planning Department at 059/9170346 or planningdevman@carlowcoco.ie.

Yours sincerely,


**Shirley O'Neill,
Administrative Officer.**

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
16 SEP 2026	
Fee: €	_____ Type: _____
Time: <u>9:15</u>	By: <u>Reg post</u>



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**Extract from Minutes of September Meeting of Carlow County Council held in the
Council Chamber, County offices, Athy Road, Carlow on Monday 15th September
2026 at 2.00 pm**

T: 050 9170300
E: See carlow.ie/contact-us
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2.10 To seek the views of the Elected Members on the Application to An Coimisiún Pleanála under Section 37E of the Planning and Development Act, 2000, as amended - Ref: ACP-324426-26 – 10 Year Planning Permission for the construction of an Anaerobic Digestive (AD) facility and ancillary development located at Milford, Co. Carlow. Applicant – Greengate Biogas 001 Ltd.

A. Sweeney briefed the meeting on the Chief Executive's Report for the Strategic Infrastructure Development Application Ref: ACP-324426-26 Anaerobic Digestive (AD) Development – Applicant Greengate Biogas 001 Ltd.

Questions raised by the members were answered by A. Sweeney.

Proposed by Cllr. M. Doran

Seconded by Cllr. D. Pender

Following a show of hands it was agreed:-

"That we the members of Carlow County Council submit one composite addendum on the Application to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000, as amended – Ref: ACP-324426-26 – 10 Year Planning Permission for the construction of an Anaerobic Digestive (AD) facility and ancillary development located at Milford, Co. Carlow. Applicant Greengate Biogas 001 Ltd, as follows:-

A report be prepared on an annual basis in relation to air, odour and water quality and such report be made available to the public.

Fiona Byrne
**Senior Executive Officer/
Meetings Administrator.**

Dated this 15th day of September 2026

Planning and Development Act 2000 (as amended)

Strategic Infrastructure Act 2006

Report to Elected Members as required by Section 37E(4) of the Planning and Development Act 2000 (as amended).

An Coimisiún Pleanála Reference: ACP- 324426-26 Anaerobic digestion facility – Greengate Biogas

Background: On the 17th April 2026, An Coimisiún Pleanála determined that the proposed development constitutes Strategic Infrastructure with reference to the criteria outlined below.

Having regard to the size, scale and location of the proposed development, and to the policy context, it is considered that the proposed development of an Anaerobic Digestion facility and associated development on a site at Powerstown, Milford, Co. Carlow, constitutes development that falls within the definition of "an installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes" as set out in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in section 37A(1) of the Act. The proposed development is also considered to be of strategic importance by reference to the requirements of sections 37A(2)(a) and 37A(2)(b) of the Planning and Development Act 2000, as amended.

Accordingly, this application is made directly to ACP, who are the relevant consenting authority in this case.

The purpose of this Chief Executive's report is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on the proper planning and sustainable development of the area, with particular regard to the matters specified in section 34(2) See Section 1 of the attached report.

Role of Elected Members: In accordance with Section 37E(5) this Chief Executive's report is being submitted to the Elected Members of Carlow County Council. The views of the Elected Members are being sought on the proposed development. Pursuant to Section 37E(6) the members of the planning authority may, by resolution, decide to attach recommendations specified in the resolution to this report; where the members so decide those recommendations (together with the meetings administrator's record) shall be attached to the report submitted to the Board.

Application Type: Application to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000 (As Amended)

Applicant: Greengate Biogas

Agent: Fehily Timoney & Company

ACP Ref. Number: ACP-324426-26

Proposed Development: The proposed development is an anaerobic digestion facility for the production of 250 GWh per annum of renewable natural gas and biogenic liquefied carbon dioxide from agricultural residues, including liquid farmyard manures and solid farmyard manures, collectively referred to as 'feedstocks'. The application seeks a planning permission that has a duration of 10 years from the date of grant. The proposed development will consist of the following:

- 2 no. site entrances off L3045, and a Weighbridge and Weighbridge Office (Gross Floor Area {GFA}20 sqm, 3.85 m high).
- Circulation Yard (33,000 sqm) including: a Liquids Reception Building (GFA 735 sqm, 9.25 m high); a Solids Reception Building (GFA 2,386 sqm, 14.25 m high); a Solid Digestate Building (GFA 1,160 sqm, 12.85 m high); an Administration Building (GFA 459 sqm, 5.45 m high with a roof access area at 7.15m high); a Heating Centre (GFA 1,314 sqm, 15.45 m high), with an exhaust stack (20 m high); 2,200sqm of roof mounted solar panels on the Heating Centre, Administration Building, Liquids Reception Building and Solids Reception Building; and an Odour Abatement System including a stack (651 sqm, stack 35 m high).
- Bunded Tank Farm (19,075 sqm) including: 6 no. Primary Digesters (28.3 m high); 3 no. Secondary Digesters (28.3 m high); 1 no. Tertiary Digester (18 m high); 1 no. Post Digestion Liquid Digestate Storage Tank (21 m high); 1 no. Liquid Pre-Storage Tank (21 m high); 1 no. Digestate Storage Tank (17.6 m high); 3 no. Pasteurisation Tanks (11.9 m high); and Tank Farm Building (GFA 410 sqm, 5.5m high).
- Gas Upgrade Area including: a Desulphurisation Plant (10.75 m high); a Gas Upgrade Plant (24.0 m high); a CO₂ Liquefaction plant (13.9 m high); a Biomethane Network Entry Facility (147 sqm, containers 2.975 m high, infrastructure 5.175 m high); and 2 no. Gas Flares Units (11.1 m stack height).
- Drainage Infrastructure and a Storm Water Lagoon (5,733 sqm).
- 1 no. Digestate Loading Tank (3.5 m high); 2 no. Buffer Storage Tanks (5.75 m high); and 2 no. Process and Fire Water Storage Tanks (4.6 m high).
- 2 no. ESB Substations (20 kV substation and a 38 kV substation).
- Ancillary Infrastructure including Storage of Chemicals; Process and Fire Water Supply; Site Security; Lighting; Landscaping; and Car Parking (48 no. spaces).

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in relation to the project and accompany the planning application. The proposed development comprises an activity requiring an Industrial Emissions Licence from the Environmental Protection Agency. The proposed development will be classified as a Lower Tier Control of Major Accident Hazards (COMAH) establishment and therefore falls under the scope of S.I. No. 209 of 2015 Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances Regulations 2015).

The EIAR and NIS have been prepared in respect of the construction, operation and, decommissioning of the project, including a gas pipeline for which permission is not being

sought. The gas pipeline route is 9.6 km from the anaerobic digestion facility (for which permission is being sought) to an existing above Ground Installation at Clogrennanne Lime Works, in the townland of Raheendoran, Co. Carlow. The gas pipeline route traverses the following townlands: Powerstown, Orchard, Ballynaboley, Rathvinden, Glebe, Rathornan, Tomard Upper/Lower, Ballygowan, Ballinabrannagh, Fonthill and Raheendoran, all of which are within Co. Carlow.

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1. Purpose of this Report

The purpose of this report in accordance with the requirements of Section 37E (4) of the Planning and Development Act 2000 as amended (the Act) is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on the proper planning and sustainable development of the area, with particular regard to the matters specified in section 34(2) namely:

- i) The provision of the Development Plan
- ii) The provision of any special amenity area order relation to the area
- iii) Any European site or other area prescribed for the purposes of Section 10(2) (c);
- iv) Where relevant, the policy of the Government, The Minister or any Minister of the Government
- v) The matters referred to in subsection (4) (i.e. conditions) and
- vi) Any other relevant provision or requirement of this act and any regulations made thereunder.

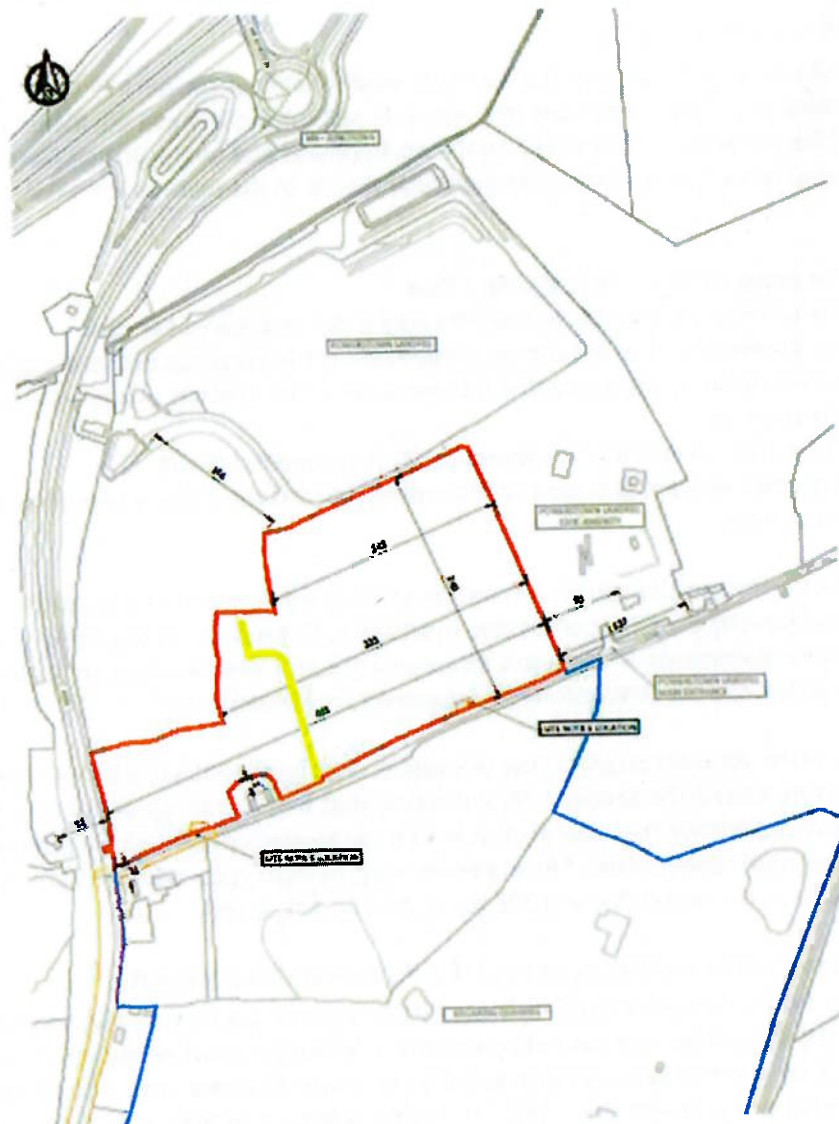
The Planning Authority can also submit a list of recommended conditions to be attached in the event of the Coimisiún granting planning permission. In addition, this report has been informed by the following guidance documents- *7th Schedule Strategic Infrastructure Development Guidelines for Planning Authorities* and the OPR's *Strategic Infrastructure Development*.

Section 37E(4) of the 2000 Act requires that this report shall be submitted to An Coimisiún Pleanála by the 16th of September 2026. Section 37E(5) requires that before this report is submitted to An Coimisiún Pleanála, the Chief Executive shall submit it to the elected members in order to seek their views on the proposed development. The members may, by resolution, decide to attach recommendations to the report (Section 37E (6) of the 200 Act refers).

2. Site Location and Description of the Proposed Development

The subject site, known as Mary Kelly's Pit, is a partially restored quarry with a stated area of 9ha. The site is located in the rural townland of Powerstown, Milford approximately 2.5 km north of Leighlinbridge, 6 km north of Bagenalstown and 8.6 km south of Carlow town. The site is accessed by way of two number entrances off the L3045. The main entrance is located approximately 400m east of the junction between the R448 and the L3048 and is secured by a fence and a gate, a wheel wash is also located at this entrance. The applicant indicates that 6.5ha of the quarry site has been restored with the remaining being quarried for sand and gravel. The site also contains a small cluster of buildings, including a residence and outbuildings adjacent to the L3045 near the western access with is registered as a commercial property on the Eircode database. This property is within the existing landownership of the quarry but is excluded from the proposed development boundary. The applicant Greengate Biogas 001 Ltd. stated that they will take vacant possession of this property should approval of the application be given and confirm that it will not be used as a residence during the operational phase.

The area is defined by agricultural lands, and one-off dwellings with the restored Powerstown Landfill and the Recycling Centre (operational) located immediately north and east of the site. Two number quarries also operate in close proximity of the site one located 300m south off the R448 and one to the northeast of the L3050.



Site Location Map

The proposed development as described in the public notices to An Coimisiún Pleanála is as follows:

In accordance with Section 37E of the Planning and Development Act 2000 (as amended), Greengate Biogas 001 Ltd. have given notice of its intention to make an application to An Coimisiún Pleanála (the 'Commission') for permission for development comprising the construction and operation of an anaerobic digestion facility at Powerstown, Milford, Co. Carlow.

The proposed development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000 (as amended). The proposal is considered a 'Renewable Energy Development' under the definition introduced by S.I. 274 of 2025 into Section 2 of the Planning and Development Act 2000, as amended. When a notice issues in accordance with section 37JA(b), the provisions of Article 26A of the Planning and Development Regulations 2001 to 2025 shall apply.

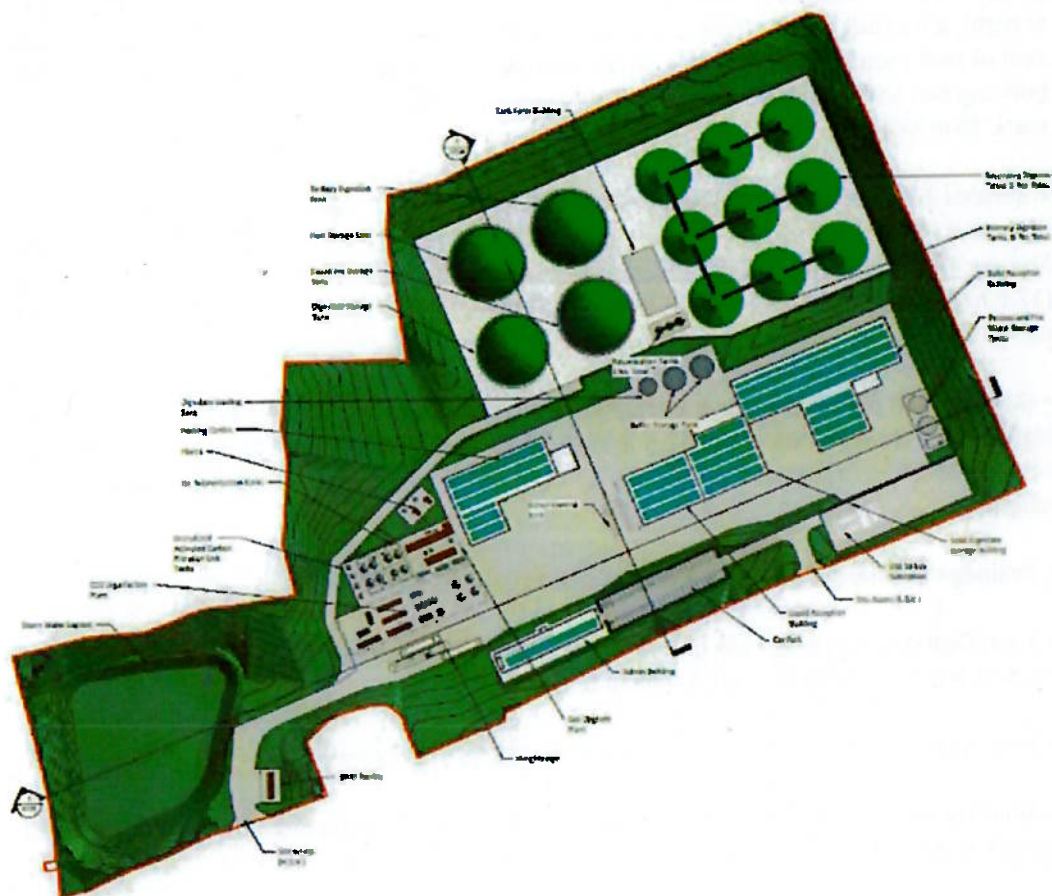
The proposed development is an anaerobic digestion facility for the production of 250 GWh per annum of renewable natural gas and biogenic liquefied carbon dioxide from agricultural residues, including liquid farmyard manures and solid farmyard manures, collectively referred to as 'feedstocks'. The application seeks a planning permission that has a duration of 10 years from the date of grant. The proposed development will consist of the following:

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- Circulation Yard (33,000 sqm) including: a Liquids Reception Building (GFA 735 sqm, 9.25 m high); a Solids Reception Building (GFA 2,386 sqm, 14.25 m high); a Solid Digestate Building (GFA 1,160 sqm, 12.85 m high); an Administration Building (GFA 459 sqm, 5.45 m high with a roof access area at 7.15 m high); a Heating Centre (GFA 1,314 sqm, 15.45 m high), with an exhaust stack (20 m high); 2,200 sqm of roof mounted solar panels on the Heating Centre, Administration Building, Liquids Reception Building and Solids Reception Building; and an Odour Abatement System including a stack (651 sqm, stack 35 m high).
- Bunded Tank Farm (19,075 sqm) including: 6 no. Primary Digesters (28.3 m high); 3 no. Secondary Digesters (28.3 m high); 1 no. Tertiary Digester (18 m high); 1 no. Post Digestion Liquid Digestate Storage Tank (21 m high); 1 no. Liquid Pre-Storage Tank (21 m high); 1 no. Digestate Storage Tank (17.6 m high); 3 no. Pasteurisation Tanks (11.9 m high); and Tank Farm Building (GFA 410 sqm, 5.5 m high).
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- Drainage Infrastructure and a Storm Water Lagoon (5,733 sqm).
- 1 no. Digestate Loading Tank (3.5 m high); 2 no. Buffer Storage Tanks (5.75 m high); and 2 no. Process and Fire Water Storage Tanks (4.6 m high).
- 2 no. ESB Substations (20 kV substation and a 38 kV substation).
- Ancillary Infrastructure including; Storage of Chemicals; Process and Fire Water Supply; Site Security; Lighting; Landscaping; and Car Parking (48 no. spaces).

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in relation to the project and accompany the planning application. The proposed development comprises an activity requiring an Industrial Emissions Licence from the Environmental Protection Agency. The proposed development will be classified as a Lower Tier Control of Major Accident Hazards (COMAH) establishment and therefore falls under the scope of S.I. No. 209 of 2015 Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances Regulations 2015).

The EIAR and NIS have been prepared in respect of the construction, operation and, decommissioning of the project, including a gas pipeline for which permission is not being sought. The gas pipeline route is 9.6 km from the anaerobic digestion facility (for which permission is being sought) to an existing Above Ground Installation at Clogrennanne Lime Works, in the townland of Raheendoran, Co. Carlow. The gas pipeline route traverses the following townlands: Powerstown,

A detailed overview of the proposed feedstock menu is set out in Section 3.4.3 of Chapter 3 of the EIA. The AD process will produce a raw biogas and digestate with the raw biogas generally consisting of 50-75% methane and 25-50% carbon dioxide, along with smaller amounts of water vapor, hydrogen sulphide, and other trace gases. The raw biogas will be conditioned, desulphurised, separated into biomethane for injection into the local gas network as renewable natural gas and liquefied into biogenic CO₂ for export off site.



The process as described in the planning particulars includes a circulation yard and a number of structures to accommodate the proposed development. The various structures and their purposes include inter alia;

All incoming solid and liquid feedstocks will be directed to this area. The circulation yard will be constructed using reinforced concrete to ensure durability, a drainage system is integrated in the design to manage storm water runoff, preventing pooling. The yard will have clear road markings and signage for safety and efficient traffic flow, alongside dedicated lighting to ensure safe operation during the hours of darkness.

Solids reception building

A solids reception building is proposed for the reception of solid feedstocks. It is located at the eastern end of the site. The solids reception building will be a portal frame building surrounded by a concrete circulation yard to facilitate access and egress of incoming and outgoing solid farm yard manure delivery vehicles. The roof will accommodate solar panels.

The building will contain 5 elements as follows

- Solids Reception Hall
- Solids Material Bunker
- Solids Infeed Area
- Solids Pretreatment Shredding Area
- Electrical and Control Area

All areas of the solids reception building excluding the internally separated electrical and control area will be connected via pipework to the odour abatement system.

The proposed structure will be constructed with a structural steel frame with insulated composite wall and roof panels and a concrete floor. The face of the building looking north has a 1 m section of translucent wall panel across the length of it to allow for sunlight to enter. The structure also comprises 4 no. rapid entry roller doors and 4 no. internal roller shutter doors.

Solids material bunker

The solids material bunker will comprise a reinforced concrete bunker structure approximately 4m lower than the solids reception hall. The bunker will be internally compartmentalised from the reception hall by internal cladding and accessible by internal roller shutter door during the tipping of materials. The bunker will be capable of storing up to four days' worth of feedstocks to allow for continual automatic feeding of the plant during periods where feedstocks are not being accepted e.g. Sundays, Bank Holidays etc. Two overhead gantry cranes will be used to mix and stack incoming solid feedstocks in preparation for deposition to the solids pretreatment area.

The solids pretreatment area will be a standard steel structural frame, clad with insulated composite wall and roof panels on a concrete floor. Two identical pretreatment areas are proposed to either side of the solids materials bunker. Each pretreatment area will contain a shredder and two solids bio mixers. The installed gantry cranes will be able to feed each shredder. Access roller doors will be provided to each side of the solids biomixer areas for service and maintenance of the shredders, biomixers and gantry cranes.

The electrical and control area will be built using concrete walls, and a concrete floor. Access is provided through two entrances: one leading from the solid infeed area, and the other directly from the exterior of the building.

Liquid reception building

Liquid feedstocks will be delivered to site in sealed tankers to a liquid reception building. It is located centrally on site and will be constructed as a steel portal frame structure, with insulated cladding on the walls and roof. The north and east facades include a continuous translucent wall panelling to allow daylight in. There are 4 no. rapid entry roller doors proposed on the side of the building

looking south and another 4 no. rapid entry roller doors on the opposite side of the building looking north. There is an access door (single) on the side of the building looking south and another on the side of the building looking north. On the facade of the building looking east there are 2 no. access double doors and 1 no. access single door. The roof will accommodate solar panels. The liquids reception building has 4 no. lanes each separated by raised kerbing. Each lane contains:

- two spigot valve connection points, one to unload feedstocks and one to load digestate
- pump system to assist in loading of digestate
- pipework for the transfer of digestate or Liquid Farm Yard Manure between the specialist liquid tankers and their respective storage tanks
- an odour abstraction hood in each lane, immediately above the tanker venting system to control point source emissions
- steel stairs and gangways to allow driver access about the tanker for cleaning operations

Within the liquids reception building there is a separate enclosed area with concrete walls and a hollow core concrete roof. This enclosed area is divided into the following three sections:

- Laboratory and Sample store
- Mechanical room
- Electrical room

Solid Digestate Building

The solid digestate building will be used for the separation of digestate into solid and liquid digestate following the anaerobic digestion process. Post separation all solids digestate will be stored and transferred offsite from within the solid digestate building. The facility is in an enclosed steel-frame building with insulated wall and roof panelling. Translucent wall panelling is included to allow daylight to enter.

The solid digestate building is divided in four main areas:

- Solid Digestate Loading Bay
- Solid Digestate Storage Area
- Separator Loft
- Mechanical and Electrical Area

Solid Digestate Loading Bay

The solid digestate loading bay is within the solids digestate building. The digestate loading bay will be physically separated from the digestate storage area by a reinforced concrete stub wall to maintain physical separation. Hot power washing equipment will be located within the loading area for cleaning operations. A drainage system is installed in the floor to capture wash water runoff. This wash water is recycled back into the anaerobic digestion process.

Solid Digestate Storage Area

The solid digestate storage area will comprise a large open area of reinforced concrete floor. Reinforced concrete retaining walls approximately 5m in height will contain the stored solid digestate. A stub wall will provide separation between the digestate loading area described previously. A roller shutter door will provide access to loading area by a high-tip wheeled loading shovel used for loading operations. This wheeled loader will only be used for the loading of solid digestate. A conveyor arrangement suspended from the roof structure of the solid storage area will allow for solid digestate exiting the screw press dewatering system to be transferred about the entire floor plan of the solid digestate store. The conveyor system will be designed to allow solid digestate to be stored to an average height of 4m across the floor area. A total of approximately 4 days solid digestate storage will be provided to allow for continued operation of the digestate dewatering process during periods where solid digestates are not being transferred offsite e.g. Sundays, Bank Holidays etc.

Bunded tank farm

The proposed bunded tank farm will comprise a large concrete bund area, lower than the local surroundings fully encircled by a reinforced concrete wall. The tank farm will comprise 16 no. tanks required for the anaerobic digestion process, these include 6 no. primary digester tanks, 3 no. secondary digester tanks and 1 no. tertiary digester tanks. Additionally, there will be 1 no. post digestion liquid digestate storage tank, 1 no. post storage/digestion tank 1 no. liquid pre-storage tank and 3 no. pasteurisation tanks located in the tank farm.

Odour Abatement System

The solids reception, liquid reception and solid digestate building will be maintained under continuous negative air pressure via connection to the odour abatement system.

The ventilation and odour abatement system is designed to achieve a minimum of two air changes per hour in all areas with three air changes proposed in the solid reception building bunker area.

The odour abatement system will be designed to treat 100,000 m³/hr with an odour destruction efficiency of 95-99.5%. The maximum odour concentration from the odour treatment system is 1,000 OU/m³. The stack height is 35 m above ground. The odour abatement system performance will be operated in accordance with the conditions in the EPA IE licence.

The project also includes a gas pipeline which is outside the boundary for development consent (red line boundary). Gas Networks Ireland as the Statutory Undertaker will be responsible for obtaining development consent to construct and operate the proposed gas pipeline. The assessment of the gas pipeline route is included in this EIAR. The gas pipeline route as provided by GNI to Greengate Biogas 001 Ltd. is 9.6 km from the anaerobic digestion plant biomethane network entry facility (BNEF) to an existing AGI at Clogrennanne Lime Works, Co. Carlow.

The pipeline will be laid in the R448 road travelling south from the site for c. 2 km. 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 will travel along Milford Park Road for c. 1 km before turning north along the L3043 road for c. 900 m. The proposed gas pipeline will cross under the River Barrow, with entry and exit pits proposed in-road. The gas pipeline will connect to the Clogrennan AGI, located just off the L7031 road.

In addition, an electricity supply is required to power the proposed development. The route or nature of the electricity supply has not been determined by ESB. Greengate Biogas 001 Ltd.

submitted a grid connection application in May 2025. ESB will be responsible for obtaining development consent for the electricity supply as the Statutory Undertaker.

During the operational phase, the proposed development will process approximately 663,000 tonnes per annum of agricultural residues (solid farmyard manures and liquid farmyard manures) to generate raw biogas, renewable natural gas, and liquefied CO². The proposed development will generate digestate which will be returned to farmers as a fertiliser.

3. Key Relevant Policy

National Policy

Climate Action and Low Carbon Development Act, 2021 strengthens the provisions of the 2015 Act by adding a specific decarbonisation target of climate neutrality by 2050 (at the latest), with the additional recognition of the importance of protecting biodiversity. The Act brings Ireland's approach into line with the EU commitment to climate neutrality by 2050 as set out in the European Climate Law of 2021, and into line with many other climate laws.

The Climate Action Plan 2025 (CAP 25) builds upon and should be read in conjunction with the Climate Action Plan 2024 (CAP 24). It refines and updates the measures and actions required to deliver carbon budgets and sectoral emissions ceilings and provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050.

In relation to biomethane, CAP 25 outlines that to further support the decarbonisation of the heat / energy sector, Government has agreed to the introduction of the Renewable Heat Obligation (RHO). The RHO will obligate suppliers over a certain threshold to ensure a proportion of the energy they supply is renewable, and it will incentivise the production of indigenously produced biomethane in line with the National Biomethane Strategy published in 2024.

CAP 24 KPIs include a target for 5.7 TWh of Biomethane to be produced by 2030 which is expected to meet approximately 10% of Ireland's current gas demand. Ireland's National Biomethane Strategy (May 2024) seeks to increase the number of anaerobic digestion facilities from just 2 in 2024 up to 140-250 to meet production targets and to ensure that the production of biomethane aligns with environmental goals, including the protection of water, soil and biodiversity.

The strategy outlines the benefits that Ireland can realise from the development of a new agri-centric biomethane industry, which are summarised as follows:

- Without biomethane, Ireland is unlikely to meet its legally binding climate targets.
- Biomethane helps to reduce agriculture sector emissions.
- Diversification option for farmers.
- Opportunity to replace chemical fertiliser with a supply of biobased fertiliser.
- Helps reduce Ireland's energy emissions.
- Improves gas security and diversification of supply.
- Stimulation of the rural economy.

National Waste Management Plan for a Circular Economy 2024–2030 which has replaced the regional waste management plan supports the expansion of organic waste treatment infrastructure, the diversion of biowaste from disposal, the recovery of resources and energy from waste streams, and the development of circular economy infrastructure.

Ireland's National Energy and Climate Plan (NECP) 2021-2030 The NECP collates the policies, measures and actions related to energy and climate outlined in a range of government plans: such as the Climate Action Plan, the National Development Plan (NDP), and Project Ireland 2040, into one

cohesive document. National Energy and Climate Plans are the framework within which EU Member States must notify their climate and energy objectives, targets, policies, and measures to the European Commission.

The NECP outlines a long-term vision for the agriculture, forest and land use sectors based on an approach to carbon neutrality in these sectors, while not compromising the capacity for sustainable food production. This means that agricultural emissions are balanced by reducing emissions of methane, nitrous oxide, and carbon dioxide in so far as the best available science allows, increasing carbon-sequestration through forests and land use and displacing fossil fuel and energy intensive materials with renewable sources.

The NECP outlines that "Ireland is recognised as having a large potential for Biomethane production due to its substantial agriculture sector. The development of an agri-centric indigenous Biomethane industry will directly contribute to meeting Ireland's decarbonisation targets and will deliver multiple cross sectoral benefits including a diversification opportunity for farmers and gas security and diversification of supply". The NECP (2024) notes that there are "currently only 2 operational biomethane facilities producing 75 GWh of biomethane per annum, which is equivalent to 0.001% of Ireland's current gas demand".

The Government has committed to deliver up to 5.7 TWh of indigenously produced biomethane by 2030, based on agricultural feedstocks, supported by the National Biomethane Strategy (refer to Section 2.4.2.4), and within that overall target, Ireland also has a biomethane heating target of up to 1.1 TWh by 2030. The Government target of 5.7 TWh represents approximately 10% of Ireland's current overall gas demand.

The National Planning Framework (NPF), First Revision, April 2025 is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040.

Key elements (National Strategic Outcomes) of the NPF include commitments towards 'NSO 3 - Strengthened Rural Economies and Communities', 'NSO 8 - Transition to a Carbon Neutral and Climate Resilient Society', and 'NSO 9 - Sustainable Management of Environmental Resources'. Section 9.2 of the NPF 'Resource Efficiency and Transition to a Neutral Carbon Economy' acknowledges national targets of producing 5.7 TWh of indigenous biomethane by 2030.

Specific Policy objectives relevant to the proposed development include;

NPO 30: Facilitates the development of the rural economy, including agriculture and food, energy, the bioeconomy and diversification into alternative on-farm and of farm activities, while acknowledging the importance of the national climate objective, biodiversity, the natural landscape, built heritage, and rural tourism.

NPO 32: Supports the diversification of the rural economy into new sectors and services, including those addressing climate change and sustainability.

NPO 67: Supports the circular and bio economy including greater efficiency in land and materials management, conserving cultural and natural heritage, and the greater use of renewable resources.

NPO 70: Promotes renewable energy use and generation at appropriate locations.

NPO 76: Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles.

The EU Water Framework Directive (2000/60/EC) aims to protect and improve water quality in waterbodies across Europe, including rivers, lakes, groundwater, and coastal waters. It requires that member states must manage their water resources through River Basin Management Plans to achieve at least "good" ecological status by 2027. In Ireland, the Directive is transposed into national law, requiring controls on water abstraction and impoundments, with the Environmental Protection Agency (EPA) administering the registration and licensing system.

Regional Policy

Regional Spatial and Economic Strategy (RSES) for the Southern Region 2020-2032

The Regional Spatial and Economic Strategy for the Southern Region acknowledges that there is significant potential for the Region to lead in the integration of the biogas sector and biogas production as a core element of sustainable agriculture, developing a significant indigenous renewable energy industry (ref: Section 8.3 Gas Networks). The RSES further seeks to promote the efficient use of bio-based waste resources as part of a broader strategy to develop a Bioenergy Implementation Plan for the Region.

Specific regional objectives relevant to the proposed development include;

RPO 58: Bio-economy and Rural Areas - to facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together the bio economy, subject to required environmental assessment processes where necessary and balanced with while at the same time noting the importance of maintaining and protecting the natural landscape.

RPO 87: Low Carbon Energy Future - the RSES is committed to the implementation of the Government's policy under Ireland's Transition to a Low Carbon Energy Future 2015-30 and Climate Action Plan 2019. It is an objective to promote change across business, public and residential sectors to achieve reduced GHG emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture.

RPO 94: Decarbonisation in the Agricultural Sector - to support initiatives that advance an approach to achieve carbon neutrality for agriculture and land-use that does not compromise sustainable food production through: i. ii. Programmes including the Green Low Carbon Agri-environment Scheme (GLAS) and the Beef Data and Genomics Programme (BDGP) under Ireland's Rural Development Programme 2014-20; Support for the Departments of Agriculture, Food and the Marine, and Communications Climate Action and Environment to enhance the competitiveness of the agriculture sector with an urgent need for mitigation to reduce GHGs as well as adaptation measures. The All-of-Ireland Government Plan on Climate Action and Ag-Climateise will guide action in this area.

RPO 95: Sustainable Renewable Energy Generation - It is an objective to support implementation of the National Renewable Energy Action Plan (NREAP), and the Offshore Renewable Energy Plan and the implementation of mitigation measures outlined in their respective SEA and AA and leverage the Region as a leader and innovator in sustainable renewable energy generation.

RPO 96 Integrating Renewable Energy Sources - It is an objective to support the sustainable development, maintenance and upgrading of electricity and gas network grid infrastructure to integrate renewable energy sources and ensure our national and regional energy system remains safe, secure and ready to meet increased demand as the regional economy grows.

RPO 110: Bio-Energy Implementation Plan - a. to support the preparation of a Bio-energy Implementation Plan for the Southern Region in conjunction with the Local Authorities and the Regional Waste Management office; b. Proposals for Bio-energy development and infrastructure will need to be subject to robust site and/or route selection that includes consideration of likely significant effects on European Sites and subject to the outcome of the required appraisal, planning and environmental assessment processes.

RPO 225: Subject to appropriate environmental assessment and the planning process where required, it is an objective to:

- a) Promote renewable gas leading to carbon emission reduction in agriculture, industry, heating and transport as well as sustainable local employment opportunities.
- b) Support the transition of the gas network to a "carbon neutral" gas network by 2050, which will drive Ireland and the Region to becoming a low carbon society.
- c) Support investment in the sustainable development of agricultural biogas sector and regional gas supply projects which strengthen gas networks in the Region and assist integration of renewable gas to the grid network.
- d) Support investment in developing renewable gas and provision of CNG refuelling infrastructure which will help reduce the Green House Gas emissions in both the agriculture and transport sectors and support Carbon Capture and Storage initiatives, which has the potential to decarbonise power generation at scale.
- e) Strengthen the gas network sustainably to service settlements and employment areas in the Region, support progress in developing the infrastructures to enable strategic energy projects in the Region.

Local Policy

The Carlow County Development Plan 2022-2028

Relevant chapters / sections of the Carlow County Development Plan 2022-2028 include Climate Action, Renewable Energy, Rural Development, Circular Bioeconomy and Waste Management sections.

Relevant policies / objectives comprise:

Chapter 1: Introduction and Context Section 1.6 Strategic Objective

SO8: Transition to a low carbon and climate resilient County through the promotion of energy efficiency, energy conservation, renewable energy from indigenous sources and maximising carbon sequestration.

Chapter 2: Core Strategy and Settlement Strategy Section 2.25 Core Strategy Objectives

CS 013: Promote County Carlow in its transition to a low-carbon and climate resilient County through the promotion of sustainable energy, sustainable settlement patterns, and reduced travel demand in accordance with the RSES, NPF and Climate Action Plan.

Chapter 6: Infrastructure and Environmental Management Section 6.6.6.

WM P3: Support the circular economy, and to provide, promote and facilitate high quality sustainable waste recovery and disposal infrastructure and technology in keeping with the EU waste hierarchy subject to economic and technical feasibility and environmental assessments.

WM O1: Implement the provisions of the Southern Region Waste Management Plan 2015-2021, and any updates thereto during the life of this Plan, subject to compliance with the Habitats Directive and normal planning and environmental considerations.

Chapter 6: Infrastructure and Environmental Management Section 6.7.3 Energy Infrastructure

EI P1: 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.

EI P6: Support the development of renewable gas production in the County at farms or industrial facilities to increase the percentage of locally recovered biogas into the national gas network through injection.

Chapter 6: Infrastructure and Environmental Management Section 6.14 Major Accidents Directive

MA P1: Have regard to the provisions of the Major Accidents Directive (European Council Directive 2012/18/EU) and any regulations under any enactment giving effect to that Directive, and the technical advice of the Health and Safety Authority (HSA) in relation to any identified SEVESO sites in the county during the life of this Plan.

MA P2: Have regard to the provisions of the Major Accident Directive (EC Directive 2012/18/EU), including any regulations under any enactment giving effect to that Directive, and to the technical advice of the Health and Safety Authority (HSA), in relation to any identified SEVESO sites in the county during the lifetime of this Plan and to the control of development with respect to:

- The siting of Major Accident Hazard sites.
- The modification of an existing Major Accident Hazard site.
- Specified development in the vicinity of a Major Accident Hazard site.

Chapter 7: Climate Action and Energy Section 7.7.2 Climate Action – Overarching Policies

CA P2: Support the transition of the County to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy, and improving energy efficiency.

RE P1: Encourage and facilitate the production of energy from renewable sources, such as from wind, solar, bioenergy, hydroelectricity, and geothermal, subject to compliance with proper planning and environmental considerations.

RE P6: Consider larger scale enterprise proposals (>200sqm) in rural areas (outside towns and villages) only in exceptional circumstances where the criteria in Table 1 are met and where it can be demonstrated that the development is of regional or national significance, is of a specialist nature and the site-specific location requirements are clearly detailed and demonstrated.

RE O2: Require applications for larger scale industrial and enterprise development to submit a carbon footprint calculation and demonstrate how new buildings and processes / activities will seek to achieve the targets set out in the Climate Action Plan 2019 or any amendments to these targets.

Chapter 7: Climate Action and Energy Section 7.10.3.3 Bioenergy

- BE P1: 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.
- BE P3: Ensure that any commercial bioenergy plant is close to the point of demand and is served by public roads with sufficient capacity.
- BE P4: Support the development of biogas (Anaerobic Digestion) plants at suitable locations, including on-farm facilities.
- BE O1: Support and encourage the development of bioenergy opportunities, facilities, and associated enterprises having regard to the effects of land use change.

Chapter 14: Rural Development Section 14.13.1 Circular Bioeconomy Policy

- CB P1: Support the development of the Circular Bioeconomy in County Carlow in accordance with the National Policy Statement on the Bioeconomy (2018) and any successor document, subject to normal planning and environmental considerations.
- CB O1: Support initiatives and studies to advance the bioeconomy and facilitate investment opportunities in the transition towards a low-carbon circular economy.

The Carlow Renewable Energy Strategy Appendix VI of the Carlow County Development Plan identifies bioenergy resources, including, biomass, biogas, biofuels, agricultural energy crops and anaerobic digestion technologies as part of the county's renewable energy potential. The Strategy supports diversification of the county's renewable energy and recognises commercial-scale bioenergy developments, and biogas generation facilities at suitable locations, including opportunities associated with the agricultural sector.

Strategic Goal 2 Significantly reduce greenhouse gas emissions in public service provision and support the wider community of County Carlow by providing sustainable low or no carbon opportunities.

Strategic Goal 5 Create a culture of sustainability, promoting the circular economy, within Carlow County Council and throughout the County.

6.3.8 Policy and Objectives

Table 6-12 below outlines the objectives and supporting policies in relation to bioenergy over the short (1 – 2 years), medium (2 – 6 years), and long term (6 – 10 years).

Table 6-12: Bioenergy Objectives and Policies

Name	Description	Short-term	Medium-term	Long-term
Objective B1	To support and encourage the development of bioenergy opportunities, facilities, and associated enterprises having regard to the effects of land use change.	✓	✓	✓
Policy B1.1	To support proposals for commercial bioenergy plants on lands which are in industrial / enterprise use or zoned for such purposes, including on brownfield sites on sites in or adjacent to these areas.	✓	✓	✓
Policy B1.2	To support the installation of district heating schemes powered by biomass fuel sources.		✓	✓
Policy B1.3	To ensure that any commercial bioenergy plant is close to the point of demand and is served by public roads with sufficient capacity.	✓	✓	✓
Policy B1.4	To support the development of biogas (Anaerobic Digestion) plants at suitable locations, including on-farm facilities.	✓	✓	✓

4. Relevant Planning History

There is an extensive planning history for the site / landholding / immediate vicinity of the site as outlined hereunder,

a. Site of application (red line boundary)

Ref	Application Type	Details	Applicant	Decision
01/300 ABP Ref 01.129838	Permission	extract and process sand and gravel on 9.19 ha of lands at Powerstown for a maximum period of 6 years. This application involved the creation of a new site access directly to Local Road, L3045. Carlow County Council issued a notification of its decision to grant permission dated 30th April 2002. In January 2003, following a third-party appeal the development was approved by An Colmislún Pleanála subject to conditions. Condition 2 required the cessation of the use of the quarry pit within 5 years of the date of permission. Condition 3 required a restoration and landscaping plan prior to commencement. Condition 5 required all topsoil and overburden to be removed was to be spread over the work surface or backfilled. Condition 8 (1) Excluded the crushing of sand & gravel at the site. Condition 11 required no filling material to be imported on site.	Kilcarrig Quarries Ltd	Conditional
11/105	Permission	continuance of use of 3.93 Ha of quarry including stockpiling, screening and washing plant and retention of the existing entrance, wheel wash, haul route and settlement lagoon	Kilcarrig Quarries Ltd.	Refused

11/206	Retention	retention of the 0.26ha of extracted quarry, previously authorised entrance, wheel wash, haul route and settlement lagoon. Planning permission is also sought to extract sand and gravel in a 1.25ha area along with the relocation and erection and operation of previously authorised plant on a total site area of 2.41ha	Kilcarrig Quarries Ltd	Conditional
13/187	Permission	provide an internal haul road, to extract sand and gravel with dry screening and to retain an existing wheel wash at a site (1.98ha in area)	Kilcarrig Quarries Ltd.	Conditional
23/60263 ABP. Ref: 320180-24.	Permission	Change of use from quarry to recovery activities, over a total area of 4.84-hectares, comprising: -The infilling of lands as a soil recovery facility with inert waste consisting of suitable uncontaminated soil & stone and dredging spoil, to improve land for agricultural use (i.e., 4.792-hectare area, total net import of 199,500 tonnes over 8 years); -An Administration Area (i.e., 0.048-hectare area), to include a site hut/site office and portable chemical toilet; and -All associated site works and services required to facilitate the development. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and will be submitted with the application	Milford Quarries Ltd.	Conditional

b. Planning History Landholding (blue line boundary)

Ref	Application Type	Details	Applicant	Decision
12/199 ABP. Ref: 01.241819	Retention	The washing plant and associated lagoon, grading plant and mobile crushers, to vary the duration of permission from 20 years to indefinitely and to vary the commencement of times of operation to one hour earlier at the site for their aggregate based manufacturing facilities	Kilcarrig Quarries Ltd	Conditional {ABP. BP Reference 01.241819: Grant permission with revised conditions}.
15/121	Retention	An extension and to erect a further extension along with a curing shed for an authorised pre-cast concrete manufacturing facility. Permission is also being sought to erect a concrete batching plant all located at its manufacturing facility	Kilcarrig Quarries Ltd.	Conditional
21/52	Permission	Permission for the conversion of existing outbuilding to rear of dwelling for habitable use, including renovations and raised ridge height. Permission is also sought for the construction of a single storey annex link from dwelling to converted outbuildings, upgrade the on-site wastewater treatment system and all associated ancillary works	Thomas McDonald	Conditional

25/6043 6 ABP. BP Ref: PL- 500902- CW-26.	Retention	The retention of: a rock splitter and associated ancillary canopy covering an area of c. 120.1sqm with a maximum height of c. 7.2m and associated single storey cabin/site office measuring c. 4.7sqm in area; aggregate washing plant with a maximum height of c. 10.7m; welding shed measuring c. 190.2sqm in area with a maximum height of c. 8.4m; and Electricity Supply Board substation measuring c. 13.5sqm in area with a maximum height of c. 3.2m. Retention is also sought for all associated ancillary site development works, including site levelling, lighting, cabling and ducting.	Milford Quarries Ltd	Conditional (ABP. BP Reference #PL-500902-CW- 26.Split Decision) Grant permission for the retention of the following elements of the development: • Rock splitter, site cabin, ESB substation and welding shed for the reasons and considerations set out under Schedule 1 below together with the conditions thereunder. Refuse permission for the retention of the following elements of the development: • Washing plant and associated works including site levelling, cabling and ducting for the reasons and considerations set out under Schedule 2.
26/6021 2	Permission	The construction of portal frame curing shed for pre-cast concrete products and associated site works.	Milford Quarries Ltd	Active Application

Section 5

Ref:	Details	Applicant	Decision
S5-25.5	Development of a welding workshop (190.2sqm), rock splitter shed (120.75sqm) and associated cabin (4.7sqm) stone-washing plant, and ESB substation (13.5sqm).	Kilcarrig Quarries Ltd.	Not exempt

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Planning History – Powerstown Milford (Site to the south)				
Ref:	Application Type	Details	Applicant	Decision
04/684	Permission	Construction of a building and silo for a sand drying system	Mr Tom McDonald	Conditional
07/554 ABP. Ref: 01.2254 69.	Retention	Extension to an existing sand drying plant	Kilcarrig Quarries Ltd	Conditional CCC Appealed to ABP. BP Ref: 01.225469. Permission Refused.
07/556 ABP. Ref: 01.2259 13.	Permission	Erection of a maintenance workshop	Kilcarrig Quarries	Conditional CCC Appealed to ABP. BP Ref: 01.225913. Grant permission with revised conditions.
10/202 ABP. Ref: 01.2383 51.	Permission	New entrance and wheelwash, and the retention of Weighbridge and weighbridge office, readymix plant, blockmaking yard, pre-stressed concrete floor production plant and Associated Concrete Making plant, washing plant & lagoons, extension to sand drying and mixing plant, screening plant, mobile crushers, canteen and toilet block and fuel storage shed for a quarry.	Kilcarrig Quarries Ltd	Conditional CCC Appealed to ABP. Ref 01.238351.bGrant permission with revised conditions.

Waste Facility Permit

A Waste Facility Permit: WFP-CW-22-001-01, was granted by Carlow County Council in respect of site restoration activities at Mary Kelly's Pit in Powerstown in April 2022. The permit is for:

- Class 5 recovery of excavation or dredge spoil, inert waste of <200,000 tonnes (dredging spoil 17 0506 and soil and stones 17 05 04) and

- Class 6 recovery of inert waste excluding above <50,000 tonnes (17 05 04 soil and stones)

The waste facility permit will expire on 6 April 2027. The total permitted import volume over the 5 year lifetime of the waste facility permit is 52,000 tonnes.

5. Enforcement Information Relating to the Subject Site

There are no current enforcement files in relation to the development site.

6. Designations

European Designations

The only European site that has been identified as being located within the potential zone of influence where ecological connectivity could be impacted by the Project is the River Barrow and River Nore SAC which is located 20m west of the subject site. The SAC is very important for the presence of a number of EU Habitats Directive Annex II animal species including freshwater pearl mussel, white-clawed crayfish, salmon, twaite shad, three lamprey species – sea lamprey, brook lamprey and river lamprey, the Desmoulin's whorl snail and otter.

A Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR) has been prepared by the applicant and included with the application. These designated sites are discussed in detail in both the EIAR and the NIS submitted with the planning application.

The Qualifying Interests (QI) for which the River Barrow and River Nore SAC is designated, and their conservation objectives (NPWS, 2025b) are assessed within the NIS. For each QI a brief statement is made regarding the potential for overlap with the Zone of Influence of the Project and the potential for adverse effects on each QI is also assessed and set out in Table 5-24 of the NIS.

The NIS includes a suite of mitigation measures which are set out in accordance with the relevant guidance (EC, 2021). Mitigation is set out with respect to;

- How the measures will avoid / prevent / reduce the adverse impacts on the proposed development to an acceptable level.
- The expected results from implementing and degree of confidence in their likely success.
- The timescale, relative to the Project, when they will be implemented and by whom.
- How and when the measures will be monitored.

An Environmental / Ecological Clerk of Works (EnCoW / ECoW) will be appointed by the Developer with responsibility for monitoring during the construction phase of the Project. The Clerk of Works will have the authority to temporarily stop works to prevent negative effects on European sites or to ensure corrective action is taken to mitigate adverse effects.

The NIS concludes that the assessment presented has "determined that the Project will not cause significant adverse effects on the integrity of European sites under the mitigation scenario. An evaluation of plans and projects within the zone of influence shows that this Project will not contribute to any adverse effects to the River Barrow and River Nore SAC when considered alongside other plans or projects.

Therefore under the mitigated scenario, in the light of the best scientific knowledge in the field, and considering all aspects of the Project by itself and in combination with other plans or projects, it is concluded that the Project does not pose a risk of, directly or indirectly, adversely affecting the conservation objectives that support QI habitats and species of River Barrow and River Nore SAC on its own or in combination with plans or projects and will not impair the integrity of any European site".

The referral response received from the Senior Executive Engineer- Environment indicates that he is satisfied with the contents of the submitted NIS report and that proposed development will not adversely impact on the River Barrow and River Nore SAC.

In relation to the mitigation measures outlined in the NIS, such measures should be definitive in their nature, description and location with specific reference to location of construction compounds, designated areas for machinery refueling and sediment control measures.



Designated Sites - Extract from Fig 1.1 of the submitted NIS

National Designations - Natural Heritage Areas

One NHA and 23 pNHAs are present within 15 km of the proposed development: Coan Bogs NHA (002382), Archersgrove pNHA (002051), Ardaloo Fen pNHA (000821), Ardristan Fen pNHA (000788), Ballylynan pNHA (000857), Ballymoon Esker pNHA (000797), Barrow Valley At Tankardstown Bridge pNHA (000858), Blackstairs Mountains pNHA (000770), Bunclody Slate Quarries pNHA (000750), Cloghrystick Wood pNHA (000806), Clohastia pNHA (000830), Corballis Hill (001389), Dunmore Cave pNHA (000401), Dunmore Complex pNHA (001859), Esker Pits pNHA (000832), Grand Canal pNHA (002104), Holdenstown Bog pNHA (001757), John's Hill pNHA (000808), Lough Macask pNHA (001914), Mothel Church, Coolcullen pNHA (000408), Newpark Marsh pNHA (000845), Oakpark pNHA (000810), Red Bog, Dungarvan pNHA (000846), Slaney River Valley pNHA (000781), and Whitehall Quarries pNHA (000855).

These sites were examined for potential Source-Pathway-Receptor (S-P-R) connectivity with the Project. No potential hydrological, ecological or landscape connectivity was determined for Coan Bogs NHA. No potential connectivity was determined for any of the pNHAs, other than Cloghrystick which is located c. 470m northwest of the proposed development.

This habitat measures 1.8 ha, while the pNHA measures a total of 21.3 ha. As per the Site Synopsis report, Cloghrystick Wood is of value as it is a typical example of Alluvial woodland and, by standards prevailing in County Carlow, quite large. This pNHA is beyond the distance for any direct impacts on habitat loss and is outside of any zone of influence defined for habitat degradation from the Project's construction (and decommissioning) activities.

7. Protected Structures / Recorded Archaeological Sites

There are no recorded archaeological sites located on / or within the vicinity of the proposed development site. As illustrated in the detailed planning history this site has been subject to extensive works as an active quarry and has been subject to partial restoration.

There are eight recorded archaeological sites located within 100m of the proposed gas pipeline route (Figure 15-5). These include three ring ditches (CW012-177---, CW012-178--- and CW012-179---) in Tomard Upper townland of likely Bronze/Iron Age date, which were identified by the ASI as cropmarks on an aerial photograph, and these are located within a field to the east of a road that the route follows. An extant early medieval ringfort (CW012-001---) in Ballinabranagh townland is also located within a field to the east of the route. The present location of a high cross fragment (CW012-044002) in Orchard (Irone) townland has been reset within a section of a field close to the roadside that the route follows and this is likely associated with the recorded site of a church (CW012-044004-) located within an area of the same field at a distance of c.80m to the east of the road. The SMR also lists an unlocated well (CW012-044003-) within the environs of these sites which is recorded to have been covered by road widening. The section of the road that the route follows in Ballinabranagh townland also extends within the potential extent of a large enclosure (CW012-213---) identified by the ASI on satellite imagery. None of these sites have been designated as National Monuments in State Care or are subject to Preservation Orders.

There are no protected structures on or within the vicinity of the proposed development site. The Record of Protected Structures published in the Carlow County Development Plan 2022-2028 lists six structures within 100m of the proposed gas pipeline route and three of these comprise buildings located within properties adjacent to the section of the route in Ballinabranagh townland. One of the protected structures within the study area comprises a gateway to the Milford House property (CW134). The house is also listed as a protected structure (CW131) but is located c.160m to the east of the route and is, therefore, outside the 100m study area. The section of the roadway that the route follows in this area is located outside the historic demesne of the house and is flanked by tall hedgerows which screen views from within the property. In addition, it is noted that the roadside remains of Clogrennane Lime Works (CW446) are within the environs of the northern end of the route but are also located outside the 100m study area.

8. Public Services

Water supply. Water demand for the proposed development will be met through rainwater harvesting and the on-site groundwater well. There will be no reliance on the public potable water supply network. Drinking water for staff will be provided via bottled water, resulting in no significant demand on municipal water infrastructure.

Sanitary facilities. Foul water or wastewater will be collected from the welfare units and canteen and directed to the foul storage tank. This will be a sealed, underground foul water holding tank beneath the proposed car park area. A dedicated foul drainage network will connect the welfare units in the administration building, liquid reception building, and heating centre to the foul storage tank. Foul and wastewater will be removed off-site by a licensed contractor to a private wastewater treatment plant.

Surface water. The applicant proposes the adoption of a fully separated drainage strategy, comprising three distinct hydraulic networks designed according to runoff quality and risk:

- a drainage network serving plant carriageways and bunded tank areas;
- a roof water drainage network collecting uncontaminated runoff from building roofs; and
- an interceptor drainage network collecting clean overland flows from surrounding lands and quarry cut areas.

SuDs measures have been incorporated into the drainage design which has been designed to avoid any impacts on the water environment and it is submitted complies with Water Framework Directive, surface water regulations and the River Basin Management Plan.

9. Flood Risk Assessment

A Site-Specific Flood Risk Assessment (SSFRA) has been undertaken in accordance with the core principles of the guidelines (DEHLG & OPW, 2009). A Stage 1 and Stage 2 Flood Risk Assessment was completed to determine whether any flooding or surface water management issues may arise in relation to the proposed development.

The Site-Specific Flood Risk Assessment notes;

There are no recorded past flood events at the subject Site but there are other past flood events that have been recorded near the Site. The Site is therefore located within Flood Zone C, where the probability of flooding from rivers is low (less than 0.1% AEP). The proposed development comprises a biogas energy facility, which is considered an industrial building and may be classified as "Less Vulnerable Development"; however, as the facility also falls under the SEVESO Site, it may also be considered "Highly Vulnerable Development" in accordance with Table 2-1. Therefore, both classifications have been considered in the assessment.

The occurrence of pluvial or surface water flooding is typically caused by high-intensity rainfall, generating flows before runoff enters a watercourse or sewer. As illustrated in Figure 4-4, the mapping provided by FloodMaps.ie indicates no pluvial flood vulnerability for the site during or exceeding the following flood event probabilities (low, medium or high rainfall probabilities).

Groundwater flooding occurs when sub-surface water levels are elevated, resulting in the saturation of upper layers of soil and previously dry areas. As illustrated in Figure 4-5, the mapping provided by Floodmaps.ie indicates no groundwater flood vulnerability for the Site during or exceeding the following flood event probabilities (low, medium or high).

The Site-Specific Flood Risk Assessment concludes that the proposed development layout incorporates drainage infrastructure to collect and manage storm water generated on site, as outlined in the Pluvial Flooding section, which also considers exceedance from artificial drainage systems. The proposed attenuation pond has been designed to accommodate the 1-in-30-year storm event, with an additional 20% allowance for projected increases in rainfall intensity due to climate change. Stored water will be pumped for reuse within the anaerobic digestion process, while suction pipework will facilitate the controlled discharge of excess water once the stored volume reaches the freeboard level of the stormwater lagoon.

Surplus flows from the attenuation pond will discharge to the existing drainage network located parallel to the eastern side of the Road R448, which flows northwards and ultimately discharges to the existing Powerstown Stream, a tributary of the River Barrow. The discharge will be managed to ensure that runoff entering the existing drainage network does not increase flood risk or cause flooding downstream.

Discharge rates will be restricted to the greenfield runoff rate, and exceedance flows will be managed such that the total exceedance volume is released gradually over a minimum 24-hour period, in line with best practice. This approach ensures the prevention of sudden downstream flooding, supports replication of greenfield runoff.

OPW flood mapping indicates that historical flood events have occurred at the proposed discharge point, however in the absence of detailed flood records, and considering the proposed drainage and

attenuation measures, the Site is not considered to be at risk of pluvial flooding. On this basis, the proposed development is not expected to increase flood risk relative to existing conditions, either within the Site or at the downstream discharge location. Accordingly, the Stage 1 and Stage 2 assessments are deemed sufficient, and progression to a Stage 3 Detailed Flood Risk Assessment is not required.

10. Water Framework Directive and Associated Regulations

A Water Framework Directive Assessment was received with the planning particulars. The WFD Assessment consists of an assessment of deterioration and an assessment of hindrance measures for all WFD waterbodies relevant to the proposed scheme. The current status of these watercourses ranges from Poor (Ballynaboley Stream_010) to good (Rathornan_010). The WFD River Waterbody Status for Ballynaboley Stream_010 for the monitoring period 2019-2024 is 'Poor'. The WFD River Waterbody Status for Barrow_170 for the monitoring period 2019-2024 is 'Moderate'. The WFD River Waterbody Status for Rathornan_010 for the monitoring period 2019-2024 is 'Good'. Considering the mitigation measures outlined for the proposed scheme's construction, operation, and decommissioning phases, the report determines that it is not anticipated that the proposed scheme will have deleterious effects on the quality of the watercourses or provide a hinderance in their goals of achieving 'Good' status by 2027.

11. Environment Impact Assessment Report (EIAR)

The following section gives an overview of the EIAR submitted as part of this planning application. For the most part, the EIAR is considered to be set out in a clear format. The section below provides a brief summary of the environmental impacts of the proposal as outlined in the chapters contained in the EIAR.

Chapter 1 - Introduction

This chapter is clearly set out and indexed. The introduction sets out details of the applicant, the site and the nature of the proposed development and its planning history.

Chapter 2 – Planning Policy and Need.

Chapter 2 sets out a statement of competency and an overview of the planning and policy framework supporting the proposed development and to support a move to renewable energy technologies and a reduction in greenhouse gas emissions. The chapter seeks to establish the need for the proposed development and to demonstrate that the proposed development is required to meet the policies, objectives and legislation of relevant and significant international, European, national and local policy. The chapter concludes that the project represents a strategically important, policy aligned, and environmentally necessary development that will make a meaningful contribution to Ireland's climate targets, energy security, rural economy, and transition to a low carbon, circular bioeconomy.

Chapter 3- Description of the Existing and Proposed Development

A description of the existing development and proposed development is provided in Chapter 3. The Chapter provides the details/specifications with respect to; project duration, location and specific development works proposed such as advanced works, roads works, traffic management, pipe routes and arrangements on-site, construction compounds, environment management during construction and use of materials. The chapter also outlines that the expected lifetime of the facility is 30 years. Upon cessation of anaerobic digestion activities at the site, the facility will be decommissioned in accordance with a Closure Plan for the facility, which will be prepared as a condition of the Industrial Emissions licence for the proposed development.

Chapter 4 – Alternatives Considered

This section of the EIAR presents a description of the reasonable alternatives considered for the proposed development including the 'do nothing scenario' and alternative technologies. Three sites were identified as possible locations for the proposed development and included the current site, and other locations at Clonmelsh, County Carlow and Jamestown, County Tipperary.

The Clonmelsh site is divided into three lots Lot 1 - 107 ha (operational quarry - brownfield), Lot 2 - 38 ha (agricultural - greenfield) and Lot 3 - 6 ha (agricultural - greenfield), as presented in Figure 4-2. The entire land holding (Lot 1 -3) is in receivership, and the receiver would only consider offers for an entire Lot. Consequently, the developer considered Lot 3 only as a possible location for the development which is located at Clonmelsh, Milford, County Carlow. It is approximately 3.5 km north of Leighlinbridge, approximately 7 km north of Bagenalstown, approximately 3.5 km north-west of Nurney village, 7 km south of Carlow and 14 km south-west of Tullow. The Clonmelsh site - Lot 3 is located along the L3045 which is accessed from the R448 Regional Road.

The Jamestown site is a 10 ha greenfield, agricultural site, as shown in Figure 4-3. The site is located at Jamestown, Baile Shéamais, Co. Tipperary. It is approximately 4.5 km west of Clonmel, approximately 8.5 km east of Cahir, approximately 15 km south east of Cashel, 2 km south west of Clerihan town, and 3 km south east of Poulmucka village. The Jamestown site is located along the R687 which is accessed from the N24 National Primary Road.

The alternative site locations within County Carlow and County Tipperary were assessed under a scoring system set out in the chapter. The subject site at Powerstown, County Carlow scored highest overall and the rationale used in the identification of the Proposed Development site is discussed in Section 4.4.1 to Section 4.4.12.

The Chapter concludes that the alternatives assessment demonstrates that the selected location, design, layout, and technology represent the most efficient, environmentally responsible, and operationally stable solution for the proposed development.

A range of site configurations, process options, and technologies were examined, with each assessed against spatial constraints, environmental performance, constructability, and long-term operational needs. The applicant contends that the final layout incorporates optimised land use, reduced earthworks, improved building placement, and enhanced storage efficiency, while the design considers mitigation against potential environmental effects. The chosen treatment technologies offer high reliability and strong environmental and economical outcomes.

Overall, it is submitted that the preferred options provide a balanced solution that meets project objectives while minimising potential impacts.

Chapter 5 - Scoping and Consultation

This chapter describes the consultation process and Environmental Impact Assessment Report (EIAR) scoping that was undertaken to identify potential impacts associated with the proposed development to be considered in the EIAR. The Chapter presents the issues that arose through the consultation process and how these issues were addressed in the preparation of the EIAR.

Consultation was sought from a number of stakeholders, including Carlow County Council, An Coimisiún Pleanála, Government departments and NPWS, TII, Non-Governmental Organisations, telecommunications providers, local councillors, community and local residents. It is submitted that the comments and feedback were incorporated into the design iterations and subsequently into the EIAR as identified in this chapter.

Consultation was also held with both Carlow County Council and An Coimisiún Pleanála determine the key points and potential impacts of the proposed development and to inform the assessment methodology.

The observations and issues raised during the scoping and consultation process have directly informed the final project design, environmental assessments, and proposed mitigation measures. Significant outcomes of this process include:

- Consultation with Carlow County Council led to the inclusion of Horizontal Directional Drilling (HDD) for the assessment of the proposed gas pipeline route at the River Barrow crossing to avoid the Cardinal Moran Bridge.
- Consultation with TII led to the inclusion of Directional Drilling (HDD) for the assessment of the proposed gas pipeline route crossing of the M9 motorway to avoid the TII overbridge at Tomard.
- Consultations with Carlow County Council on storm water controls and monitoring requirements for the Powerstown Stream during 1 in 30 year storm events.
- Engagement with An Coimisiún Pleanála for SID determination.
- Engagement with NPWS on surveys conducted and survey methodologies.

Chapter 6 - Traffic and Transportation

Chapter 6 of the Environmental Impact Assessment Report (EIAR) has been prepared to assess the potential significant effects of the proposed development on traffic and transportation.

The chapter sets out an assessment undertaken of the potential traffic effects arising as a result of the proposed development. Mitigation measures have been specified for both the construction stage and the operational stage. With mitigation applied it is submitted that the construction impacts (est. daily average 24 light commercial vehicles and 10HGVs) will be reduced although will remain not significant during spikes or periods of relatively intense works which will in any case be of short duration and typically restricted to single days. During the operational stage (est. 114 movements combined (in and out) per day), impacts are forecast not to be significant whilst the mitigation measures aim to reduce impacts from vehicle trips generated by the proposed development.

Chapter 7 - Population and Human Health

Chapter 7 summaries the likely population and human health impacts associated with the proposed development. The assessment of impacts has been undertaken in the context of current relevant standards and guidance and identifies any requirements or possibilities for mitigation. With the implementation of standard mitigation measures, industry standards and best practice, significant effects on the population or human beings are not anticipated.

Chapter 8 – Air Quality

Chapter 8 assesses the likely air quality impacts associated with the proposed development. The assessment of impacts has been undertaken in the context of current relevant standards and guidance and identifies any requirements or possibilities for mitigation.

The following process emissions from the proposed development have the potential to affect air quality during the operational phase of the development:

- nitrogen dioxide (NO₂) from 2 no. biomass boilers and 2 no. emergency flares (enclosed)

- particulate matter (as PM10 and PM2.5) from the 2 no. biomass boilers

In relation to odour, the following emissions have the potential to affect air quality during the operational phase of the development:

- ammonia (NH3) emissions from the 1 no. odour control stack
- odour emissions from the 1 no. odour control stack

The proposed development has a number of design features that inherently control odour. These include:

- Feedstock will be delivered to the site in covered / sealed tankers and deposited in the enclosed solid and liquid feedstock reception buildings.
- All feedstock and digestate processing activities will be undertaken within enclosed buildings which will be maintained under negative pressure, with fast acting roller shutter doors to prevent fugitive odour emissions from building entry points.
- Air extracted from buildings held under negative pressure will be directed to the Odour Control System (OCS) for treatment (see details below) prior to discharge to atmosphere via an emission stack sufficiently high to ensure adequate dispersion.

The impacts of the proposed development on air quality are assessed by reviewing the change in annual average daily traffic on roads close to the site. In this assessment, the impact of the interactions between Traffic and Air Quality are linked but it is submitted that there is no potential for significant impacts from traffic on air quality. The impact of the interactions between Traffic and Air Quality are therefore considered to be long-term, direct, neutral and not significant during the operational phase.

Chapter 9 –Climate

Chapter 9 assesses the likely climate impact of the proposed development. The assessment of impacts has been undertaken in the context of current relevant standards and guidance and identifies any requirements or possibilities for mitigation.

This assessment has examined the effect of the proposed development on climate the effect of a changing climate upon the proposed development. The effects of greenhouse gas emissions from the construction phase were found to have a direct, long-term, negative and minor impact that is considered to be not significant due to the levels of mitigation proposed in terms of the measures detailed in Section 9.6.2.

Similarly, the operation of the facility was found to be a source of emissions, however the primary function of the proposed development is the production of biogas to replace the use of fossil gas. Therefore, the operational impact of the proposed development was found to be positive due to the production of biogas and levels of mitigation proposed in terms of the measures detailed in Section 9.6.2 of this chapter.

In the provision of mitigation measures at the construction and operational phases the proposed development seeks to further reduce any creation of GHGs emphasising the overall beneficial impact of the project.

Chapter 11- Noise and Vibration

Chapter 11 contains the appraisal of potential noise and vibration impacts arising from the proposed development. This project description was used to carry out the predictive noise modelling as described in this chapter and to appraise the resultant noise impact in the local environment. It is stated that noise during the operational phase will primarily arise from AD management activities and processing, and traffic movements (notably HGVs) entering and departing site and moving around the site. There are no notable sources of operational vibration associated with the operational phase of the proposed development.

A noise survey was conducted to establish the existing baseline noise environment. 10 noise sensitive locations were assessed within 600m of the proposed development site. An attended environmental noise survey was undertaken to measure the baseline noise levels at the site during the daytime, evening and night-time periods on the 18th to 19th of June 2025, at five noise monitoring locations.

It is submitted that no significant residual impacts will arise as a result of the operational phase of the proposed development. The predicted operational phase noise emissions are below the best practice noise limit values at all noise sensitive locations. The operational noise levels are also predicted to be below the measured ambient noise levels at nearby noise sensitive locations. Noise emissions from site during the operational phase of the proposed development are expected to give rise to negative, imperceptible to slight and long-term effects.

Chapter 11 -Biodiversity

Chapter 5 describes the existing biodiversity environment of the project. It examines the potential effects that the project may have on biodiversity during each phase of the development: construction phase, operational phase and decommissioning phase. Where required appropriate mitigation measures are described to avoid, control or reduce activities that may have potential significant effect(s) on biodiversity and offset measures are provided with the objective of no net loss of biodiversity as a result of the project.

To protect Biodiversity a range of Mitigation Measures are built into the project to avoid or reduce impacts including;

- Retaining hedgerows, treelines and important habitats
- Translocating rare and locally restricted plant species
- Controlling invasive species
- Timing works to avoid sensitive periods for wildlife (e.g. bird breeding season)
- Using trenchless methods (HDD) to avoid disturbance to rivers and structural bat roosts
- Managing runoff through drainage systems, sediment controls and oil separators to maintain water quality in the area
- Limiting light spill to protect bats and other nocturnal species
- Ecological supervision during construction

The site and surrounding area support a range of habitats and species, mostly of local importance, with the River Barrow being the key ecological feature of high importance.

With the proposed mitigation and enhancement measures in place, it is submitted that the project is not expected to result in significant negative effects on biodiversity or designated sites and is consistent with the objective of no net loss of biodiversity.

Chapter 12 – Soils, Geology and Hydrogeology

Chapter 12 assesses how the proposed bioenergy development and associated gas pipeline could affect soils, geology and groundwater in the surrounding area. It considers impacts during construction, operation and decommissioning, as well as cumulative effects with other developments.

The aim is to identify any potential impacts and outline measures to avoid, reduce or manage them so that no significant environmental effects occur. A study area of 2km around the site was used to identify potential receptors such as groundwater bodies and wells.

The chapter outlines that the facility design includes bunding, containment and drainage controls, with no discharges to groundwater occurring. Groundwater abstraction for operations is small and localised.

The chapter concludes that the proposed development is considered environmentally acceptable in terms of soils, geology and hydrogeology.

Chapter 13 – Surface Water and Hydrology

Chapter 13 assesses how the proposed development and associated gas pipeline could affect surface water, hydrology and water quality in the surrounding area. It examines conditions at the site and nearby watercourses, including the River Barrow and its tributaries, and considers potential effects during construction, operation and decommissioning. The assessment is supported by three appendices in Volume 3 of the EIAR: a site-specific flood risk assessment, a hydraulic capacity assessment, and a Water Framework Directive (WFD) assessment.

The proposed development has been designed to protect the surface water environment. The storm or rain water falling on site will be collected in a series of systems with multi-stage controls and actively controlled design measures to provide a robust approach to surface water management and to prevent the likelihood of adverse impacts on surface water quality, hydrological regimes, and downstream receptors.

A monitoring programme in compliance with the Industrial Emissions licence from the EPA will ensure ongoing protection of water quality including;

- Continuous water quality monitoring (e.g. pH, turbidity, nutrients)
- Inspection of drainage systems, lagoon and containment measures
- Automated controls to stop discharge if contamination is detected
- Reporting under EPA licence requirements

The site is located in a sensitive river catchment, but existing water quality pressures it is stated are unrelated to the proposed development.

The project incorporates a multi-layered drainage and containment system, designed to prevent pollution and control runoff.

Overall it is determined that:

- Impacts are low and well managed
- no deterioration of water quality is expected

- the development complies with the Water Framework Directive

Chapter 14 – Material Assets

Chapter 14 considers how the proposed development may affect material assets in the area. Material assets include infrastructure (such as roads and structures), utilities (such as electricity, gas, water and telecommunications), and materials (both those used and those generated).

The assessment examines potential effects during construction, operation and decommissioning. It also identifies measures to avoid, reduce or manage any impacts and considers how the proposed development aligns with broader goals such as efficient use of resources and circular economy principles.

The site currently contains very limited infrastructure, as it is an active and partially restored quarry. Existing features include a small unused building, site entrances, fencing and a groundwater well. There is no formal drainage system, with rainwater currently soaking into the ground. Along the proposed gas pipeline route, infrastructure includes the road network, culverts and bridges. These are standard features and are already in use.

When considered alongside other developments in the area, the project is not expected to place significant additional pressure on infrastructure or utilities. The proposed development is largely self-sufficient in water and wastewater, and its energy demands can be accommodated within existing systems.

The proposed development provides benefits in terms of resource efficiency and renewable energy production. By converting agricultural materials into biomethane and other useful products, it supports circular economy objectives and contributes positively to national energy infrastructure.

Chapter 15 – Archaeological, Architectural and Cultural Heritage

Chapter 15 considers how the proposed development could affect cultural heritage in the area. Cultural heritage includes tangible constraints such as archaeological remains and landscapes, and architectural heritage structures and also includes intangible aspects such as place names, folklore and historical associations.

The study involved a detailed review of available information combined with a site visit. Data sources included national records of archaeological sites, protected structures, the National Inventory of Architectural Heritage (NIAH), historic maps, aerial imagery and excavation records.

Two separate study areas were defined:

- The main site and surrounding area within 1 km, to assess potential direct and indirect impacts
- The gas pipeline corridor and land within 100 m on either side, focusing on potential construction impacts.

This approach allowed both known cultural heritage features and the potential for previously undiscovered remains to be considered.

Impacts were assessed by appraising the value/sensitivity of cultural heritage features in combination with potential magnitudes of effects on their locations and settings. Effects can range from negligible to significant depending on the scale of change and the sensitivity of the cultural heritage feature.

There are eight recorded archaeological sites located within 100m of the proposed gas pipeline route (Figure 15-5). These include three ring ditches (CW012-177----, CW012-178---- and CW012-179----) in Tomard Upper townland of likely Bronze/Iron Age date, which were identified by the ASI as cropmarks on an aerial photograph, and these are located within a field to the east of a road that the route follows. An extant early medieval ringfort (CW012-001----) in Ballinabrannagh townland is also located within a field to the east of the route. The present location of a high cross fragment (CW012-044002) in Orchard (Irone) townland has been reset within a section of a field close to the roadside that the route follows and this is likely associated with the recorded site of a church (CW012-044004-) located within an area of the same field at a distance of c.80m to the east of the road. The SMR also lists an unlocated well (CW012-044003-) within the environs of these sites which is recorded to have been covered by road widening. The section of the road that the route follows in Ballinabrannagh townland also extends within the potential extent of a large enclosure (CW012-213----) identified by the ASI on satellite imagery. None of these sites have been designated as National Monuments in State Care or are subject to Preservation Orders.

The Record of Protected Structures published in the Carlow County Development Plan 2022-2028 lists six structures within 100m of the proposed gas pipeline route and three of these comprise buildings located within properties adjacent to the section of the route in Ballinabrannagh townland. One of the protected structures within the study area comprises a gateway to the Milford House property (CW134). The house is also listed as a protected structure (CW131) but is located c.160m to the east of the route and is, therefore, outside the 100m study area. The section of the roadway that the route follows in this area is located outside the historic demesne of the house and is flanked by tall hedgerows which screen views from within the property. In addition, it is noted that the roadside remains of Clogrennane Lime Works (CW446) are within the environs of the northern end of the route but are also located outside the 100m study area.

The site itself has already been heavily disturbed and does not contain surviving cultural heritage features. As a result, no impacts are expected from the proposed development at this location.

Potential impacts are limited to the pipeline route and are primarily focused on a small number of locations where potential unrecorded, sub-surface features associated with recorded archaeological sites in adjoining lands may extend beneath the road corridor. These potential impacts can be effectively managed through standard archaeological monitoring. With mitigation in place, the proposed development will not result in significant effects on the archaeological, architectural or cultural heritage resource.

Chapter 16 – Landscape and Visual Impact

Chapter 16 describes the landscape context of the project and assesses the likely landscape and visual impacts of the scheme on the receiving environment.

Landscape Impact Assessment (LIA) relates to assessing effects of a development on the landscape as a resource in its own right and is concerned with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.

For the purposes of the Landscape and Visual Impact Assessment (LVIA), a study area of 5km for visual and landscape effects with a particular focus on an area of 2km radius where effects are most likely to be more notable.

Once operational, the proposed development will introduce new built structures into the landscape. While these structures are larger than typical rural buildings, they are set within an already modified landscape that includes industrial and infrastructure elements. At close range, the development will

be noticeable and will alter local landscape character. However, its effects diminish rapidly with distance due to screening, scale, and context.

Across the study area:

- Landscape effects are Moderate-Slight in the immediate vicinity of the site, reducing to Slight or Imperceptible further away.
- Visual effects are generally considered Slight to Imperceptible, with limited Moderate effects within the immediate vicinity of the site.
- The gas pipeline will have Negligible operational effects, as the affected land will be largely reinstated and the pipeline would not be visible.

Mitigation is embedded primarily through site design and landscape integration, including the retention and bolstering of existing vegetation. Additional planting will help assimilate the development over time and reduce visibility of the proposed development.

The assessment concludes that the proposed development will introduce localised changes to landscape character and visual amenity, particularly within close proximity to the site. However, these changes occur within an already modified rural landscape with existing infrastructure and industrial influences.

Effects are generally limited in extent, reduce rapidly with distance, and are mitigated by existing and proposed vegetation. Both during construction and operation, impacts on the landscape and visual environment would likely not exceed Moderate significance, and are therefore considered Not Significant.

Chapter 17- Inter Relationships and Interactions

Chapter 17 has been developed to identify potential inter-relationships and interactions between environmental aspects addressed in this EIAR (i.e., interactions between one environmental aspect and another environmental aspect which can result in an environmental impact).

A matrix is presented in Chapter 17 identifying potential interactions between the various aspects of the environment assessed in the EIAR. The occurrence of potential positive or negative effects during both the construction and operational phases of the proposed development are assessed within this chapter.

It is concluded that where any potential interactive negative impacts have been identified, the implementation of the relevant mitigation measures (as outlined in the EIAR) will reduce or remove the potential for these effects.

Chapter 18 Schedule of Commitments

This chapter summarises the mitigation measures (environmental commitments) in the Environmental Impact Assessment Report for the proposed development and proposed gas pipeline.

12. Reports of Relevant Local Authority Departments

Municipal District Engineer's Report:

A report received from the Municipal District Engineer raises no objection to the proposed development subject to the following conditions;

1. Pavement condition rating is agreed with CCC engineer for all effected roads as set out in EIAR report.

2. Access to site is through 2 no entrances along L-3045 Via R448 – min strengthened with Min of +60MM base coarse macadam for the entire access roadway in a safe and undamaged manner for the local public use.
3. Widening of access junction to be in accordance with TII standard details and agreed with CCC prior to commencing.
4. All roads effected by excavation for this project will be carried out in line with the standard Road opening licences and all roads must be Fully reinstated verge to verge.
5. All construction signs to be always maintained clean and visible. All signs to be reflective to aid those driving at night.
6. Road sweeper to be on site and available to keep affected roads debris free during construction phase.
7. All access gates to be set back 10m from road edge.
8. Site compound shows carparking for 48 vehicles. In the event all drivers seek to leave site at the same time -an access/egress plan considering alternative routes and or a staggered time for leaving site should be considered to min the local delay.
9. Traffic management plans for detours/closures must be agreed with CCC prior to commencing on site.
10. Nature based surface water management should be considered for the proposed development.

Transportation Engineer's Report:

Carlow County Councils Transport Department's Senior Engineer has provided the following observations/comments in relation to the proposal. The report notes considerable engagement occurred between the Developer, their Agents and Carlow County Council Roads Department and Transport Infrastructure Ireland in preparation of the SID application.

The Transport Department note that the location of the proposed development is via local road, L3045 which links to the R448 (a former national primary road). This local road and the junction it forms with the R448 was the locus of road widening and junction improvement works a number of years ago to service/facilitate the then busy Powerstown Landfill Site. Improvement works included a right turn lane to improve safety for significant numbers of heavy good vehicles accessing the active landfill site in addition to private vehicles. The L3045 road was also widened along its length to improve safety for passing vehicles. The Landfill site closed to commercial waste disposal almost 10 years ago and now operates as a civic amenity site only, the traffic volumes having significantly dropped and in particular the number of HGV's. With the development of the M9 Motorway the volume of through traffic on the former National Primary Route, now R448 has significantly lessened. It is noted that the locus is in close proximity to the Powerstown M9 Motorway Interchange.

The Transport Department are satisfied from the capacity of the road and the information presented in Chapter 6 of the EIA including the assessment of traffic and transportation having regard to the Traffic and Transport Assessment Guidelines (TII, 2014) that the impacts of the proposed development both during construction and operation having cognisance of proposed mitigation measures will not have a significant impact on the capacity of the road network in this location.

Adherence to the Construction Traffic Management Plan including continuous monitoring to ensure compliance and response to any matters arising is required. Agreement of HGV delivery schedules to ensure compliance and agreed timing restrictions where necessary noting that the busiest day for the civic amenity site is Saturday mornings. Construction Manager/Transport Coordinator should liaise with the Municipal District Engineer to agree timing restrictions, routing and manage any

complaints received. No dirt or debris from the site to be permitted on the public road either during construction or operation of the development.

No parking or queuing of vehicles including HGV's on the public road will be permitted.

In addition the report notes that the proposed development will require a connection to Gas and It is noted that the applicant shall obtain a road opening licence for any excavation or works on public roads, footpaths, grass margins, public car parks or public areas, as is mandatory for construction projects, utility works, or any activity that involves breaking open a public road, grass verge, public area or footpath. Applications are managed through the MapRoad Licensing (MRL) system. MapRoad Licensing (MRL) is Ireland's national online application system for managing road opening licences. MRL caters for both applicant organisation and road authority functions and facilitates a consistent end to end process for road opening licences in line with the Department of Transport Guidelines for Managing Openings in Public Roads. The Road Management Office (RMO) supports users and organisations in their registration and operation of MRL. Licences are generally issued to main contractors or developers, not private individuals or sub-contractors.

Senior Executive Engineer - Environmental Report:

The Environment Department has reviewed the planning documentation associated with this proposal.

The NIS has been considered (see attached report) and found to be satisfactory and that the aggregated mitigation measures are sufficient. The report quotes the conclusion of the *Natura Impact Statement which states;*

The assessment presented in this NIS has determined that the Project will not cause significant adverse effects on the integrity of European sites under the mitigation scenario. An evaluation of plans and projects within the zone of influence shows that this Project will not contribute to any adverse effects to the River Barrow and River Nore SAC when considered alongside other plans or projects.

Therefore under the mitigated scenario, in the light of the best scientific knowledge in the field, and considering all aspects of the Project by itself and in combination with other plans or projects, it is concluded that the Project does not pose a risk of, directly or indirectly, adversely affecting the conservation objectives that support QI habitats and species of River Barrow and River Nore SAC on its own or in combination with plans or projects and will not impair the integrity of any European site.

The EIAR has also been reviewed (see attached), and its content assessed against the requirements set out in (EU, 2017) EIA Guidance on preparation of the EIA report. This was found to be satisfactory.

No objection or further comments are made in the report and no conditions suggested.

Executive Engineer - Environmental Report:

The Environment Department's Executive Engineer has reviewed surface water matters relating to the proposed development and recommends that;

1. The site must be designed to comply with Carlow County Councils SuDS policy.
2. All the proposed surface water systems must be indicated: manholes, swales, pipelines, hydrocarbon interceptors, surface water gullies, tree pits etc

Head of Economic Development & Enterprise - Local Enterprise Office, Economic Development & EU Projects

The report received notes that the proposed Bioenergy project has the potential to become significant economic infrastructure for County Carlow. Its economic importance should not be assessed solely by the number of permanent employees on the site. The wider economic impact arises from five principal areas:

1. Construction employment and expenditure during development.
2. Permanent skilled employment once the plant is operational.
3. A substantial local agricultural supply chain, involving manure and slurry from potentially 200–300 farms.
4. Local and regional sub-supply opportunities, particularly for engineering, construction, haulage, maintenance and professional services.
5. Strategic positioning of Carlow within Ireland's emerging biomethane industry, potentially giving the county an early-mover advantage in a new renewable-energy and circular-economy sector.

The project will create more than 100 construction jobs and more than 20 full-time skilled operational jobs.

On an indicative economic-impact assessment, the Bioenergy project could generate approximately €8–€12 million of local and regional economic activity during its construction phase, through employment, local contracting, haulage, engineering, professional services and associated expenditure. Once operational, the estimated 20–30 skilled permanent positions, together with ongoing maintenance, services, procurement and employee spending, could support approximately €2.5–€4 million of recurring local and regional economic activity each year. Over a 10-year operating period, this would represent approximately €25–€40 million in recurring economic activity. Including the construction phase, the project could therefore support an estimated €33–€52 million of cumulative local and regional economic activity over the construction period and first 10 years of operation, with a central estimate of approximately €40 million. This estimate excludes the potentially significant additional economic value associated with the agricultural feedstock supply chain, farmer participation and the development of related renewable-energy businesses and services.

The report states that arguably the most significant recurring economic impact is the relationship between the plant and the agricultural economy. The proposed facility would process up to 663,000 tonnes of agricultural residues each year. Greengate has indicated that it expects feedstock to be supplied through farmer-led arrangements, while industry reporting indicates that approximately 200–300 farmers could ultimately be involved in supplying the plant. This creates an important economic relationship between renewable energy and agriculture.

The report also identifies local supply chain and economic development opportunities and identifies that a key economic benefit of the project is the opportunity to establish Carlow as part of the supply chain for Ireland's emerging renewable-energy industry. During construction, the development can generate opportunities for local and regional civil engineering, construction, plant hire, haulage, electrical, mechanical, fabrication and engineering companies. Additional opportunities may arise for environmental, health and safety, security, landscaping, accommodation, catering and vehicle-service businesses.

The economic opportunity continues after construction. A continuously operating anaerobic digestion facility requires ongoing mechanical and electrical maintenance, fabrication, plant servicing, environmental testing, laboratory services, security, cleaning, IT, professional services,

training and other support. This creates a recurring market for local businesses throughout the operational life of the facility.

The objective for County Carlow should therefore be to capture as much of this expenditure locally as commercially possible. Maximising local procurement and employment would increase the economic multiplier and help retain project expenditure within the county. Over time, the development could also act as an anchor investment for a wider renewable-energy and circular-economy supply chain in Carlow, creating opportunities for existing businesses while potentially attracting new companies and specialist skills to the area.

Senior Assistant Chief Fire Officer – Fire Authority

The Senior Assistant Chief Fire Officer states that the report is based on the drawings and details submitted to the Fire Authority for the application referred to above, and has been submitted in accordance with Section 13 of the Fire Services Act 1981 & 2003.

The Fire Authority have no objection to the grant of this planning permission, subject to the following conditions being attached:

- 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.
- Carlow County Council Fire Service 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.

13. Third Party Observation's / Submissions to An Coimisiún Pleanála

Submissions on the proposed development are made directly to An Coimisiún Pleanála.

14. Planning Authority's Assessment and Views

Proposed Development

The applicant is seeking permission for a change of use, to cease quarrying and restoration works and to develop Powerstown Biogas on the subject site. The proposal is for an anaerobic digestion facility that will convert agricultural residues into:

- Renewable Natural Gas (RNG)
- Biogenic CO₂
- Solid and liquid digestate (fertiliser)

The proposed anaerobic digestion facility for the production of 250 GWh per annum of renewable natural gas and biogenic liquefied carbon dioxide from agricultural residues, including liquid

farmyard manures and solid farmyard manures, collectively referred to as 'feedstocks'. The application seeks a planning permission that has a duration of 10 years from the date of grant.

Principle of the proposed development

Having regard to the provisions for rural development, including agricultural diversification, waste to energy, biogas and renewable energy production as set out in the Carlow County Development Plan 2022-2028 and in conjunction with national policy for a reduction in greenhouse gas emissions and the decarbonisation of the gas network via biomethane production, it is considered that the principle of an anaerobic digester on this site subject to appropriate environmental controls / mitigation measures is acceptable. An annual intake of 663,000 tonnes of feedstocks is envisaged per annum which will generate up to 250 GWh of biomethane annually. This will result in an estimated reduction of approximately 181,000 t CO₂ each year. In addition to renewable gas, the process will produce biogenic carbon dioxide and digestate, a nutrient-rich fertiliser.

Landscape

The application site is located in the Killeslin Hills Landscape Character Area with part of the study area as set out in the Landscape and Visual Impact Assessment contained in Chapter 16 of the EIAR located in the Central Lowlands Landscape Character Area

Appendix VII of the Carlow County Development Plan 2022-2028 further identifies the Landscape type within this area as a 'Broad River Valley' which is classified with a landscape sensitivity of '4-Increasing' and 'Farmed Lowland' which is classified with a '2-Decreasing' to '3-Moderate' landscape sensitivity. The 'Killeslin Hills' LCA has been deemed to have "a moderate level of sensitivity and moderate potential capacity to absorb different types of development." However, regarding the 'Killeslin Hills' LCA, the landscape character assessment also states "the east-facing slopes enjoy sweeping panoramic views over most of the County". Given its upland character and relative exposure, it has a low potential capacity to absorb industrial development.

The 'Central Lowlands' LCA is "...deemed to be moderately sensitive to development" and "...has capacity to absorb most types of development subject to the implementation of appropriate mitigation measures." This LCA is also considered to have a low potential capacity to absorb industrial development such as that proposed.

Visual Impact:

The proposed development site is located on the site of a partially restored quarry and is currently operated as a sand and gravel extraction and soil/stone import. The site is adjoined by the now closed Powerstown Landfill to the north and by the Powerstown Recycling Centre to the immediate east. The M9 Motorway is located within 420m to the north and the Dublin Waterford Railway line is within 420m to the east.

Having regard to the existing and historic use of the subject site, the scale and height of the proposed development, and the adjoining land uses the Planning Authority considers that the development would not have an adverse visual impact on the landscape given the nature and topography of the subject site and the wider landscape within which it is situated and would not therefore be contrary to policies as contained in Chapter 9 of the Carlow County Development Plan 2022-2028 (LA.P1-LA.P4 & LA.P5 – see Section 3 above).

Impact on Residential Amenities:

The settlement pattern in the area of the subject site consists of one-off rural housing fronting onto the road network in a rural settlement pattern. There are approximately 193 no. residential and commercial properties within 2 km of the red line boundary with Leighlinbridge the most proximate settlement located approximately 2.5 km to the south of the proposed development.

Details in the EIAR state that in terms of air quality impacts during the operational phase are assessed as direct, long-term, negative and slight, arising from emissions associated with site activities and traffic movements. This is considered not significant in EIA terms. The development will also deliver positive effects on air quality at a broader scale through the displacement of fossil fuels, as the biomethane produced will offset conventional natural gas use and contribute to lower carbon and pollutant emissions within the energy system. In terms of odour the applicant indicates that a number of design features have been integrated to control odour, including

- Feedstock will be delivered to the site in covered / sealed tankers and deposited in the enclosed solid and liquid feedstock reception buildings.
- All feedstock and digestate processing activities will be undertaken within enclosed buildings which will be maintained under negative pressure, with fast acting roller shutter doors to prevent fugitive odour emissions from building entry points.
- Air extracted from buildings held under negative pressure will be directed to the Odour Control System (OCS) for treatment (see details below) prior to discharge to atmosphere via an emission stack sufficiently high to ensure adequate dispersion.

The Odour Control System is based on principles of good odour management including odour containment, odour capture and extraction and odour treatment.

In terms of odour containment, all feedstock and digestate process buildings will be sealed with a near 100% leak proof building fabric. All process stages external to the building fabric will be enclosed and in sealed pipes and tanks with negative extraction applied to ensure no fugitive emissions of odours during operation. The process buildings will be placed under negative pressure. All processing of feedstock will be undertaken indoors with containment measures fitted at entry points to maintain good building integrity in terms of odour containment.

In terms of odour capture and extraction, a network of extraction pipework will be fitted throughout the feedstock and digestate process buildings and process equipment so as to provide negative pressure extraction to all odour generation areas located within the facility boundary. This will be ducted to the OCS for treatment. The OCS is described in detail in Chapter 3 of this EIAR.

All treated air will exhaust through a 35 m high stack, which has been designed to be sufficiently tall to ensure there will be no ground level impact

The overall system will be monitored by a Supervisory Control and Data Acquisition (SCADA) system and alarmed to ensure consistent performance of the OCS. Further the proposed development will be subject to an Industrial Emissions (IE) licence from the EPA, if planning is granted, which will regulate all process emissions from the development.

With regard to Noise and Vibration, Volume 2 of the EIAR provides details on potential noise and vibration impacts arising from the operation and maintenance of the proposed development. It concludes that it is likely that existing road traffic noise will mask the noise from the proposed development during the operational phase. However, the proposed development will introduce a new noise source in the soundscape which may be audible and give rise to increased ambient noise levels at certain locations during certain conditions (e.g. at locations close to the site during periods of low traffic and during night-time). The operational phase of the proposed development is therefore expected to have a slight, negative effect and will be long-term in duration.

Notwithstanding the findings of the EIAR, extensive and on-going operational noise monitoring should be considered as part of the Industrial Emission Licence including how any noise issues that may arise will be addressed by the applicant in a timely manner.

Residential amenity is not considered to be negatively impacted given the separation distance between the proposed development and the nearest residential dwelling which is sufficient to avoid adverse effects.

The proposed gas connection works may cause some disruption during the construction phase for residential amenity, but this will be for a contained period of time and should be appropriately managed and reviewed as part of the construction management plan and traffic management plan.

Seveso III Directive

The Chemicals Act (Control of Major Accidents Involving Dangerous Substances) Regulations 2015 (COMAH), which implement the Seveso III Directive, are relevant to the proposed development and it is indicated that the development will be a Seveso lower tier site with notification required to the Health Safety Authority (HSA) for the storage of ≥ 50 t of natural gas. A land use planning assessment is submitted with the planning application to An Coimisiún Pleanála who will then refer it to the HSA.

Industrial Emissions Licence

The proposed development activity falls within the remit of the Industrial Emissions (IE) Directive (2010/75/EU), as implemented by the European Union (Industrial Emissions) Regulations (S.I. 138 of 2013), which amend the First Schedule of the 1992 EPA Act. As such, the applicant will submit an Industrial Emissions Directive (IE) licence application to the Environmental Protection Agency (EPA) in accordance with Activity Class 11.4(b)(i) of the First Schedule of the Environmental Protection Act 1992, as amended, for the anaerobic digestion of non-hazardous waste where the recovery activity has the capacity exceeding 100 tonnes per day. As such and in accordance with Section 99F of the Environmental Protection Agency Act 1992 (as amended) and Section 54 of the Waste Management Act 1996 (as amended), no conditions controlling emissions from the operation of the proposed activity, including the prevention, limitation, elimination, abatement or reduction of those emissions, or controlling emissions related to or following the cessation of the operation of the activity may be imposed by the Planning Authority

Conclusion

The Planning Authority acknowledges and supports the strategic importance of the proposed development as a critical element of physical infrastructure required to facilitate future economic and social development, as well as responding to issues of climate change.

The development as proposed is considered to be broadly consistent with the provisions of the Carlow County Development Plan 2022–2028 and the associated Renewable Energy Strategy. Having regard to the foregoing, it is concluded that the proposal accords with the objectives of the Carlow County Development Plan 2022–2028 and subject to appropriate mitigation measures / environmental controls and compliance with licensing requirements of the EPA it is considered generally in compliance with the principles of proper planning and sustainable development of the area.

15. Development Contributions

Currently, the relevant Scheme is the Carlow Development Contribution Scheme 2025-2029 (amended Jan 2026). The relevant charge applicable is *Class 27: Development not coming within the foregoing* with a charge rate of €26 per m².

16. Special Development Contribution

Subject to inclusion of a bond to ensure satisfactory reinstatement of the public road and surface water drainage no special development contribution is considered warranted.

17. Bonds

In the event of An Coimisiún Pleanála deciding to grant permission for the proposed development, Carlow County Council recommends a condition requiring the lodgment with the Planning Authority of a cash deposit, a bond of insurance company or other security [of sum to be agreed in writing prior to commencement of the proposed development] to cover any damage to the public thoroughfare including in relation to the carriageway and surface water drainage.

This shall be coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development.

18. Planning Authority's View on Conditions in the Event of the Coimisiún Deciding to Grant Permission

The Planning Authority notes that all process emissions during the operational phase will be regulated by the EPA through the IEI Licensing regime and accordingly no conditions are recommended regarding environmental matters governed under this code, including odour, noise, water quality, environmental management systems, closure plan etc. Relevant conditions for consideration include:

- Timescale for completion, operation and decommissioning
- Detailed Construction and Environmental Management Plan
- Appointment of Environmental / Ecological Clerk of Works during the construction phase.
- Details for protection measures for existing water service infrastructure / groundwater during construction.
- Noise / dust levels during construction including monitoring and timely procedures to address any issues of complaint
- Pre and post road surveys. Pavement condition rating to be agreed with CCC engineer for all effected roads as set out in EIAR report.
- Site access to be strengthened with Min of +60MM base coarse macadam for the entire access roadway in a safe and undamaged manner for the local public use. All access gates to be set back 10m from road edge.
- Widening of access junction to be in accordance with TII standard details and agreed with CCC prior to commencing.
- Adherence to Construction Traffic Management Plan including continuous monitoring to ensure compliance and response to any matters arising is required. Agreement of HGV delivery schedules to ensure compliance and agreed timing restrictions. Construction Manager/Transport Coordinator should liaise with the Municipal District Engineer to agree timing restrictions, routing, signage and manage any complaints received.
- No dirt or debris from the site to be permitted on the public road either during construction or operation of the development. Road sweeper to be available on site to keep affected roads debris free during construction phase.
- No parking or queuing of vehicles including HGV's on the public road will be permitted.
- Requirement to obtain a road opening licence for any excavation or works on public roads, footpaths, grass margins, public car parks or public areas.
- Appointment of a traffic management coordinator.
- Incorporation of SuDs measures in the drainage design.

- Measure to mitigate impact on residential amenities during construction including operational hours, noise, dust and vibration control measures etc.
- Archaeological monitoring, recording, reporting and any further mitigation arising from same
- Implementation of landscaping measures / plan, hedgerow retention /bolstering proposals to include semi mature planting around the perimeter of the subject development in order to soften and absorb the overall visual impact of the proposed development on this area.
- All mitigation measures / commitments outlined in the submitted EIAR and Natura Impact Statement be carried out in full and implemented by the developer.
- Signage details to be agreed.
- 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.
- Requirement to engage with Carlow County Council Fire Service 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.
- Development contributions
- Bond



Coilín O'Reilly
Chief Executive

Date: 9/9/26