

From: [LAPS](#)
To: [Lauren Murphy](#)
Cc: [SIDS](#)
Subject: FW: ACP-324426-26 - 10 year planning permission for the construction of an Anaerobic Digestive (AD) facility and ancillary development
Date: Friday 28 August 2026 15:14:12
Attachments: [20260828 SID-CW-2026-042.pdf](#)

Hi Lauren,

I think this is your case.

Kind regards,
Muirín

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Friday 28 August 2026 14:34
To: SIDS <sids@pleanala.ie>
Cc: LAPS <laps@pleanala.ie>
Subject: ACP-324426-26 - 10 year planning permission for the construction of an Anaerobic Digestive (AD) facility and ancillary development

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Our Ref: SID-CW-2026-042

Good afternoon,

Attached are heritage observations/recommendations for the above-mentioned consultation. Please acknowledge receipt.

Regards,

Brian Bone
Executive Officer

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

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

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



Your Ref: ACP-324426-26

Our Ref: SID-CW-2026-042

(Please quote in all related correspondence)

28 August 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email to: laps@pleanala.ie

Re: Notification under the Planning and Development Act, 2000, as amended.

Proposed Strategic Infrastructure Development (SID): 10-year planning permission for the construction of an Anaerobic Digestive (AD) facility and ancillary development

A chara,

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations of the Department under the stated heading(s).

Archaeology

It is noted that the Environmental Impact Assessment Report (EIAR) submitted as part of the planning application includes a desk-based Archaeological Impact Assessment, which was carried out in relation to the proposed development by John Cronin and Associates Ltd (EIAR Chapter 15; dated June 2026).

The Department has reviewed the EIAR and advises that the following should be included as a condition of any grant of permission. Note these recommended conditions align with Sample Conditions C4, C5 and C6 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the EIAR.



Archaeological Requirements:

1. All mitigation measures in relation to archaeology and cultural heritage as set out in Chapter 15 of the EIAR (dated June 2026) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.
2. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to monitor all site clearance works, topsoil stripping or groundworks associated with the development along the gas pipeline route.
 - a. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
 - b. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service of the Department, regarding appropriate mitigation.
 - c. The developer shall facilitate the archaeologist in recording any remains identified.
 - d. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service of the Department, shall be complied with by the developer.
3. The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 15 of the EIAR and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
4. The planning authority and the National Monuments Service of the Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.



Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Nature Conservation

The Natura Impact Statement (NIS), together with the relevant chapters of the Environmental Impact Assessment Report (EIAR) have been reviewed. The Department acknowledges the extent of ecological survey work undertaken and the assessment of potential effects associated with the proposed biogas facility and associated gas pipeline.

European Sites and Appropriate Assessment

The proposed development is located within the River Barrow catchment, with the River Barrow and River Nore Special Area of Conservation (SAC) (Site Code: 002162) being the principal European Site considered in the NIS. The SAC boundary is approximately 20 metres west of the main development site, while the River Barrow is approximately 300 metres west. The proposed gas pipeline also crosses the River Barrow by horizontal directional drilling (HDD). The NIS identifies potential effects principally in relation to water quality and associated aquatic ecosystems. The Department considers that this is an important pathway, which requires careful control given the proximity and hydrological connectivity of the development to the SAC.

Water Quality and Aquatic Ecology

The Department considers water quality to be the principal ecological issue associated with the proposed development. The Biodiversity chapter identifies the Powerstown Stream as having a Q-value of 3 (Poor WFD Status) and the River Barrow as having a Q-value of 3–4, corresponding to Moderate WFD Status and a Slightly Polluted condition. Fish monitoring has also recorded a range of species within the River Barrow and its tributaries, including salmon and European eel. The Department notes the potential for construction activities, particularly watercourse crossings and the HDD works beneath the River Barrow, to result in sedimentation or accidental pollution. Chapter 11 of the EIAR specifically identifies the risk of drilling-fluid frac-out, sedimentation and contamination of the River Barrow as a likely, short-term, significant negative effect prior to mitigation. It is therefore considered that robust water quality protection measures should be secured for the duration of the construction works.

River Barrow HDD Crossing

The proposed HDD crossing beneath the River Barrow is of particular importance. The NIS identifies potential risks associated with the HDD works and proposes measures intended to



prevent the release of drilling fluids into the river. The Department welcomes the proposed precautionary approach and recommends that the detailed HDD methodology, including monitoring and contingency measures in the event of frac-out, is agreed and secured prior to commencement of these works. The contingency arrangements should include immediate cessation of works, containment and recovery of drilling fluids and appropriate notification and ecological assessment where an incident occurs.

White-clawed Crayfish and Fish

White-clawed crayfish and a number of fish species are qualifying interests of the River Barrow and River Nore SAC. The Biodiversity chapter identifies historical records of white-clawed crayfish within the Ballynaboley Stream, Cardinal Moran Bridge area and the wider River Barrow catchment. It also notes records of crayfish plague within the Barrow catchment. The Department considers that these receptors warrant particular consideration during watercourse works.

The NIS considers temporary water quality deterioration unlikely to result in significant effects on white-clawed crayfish, while acknowledging the potential for temporary disturbance and water quality effects. Given the conservation importance of white-clawed crayfish and the presence of historical records within the catchment, the Department recommends that appropriate biosecurity measures are implemented during all watercourse works to minimise the potential spread of crayfish plague.

Otter

The River Barrow at the Cardinal Moran Bridge is identified as a corridor and foraging area for otter. No otter breeding or resting places were identified within the relevant survey areas; however, the NIS recognises that otter may commute and forage in the locality and that temporary effects may arise during watercourse crossing works. The Department recommends that pre-construction checks are undertaken where appropriate and that all watercourse works maintain Otter access and connectivity. Particular care should be taken around the River Barrow crossing.

Biodiversity – Habitats and Protected Species

Chapter 11 identifies a number of local ecological receptors associated with the site and gas pipeline, including:

- Bats
- Breeding birds



- Amphibians
- Terrestrial invertebrates
- Fish
- White-clawed crayfish
- Otter

The Department notes that linear habitats along the site and gas pipeline are considered important for bats and that lighting may extend into areas used by bats. The Department recommends that vegetation clearance is minimised and that retained hedgerows and linear habitats are protected throughout construction.

Bats and Lighting

The Department notes that no bat roosts were identified within the site or along the gas pipeline route and that linear habitats will largely be retained. However, Chapter 11 identifies the potential for lighting to spill into neighbouring areas and places bats within the Zone of Influence for lighting disturbance. Importantly, the operational assessment identifies a likely long-term slight negative effect on bats from lighting at the biogas plant. The Department, therefore, recommends that external lighting is designed to minimise light spill onto surrounding habitats and retained linear features. A wildlife-sensitive lighting design should be secured as part of any permission.

Birds

The Biodiversity chapter identifies breeding birds as a receptor potentially affected by vegetation clearance, construction noise and disturbance. While the effects are generally assessed as temporary or imperceptible, Chapter 11 identifies a likely short-term effect from construction noise and a moderate potential effect associated with construction machinery and site activity prior to mitigation. The Department recommends that vegetation clearance is undertaken outside the main breeding bird season where practicable and that appropriate pre-clearance checks are undertaken where works cannot be avoided during sensitive periods.

Protected and Threatened Flora

The Biodiversity chapter identifies potential effects on protected and/or threatened flora and orchid species along the gas pipeline. The assessment identifies a likely, long-term,



moderate negative effect during the appropriate season prior to mitigation and proposes avoidance as the mitigation measure the proposed avoidance approach is welcomed in this regard. The location of any sensitive flora should be clearly identified prior to construction and protected from disturbance.

Department Conclusion

The Department acknowledges the extensive ecological survey work undertaken and the detailed assessment contained within the NIS and the EIAR. The Department notes that the River Barrow and River Nore SAC is located in close proximity to the proposed development and that the gas pipeline will cross the River Barrow by HDD. The Department considers protection of water quality and aquatic ecological receptors to be the principal biodiversity consideration associated with the proposal. The presence of protected and/or ecologically important species and habitats within the wider development area, including otter, white-clawed crayfish, fish, bats, breeding birds and amphibians, is also noted. The Department considers that the proposed mitigation measures are generally appropriate in principle, but that particular importance should be attached to the implementation and monitoring of water quality protection measures, the HDD crossing of the River Barrow, crayfish biosecurity, otter protection, lighting controls and ecological mitigation associated with the gas pipeline.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Yours faithfully,

Julie Sullivan
Assistant Principal
Development Applications Unit
Administration