An Roinn Aeráide, Fuinnimh agus Comhshaoil
Department of Climate, Energy and the Environment

Geological Survey
Suirbhéireacht Gheolaíochta
Ireland | Éireann

Tobin
Fairgreen House
Fairgreen Road
Galway, H91 AXK8

08 July 2026

Re: Application for Substitute Consent, Derrygreenagh located within Counties Offaly, Westmeath and Meath.
Your Ref: 12334
Our Ref: 26/149

Dear Sir/Madam,

Geological Survey Ireland is the national earth science agency and is part of the Department of Climate, Energy and the Environment. We provide independent geological information and interpretation and gather various data for that purpose. Please see our website for data availability.

With reference to your email received on the 10 June 2026, concerning the Substitute Consent for peat extraction at Derrygreenagh, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' Data & Maps (gsi.ie) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [Data by Environmental Assessment and Planning Topic (gsi.ie)], where you will find our data arranged by environmental assessment topic as illustrated below:

Land and soils
Soil • Subsoils (Quaternary Geology) • Tellus Geochemistry • Geotechnical *Geology* • Bedrock • Geophysics • Bedrock & Quaternary 3D

Water
Groundwater • Aquifers GW vulnerability, GWPSs (GWPPs) • Karst *Surface water* • Tellus Geochemistry *Estuarine & marine waters* • Marine and coastal *Flooding* • GWClimate

Climate Change
Carbon accounting / Carbon balance • Geothermal • Carbon capture and storage *Climate change trends* • National coastal change assessment

Cultural Heritage
Archaeology • Cherish *Underwater Archaeology* • Shipwrecks

Material Assets
Built Services • Natural resources (Minerals & Aggregates) • Active quarries

The Landscape
Landscape Appearance & Character • Physiographic units *Historical landscapes* • Historic mines

Other Relevant Data		
Natural (Geo) hazards • Landslide Susceptibility Mapping • Groundwater flooding • Coastal vulnerability • Subsidence • Radon	*Natural heritage* • Geoheritage (County Geological Sites) • Dimension Stone/Stone Built Ireland	

Other Comments

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be redacted for confidentiality and added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at [redacted]

If we can be of any further help, please do not hesitate to contact me [redacted] or my colleague [redacted] at [redacted]

Yours sincerely,

[redacted]

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site-specific assessments.

Outlook

RE: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

From Appeals2 <[redacted]>
Date Thu 18 Jun 2026 12:14 PM
To [redacted]
Cc [redacted]

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Dear [redacted],

I have been asked by An Coimisiún Pleanála to respond to your email dated 9th June 2026.

Please be advised that An Coimisiún Pleanála has no comments to make in relation to your request.

Kind Regards
[redacted]
An Coimisiún Pleanála

From: [redacted]
Sent: Tuesday 9 June 2026 16:17
To: Communications <[redacted]>
Cc: [redacted]
Subject: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

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A Chara,

Please find attached a Scoping Report and Letter for the Derrygreenagh Substitute Consent. We invite you to submit any relevant information that you may hold and/or highlight by email, letter or telephone to the undersigned no later than the **13th of July 2026.**

Kind regards,

[redacted]

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo
Telephone: +[redacted]
Email: [redacted]
Website: http://www.tobin.ie

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Outlook

EIS 26/149 - Derrygreenagh Substitute Consent Application for peat extraction within Counties Offaly, Westmeath and Meath

From DCEE Planning Notifications <[redacted]e>
Date Thu 9 Jul 2026 12:54 PM
To [redacted]
Cc [redacted]

1 attachment (417 KB)
26_149 Derrygreenagh Peat extraction.pdf;

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To whom it may concern,

Please see attached submission on behalf of Geological Survey Ireland (a section of the Department of Climate, Energy and the Environment) with regard to the subject entity.

Please send an acknowledgement of receipt to [redacted] at your earliest convenience.

Regards,

[redacted]

An Roinn Aeráide, Fuinnimh agus Comhshaoil
Department of Climate, Energy and the Environment

An Bóthair an Bhaile Nua, Loch Garman, Y35 AP90
Newtown Road, Wexford, Y35 AP90

T +[redacted]
[redacted]www.gov.ie/dcee

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Outlook

Re: EIS 26/149 - Derrygreenagh Substitute Consent Application for peat extraction within Counties Offaly, Westmeath and Meath

From [redacted]
Date Thu 9 Jul 2026 1:04 PM
To DCEE Planning Notifications <[redacted]>
Cc [redacted]

Hi [redacted],

Thank you for your submission regarding the Derrygreenagh Substitute Consent request.

We appreciate the guidance provided and will ensure that it is followed accordingly.

Kind regards,

[redacted]

TOBIN
Galway | Dublin | Castlebar | Limerick | Sligo
Telephone: +[redacted]
Email: [redacted]
Website: http://www.tobin.ie

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Sent: Thursday, July 9, 2026 12:54 PM
To: [redacted]
Cc: [redacted]
Subject: EIS 26/149 - Derrygreenagh Substitute Consent Application for peat extraction within Counties Offaly, Westmeath and Meath

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Please send an acknowledgement of receipt to [redacted] at your earliest convenience.

Regards,

[redacted]
[redacted]

An Roinn Aeráide, Fuinnimh agus Comhshaoil
Department of Climate, Energy and the Environment

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IFI/2016/1-4298



Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters

2016

IASCACH INTÍRE ÉIREANN
INLAND FISHERIES IRELAND

GUIDELINES ON PROTECTION OF FISHERIES DURING CONSTRUCTION WORKS IN AND ADJACENT TO WATERS

INLAND FISHERIES IRELAND

2016

GUIDELINES ON PROTECTION OF FISHERIES DURING CONSTRUCTION WORKS IN AND ADJACENT TO WATERS.

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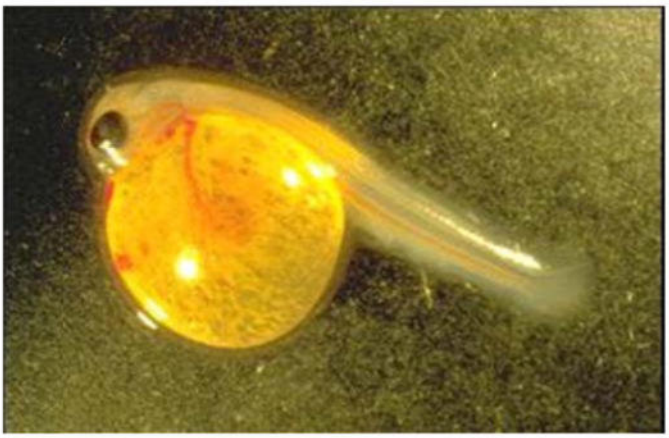
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GUIDELINES ON PROTECTION OF FISHERIES DURING CONSTRUCTION WORKS IN AND ADJACENT TO WATERS

1. INTRODUCTION.

1.1 Inland Fisheries Ireland (IFI) is responsible for the protection, management and conservation of the inland fisheries resource in Ireland, which includes over 70,000 kilometres of rivers and streams and 144,000 hectares of lakes. The agency is also responsible for sea angling. The waters concerned contain a wide range of fish species, which are particularly sensitive in terms of threats to their physical habitat and to water quality such as arise during construction works in and adjacent to waters.

1.2 IFI policy is aimed at maintaining a sustainable fisheries resource through preserving the productive capacity of fish habitat by avoiding habitat loss, and harmful alteration to habitat. Construction works particularly those entailing the installation of new river and stream crossing structures and the realignment of river channels have the potential to significantly impact both in the short and long term on fisheries resources if they are not carried out in an environmentally sensitive manner.



A brown trout at the alevin stage shortly after hatching. This life stage is very sensitive to pollution and physical disturbance.

1.3 These guidelines identify the main issues of concern in terms of construction impacts and their prevention. They set out *inter alia* requirements in relation to bridges and culverts and the need for such structures to allow for unhindered upstream and downstream movement of fish and aquatic life.

2 OBLIGATIONS ON DEVELOPERS DESIGNERS AND CONTRACTORS TO CONSULT IFI.

2.1 Contact should be made with IFI at the earliest possible stage in the planning and design process where works such as road construction, installation of culverts and bridges, the crossing of rivers/streams with pipelines and works on and in the environs of waters are planned. Such consultation will enable those concerned to comply with the provisions of the Fisheries Acts and Habitats Regulations.

2.2 In addition to the general guidance and requirements detailed herein, there will be design and construction issues specific to individual projects and locations. In such cases IFI will issue detailed operational and construction requirements.

3. THE ISSUES OF CONCERN.

3.1 Damage to the Aquatic and Associated Riparian Habitat, e.g.

- Removal and loss of instream spawning gravels and larger stones.

- Loss of submerged and emergent aquatic vegetation.
- Loss or damage to bankside cover including removal of trees, shrubs and bankside root masses.
- Undesirable changes in watercourse morphology and hydrology.



Drip tray is undersized, dangerously positioned and leaking oil. Unacceptable practice.

3.2 Pollution of Waters.

Pollutant	Examples of Construction Source
Silts and solids.	Earthworks, new drainage networks and instream works.
Cementitious residues.	Bridge, culvert and drainage headwall construction, etc.
Oils and greases. Anti freeze.	Construction plant and equipment.
Wood preservative.	Treatment of new timber fencing.

3.3 Introduction of Non Native Species.

Invasive Species	Construction Source
Plants, algae, fish and shellfish.	Earthmoving equipment, pumps, boats, ropes etc, previously used perhaps unknowingly in waters containing invasive species.
Plants and algae.	Imported materials such as top soil.

Further information on invasive species their impact and control, and on bio-security is available at www.inlandfisheriesireland.ie



It is a serious offence to discharge deleterious matter such as oil contaminated residues to waters.

3.4 Interference with Upstream and Downstream Movement of Aquatic Life.

- Improperly designed or installed temporary and/or permanent watercourse crossing structures. For example, insufficient water depth in culverts, culverts with perched inlets, outfalls and excessive slope.

- Insufficient water depth over bridge aprons/scour slabs.
- Physical alteration of stream channels resulting in:
  - Altered hydraulic characteristics.
  - Changes in stream profile, particularly in width, depth, gradient and current speed.



Temporary crossing impassable to fish life.

4. TIMING OF INSTREAM WORKS.

4.1 There are significant variations in the timing and duration of salmonid (Salmon and Trout) spawning activity throughout the Republic of Ireland. To minimise adverse impacts on the fisheries resource works in rivers, streams, watercourses, lakes, reservoirs and ponds should normally (except in exceptional circumstances and with the agreement of IFI) be carried out during the period July-September.

4.2 The appropriate 'window' for instream works can vary depending on the nature of the fishery resource concerned and the existence of other factors such as catchment or sub catchment specific Bye Laws and Regulations.

5. TEMPORARY CROSSING STRUCTURES ON WATERS.

5.1 All watercourses which have to be traversed during construction projects should be effectively bridged prior to commencement of works. There is sometimes a serious misconception that in installing temporary crossing structures, the only issue is keeping water flowing from above a temporary crossing to below it. Design and choice of temporary crossing structures must provide for passage of fish and macroinvertebrates, the requirement to protect important fish habitats e.g. spawning and over wintering areas, as well as preventing erosion and sedimentation. In certain circumstances, access for angling or commercial fishing purposes may also be required.



Temporary crossing structure. Impassable for aquatic life and emitting silt to waters as construction equipment traverses the crossing. Unacceptable practice.

5.2 No temporary crossing on any watercourse shall be installed without the approval of IFI as regards sizing, location, duration and timing.



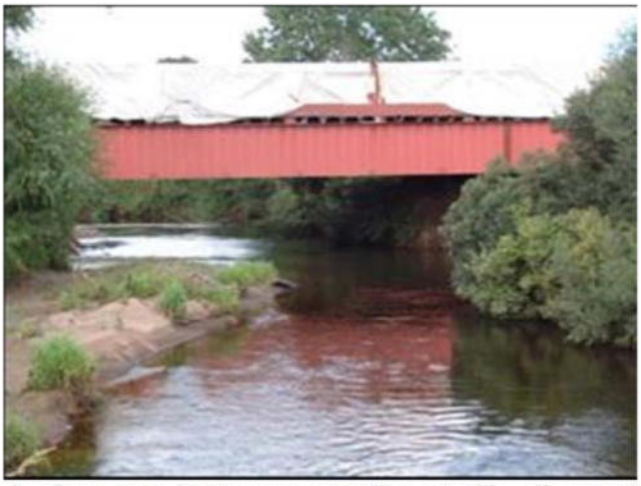
The same temporary crossing location as shown on the previous page, but with a laden dumper dislodging and causing loss of cover material to waters.



Temporary clear span 'bailey bridge' ensuring free upstream and downstream movement of aquatic life. The streamside fencing should be 5 metres from the watercourse, not immediately alongside as in this photograph.



The inevitable result from the crossing shown above. Continuous silt discharges. Unacceptable practice.



A clear span temporary crossing capable of carrying heavy axle loadings and long wheel base vehicles.

5.3 The preferred option is for clear span 'bridge type' structures on fisheries waters.

5.4 The crossing of watercourses at natural fords is not permitted because of the amount of uncontrolled sedimentation that can be generated.

5.5 The creation of fords on streams and rivers through the introduction of stone is prohibited.

5.6 Where circumstances such as space or access difficulties preclude use of clear span structures, temporary crossings structures shall:

5.6.1 Comprise one or more metal or concrete pipes, prefabricated culverts or such other material as IFI may permit of minimum diameter 900 mm. Pipes or culverts may be vertically stacked.

5.6.2 Be laid in such manner as to maintain the existing stream profile.

5.6.3 Ensure no significant alteration in current speed or hydraulic characteristics, in particular not result in scouring, deposition or erosion upstream or downstream the temporary crossing location.

5.6.4 Have capacity to convey the full range of flows including flood flows likely to be encountered without the crossing being overtopped.

5.6.5 Be covered with clean inert material such as to allow for the safe crossing of the widest items of plant and equipment without cover material being dislodged and entering waters.

5.7 The approach and departure routes to temporary crossing structures should be designed and installed so that drainage will fall away from the watercourse being crossed. In the event that the fall of ground does not permit sufficient control on drainage, additional earthworks settlement areas shall be provided.

5.8 Temporary crossing structures should be fenced with terram or similar material to prevent wind blow carrying dusts and other potentially polluting matter to waters.

5.9 Side armour (e.g. reinforced concrete traffic barriers) should be provided on temporary crossing structures to ensure machinery cannot drive over its edge, or force the discharge of material from the bridge deck to waters.

5.10 IFI wish to emphasise that site selection for temporary crossings should have regard to all access and construction needs ranging from those of fencing contractors vehicles to the longest wheelbase of multi-axle cranes.



A crossing structure over a designated salmonid water. Note: terram covered fencing, reinforced concrete traffic barriers and fall back from the watercourse.

5.11 It is not permissible, except in exceptional circumstances, to reposition temporary crossing structures where these are not of a clear span type.

6. RIVER AND STREAM PERMANENT CROSSING STRUCTURES.



Is the culvert adequately sized?

6.1 Structures should not damage fish habitat or create blockages to fish and macroinvertebrate passage. Design and choice of structure should be based on its technical

and economic feasibility to pass fish and macroinvertebrates, the requirement to protect important fish habitats e.g. spawning and over-wintering areas, provision in certain areas of angling and commercial fishing access including boat access and prevention of erosion and sedimentation.

6.2 Culverts are the most frequently used river/stream crossing structures and are associated with some of the most common fish passage problems. The culverting of long stretches of fisheries water is extremely undesirable and can result in significant loss of valuable habitat. In the case of crossing structures over fishery waters, the preferred position is for clear span structures (bridges), so as not to interfere in any way with the bed or bank of the watercourses in question.



Excessively wide culverts can result in reduced current speed, ponding, and siltation of instream gravels.

6.3 Bridge foundations should be designed and positioned at least 2.5 metres from the river bank so as not to impact on the riparian habitat.



Excessively long culvert resulting in habitat loss and reduced productivity due to inadequate light penetration.

6.4 Generally, bridges and bottomless culverts are the best option for maintaining natural stream channel characteristics and have the least impact on habitat. However, because of design and load bearing considerations, bottomless culverts may not always be suitable for installation particularly on narrow river channels, as foundations may encroach on the channel itself and possibly result in future scouring or erosion.

6.5 Taking account of recent advances and investigations in the area of climate change and flood studies, designs should be such as to verifiably have carrying capacity for a 1 in 100 year fluvial flood flow whilst maintaining a minimum freeboard of 300 mm.

6.6 The Office of Public Works (OPW) is the lead agency for flood risk management in the Republic of Ireland. Design and capacity of structures must also be in accordance with their requirements. IFI strongly recommends that contact be made with OPW at the earliest stage in the planning and design process. (www.opw.ie)



An embedded box culvert sized to match existing stream profile.

6.7 Clear span designs maintain channel profile, do not alter gradients, readily pass sediment and debris and provide unrestricted passage for all size classes of fish by retaining the natural stream bed and gradient. Water velocity is not changed and they can be designed to maintain the normal stream width. Foundations should be positioned at least 2.5 metres from waters.

6.8 Embedded box and pipe culverts are less preferable to bridges and bottomless culverts. Embedded culverts must maintain the natural channel gradient, width and substrate configuration. They should be buried to a minimum of 500 mm. below the stream bed at the natural gradient. Box and pipe culverts must be sized to maintain the natural stream channel width. The gradient should not exceed 3%. The availability of suitably sized material (depending on hydraulic conditions) to initiate "simulation" of the stream bed is the most preferable approach to establish fish and faunal passage through culverts.

6.9 Culverts should be positioned where the watercourse is straightest and aligned with its bed.



Off-line culvert at construction stage back filled with gravel. The size range and depth of fill required will be site specific.

6.10 In the case of bridges and bottomless culverts, structures should be designed and installed so as to:

6.10.1 Allow for the maintenance of channel profile and existing gradient.

6.10.2 Be capable of passing such debris as might arise during flood flow conditions.

6.10.3 Ensure adequate light penetration to minimise loss in primary productivity.

6.10.4 Not result in damage to the riparian habitat or necessitate construction within 2.5 metres of waters.

6.10.5 Provide at locations specified by IFI, angling access and/or access for commercial fishing purposes.



Box culvert positioned at incorrect level. Upstream fish passage is made difficult. Culvert invert should be 500 mm. below existing bed level and back filled with clean gravel to match the existing stream profile.

6.11 While the preferred option is for bottomless culverts, IFI is prepared in certain circumstances to consider proposals for the installation of box or pipe culverts on fisheries waters. These may be installed subject to structures being sized so as to meet the requirements at 6.10 in terms of channel profile, gradient, flood debris capacity, light, access and:

6.11.1 Be positioned such that both the upstream and downstream invert shall be 500 mm. below the upstream and downstream river bed invert levels respectively.

6.11.2 Never exceed a slope of 5%, in which circumstances baffles generally are required, and preferably not exceed a slope of 3%. As baffles can reduce the hydraulic efficiency of culverts, appropriate capacity provision must be included in the overall design.

6.11.3 In the case of box culverts on angling waters, be 3 meters in height.



The smooth concrete finish is totally unsuitable for fish passage.

6.12 Pipe culverts are not generally considered acceptable on fisheries waters. They are normally only appropriate for use on minor watercourses and drainage ditches where these can be demonstrated as not being significant in terms of fisheries habitat.



Unacceptable culverting practice. These pipes are totally impassable to fish.

6.13 Bank protection works are often required upstream and downstream of new structures, to ensure no undercutting or destabilisation of either the structure or riparian bank areas occurs. In carrying out bank protection works, it is essential that large enough boulders are selected and strategically positioned, to ensure they cannot be undercut. Normally this entails part burying boulders up to one third of their depth below stream bed

level and securing them into their final position. In areas of high water energy, to ensure stability, boulders size should be a minimum of 0.5 ton.



The boulders in these bank protection works are not large enough, not sunken below stream bed level and likely to be undercut and dislodged in a storm event.



Suitably sized rock armour built to high water level at a location influenced by tidal back-up.

6.14 To facilitate revegetation, each course of boulders laid should be back filled with a layer of top soil. Selection of boulders in terms of shape to facilitate their placement and stability is a major consideration. Irregularly shaped boulders are very difficult to work with in terms of building multiple stable courses.



Revegetation of rock armour facilitated by the placing of locally sourced topsoil (to ensure no importation of non local grasses and shrubs) between each layer or course of boulders at installation time.

6.15 The height to which rock armour is built must take account not only of the riparian zone requiring protection, but also in certain circumstances of the need to protect e.g. kingfisher and sand martin habitat. In many instances, one or two layers of armour will be sufficient to protect and stabilise the toe of embankments while allowing nesting.



Visually unsightly stone filled gabion baskets.

6.16 Gabions are not a preferred option when it comes to bank protection. They can easily be vandalised and once the mesh is cut or broken, baskets can collapse. Gabion baskets can be unsightly and it is difficult to successfully

establish and maintain vegetation on side walls. Gabion baskets are normally only acceptable at locations where due to access constraints it is not possible to install rock armour.

7. CONSTRUCTION IMPACTS.

7.1 Uncured concrete can kill fish, plant life and macroinvertebrates by altering the pH of the water. Pre-cast concrete should be used whenever possible, to eliminate the risk to all forms of aquatic life.

7.2 Discharge of silt-laden waters to fisheries streams is of particular concern. Silt can clog fish spawning beds and juvenile fish species are particularly sensitive. Plant and macroinvertebrate communities can literally be blanketed over, and this can lead to loss or degradation of valuable habitat. It is important to incorporate best practices into construction methods to minimise discharges of silt/suspended solids to waters.



Construction sites require careful management. Is this the optimal haul route in terms of impact minimisation?



Silt discharge minimisation by providing retention areas to reduce discharge velocity and allow settlement during rainfall events.

7.3 Discharges of fuels and oils can be directly toxic to aquatic life and at sub lethal levels lead to tainting of fish tissues, rendering fish inedible. Oil films on water can seriously interfere with the diffusion of oxygen from the atmosphere into waters and in extreme cases result in oxygen depletion.



The practical impact of poor silt control.

7.4 IFI require that:

7.4.1 When cast-in-place concrete is required, all work must be done in the dry and effectively isolated from any flowing water (or water that may enter streams

and rivers) for a period sufficient to ensure no leachate from the concrete.



Silt control pond. The blue hose conveying pumped silt laden waters has its outlet securely anchored within the stone aggregate thereby dissipating energy, minimising disturbance, and preventing pond contents being disturbed and re-suspended.



Poor work practice. The drip tray is undersized, constructed of too light a material, and accordingly overly flexible, easily damaged, and unlikely to retain oil residues.

7.4.2 No direct discharges be made to waters where there is potential for cement or residues in discharges.

7.4.3 Designated impermeable cement washout areas must be provided.

7.4.4 The pH of any and all discharges made from and during construction works shall be in the range 6.0 - 9.0 units and not alter the pH of any receiving fisheries waters by more than +/- 0.5 pH units.



Silt control pond. Note hose conveying pumped silt laden waters with its outlet positioned within the gravel mound thus ensuring no disturbance of pond contents.

7.4.5 Silt traps/settlement ponds or other forms of containment and treatment shall be constructed at locations that will intercept run-off to streams. Traps shall not be constructed immediately adjacent to natural watercourses. A buffer zone should remain between the silt trap and the watercourse with natural vegetation left intact. Alternatively, imported materials such as terram, straw bales, coarse to fine gravel should be used either separately or in combination as appropriate to remove suspended matter from discharges.

7.4.6 The level of suspended solids in any discharges to fisheries waters as a consequence of construction works shall not exceed 25 mg/l, nor result in the deposition of silts on gravels or any element of the aquatic flora or fauna.

7.4.7 All oils and fuels shall be stored in secure bunded areas and care and attention taken during refuelling and maintenance operations. Particular

attention shall be paid to gradient and ground conditions which could increase the risk of discharge to waters.

7.4.8 Temporary oil interceptor facilities shall be installed and maintained where site works involve the discharge of drainage water to receiving rivers and streams.

7.4.9 There shall be no visible oil film in any discharges from construction works to waters.

7.4.10 That all containment and treatment facilities are regularly inspected and maintained.

7.4.11 Waterproofing and other chemical treatment to structures in close proximity to waters shall be applied by hand.

7.4.12 Hydroseeding shall not be carried out in close proximity to water. These areas shall be seeded by hand.



Terram lined (to prevent erosion) silt control pond outlet channel showing gravel acting as filter medium for silt removal.

8. DUST SUPPRESSION AND WATER ABSTRACTION.

8.1 It is accepted in the interests of protection of terrestrial ecosystems and so as to avoid a wide range of impacts on persons and property, that dust control measures sometimes may be required. This is normally achieved by abstraction from watercourses adjacent to the site of earthworks. In such circumstances it is essential that the aquatic resource is protected and that over-abstraction does not take place especially in low flow summer conditions at locations supporting important fish populations.



Continuous abstraction using submersible pump. No screening in place to prevent the entry of e.g. juvenile fish species to the pump. Unacceptable practice.

8.2 IFI require that:

8.2.1 Water abstraction for dust suppression shall not take place from any water body containing or suspected to contain aquatic invasive species.

8.2.2 Abstraction is confined to only those larger waters identified and agreed as being of sufficient size and volume so as to allow abstraction without adverse impact.

8.2.3 Abstraction points shall be screened so as to ensure that fish and aquatic plants are not removed from waters in the abstraction process.



A screened abstraction point using terram fitted over a fabricated support frame.

9. PLANNING, DESIGN AND CONSTRUCTION ISSUES.

9.1 The preferred position from the fisheries perspective is for clear span river and stream crossing structures thereby allowing for installation/construction without the need to alter or move existing watercourses. In the case of bridges and bottomless culverts, designers should ensure proposals are such that foundations and abutments including wing walls can be constructed without entering on or damaging the riparian zone, or existing channel profile.

9.2 Where on-line construction is proposed or taking place, it may be necessary for IFI, following an assessment of on the ground conditions with the contractors involved, to temporarily remove using electro-fishing equipment, fish from the reaches involved.

9.3 Where on line box or pipe culvert construction is proposed, it will be necessary to install a temporary by-pass channel so as to allow for stream continuity and the normal upstream and downstream movement of fish and aquatic life depending on location and seasonality.

9.4 Temporary long term by-pass channels shall be excavated and sized such as to replicate existing upstream and downstream channel conditions as regards width, depth, gradient and instream materials. Where necessary, rock armouring will be provided. In terms of capacity, by-pass channels shall be sized so as to accommodate such flood event as might reasonably be expected based on examination of hydrometric data and catchment characteristics.

9.5 In newly constructed by-pass channels the process of diverting waters and associated movement of fish stocks may only take place under the direction and supervision of IFI or its agents. Adequate advance notice of all such proposed works shall be given to IFI.



Extreme meanders installed during excavation of a new channel to overcome excessive gradient between the original course of the stream (in the background at tree line) and the point of entry of the newly created channel to a culvert (in foreground under the timber fencing). In this instance there was inadequate provision at the planning and design stage for the necessary land take.

9.6 Where temporary short term by-pass channels are required for a number of days, these shall be excavated and sized such as to accommodate such flood event as might reasonably be expected over the period in question.

9.7 Where a structure installed on line is completed within the period during which instream works normally may be undertaken (July-September), flow may be re-established through the new structure, fish transferred from the temporary by-pass channel back to the original channel, and the by-pass decommissioned immediately on completion of the fish removal with the area levelled and landscaped as appropriate. Such works may only take place following the giving of advance notice to IFI and under its supervision.

9.8 Where a structure installed on line is not completed within the period during which instream works normally may be undertaken, flow may not except in exceptional circumstances be re-established through the new structure until the next approved 'window' for such instream works.

9.9 Where on-line construction is not feasible and a structure is constructed off-line (subject to IFI approval), the course of the existing stream can be altered and new approach/departure channels designed and installed to link into the original stream channel

9.10 IFI require where box and/or pipe culverts are installed off-line on fisheries waters that:

9.10.1 Particular attention shall be given by designers and contractors to survey pre-existing upstream and downstream stream bed levels at appropriate locations, taking account of the requirement to ensure newly installed box or pipe culverts are lain with their invert level 500 mm. below bed level, so that in overall terms the newly created section of stream shall replicate and where appropriate, improve on that which it replaces.

9.10.2 The approach and departure channels for newly installed culverts shall be excavated and sized such as to replicate and be compatible with existing upstream and downstream channel conditions as regards width, depth, gradient and instream materials. Bends and meanders shall be incorporated into the new channel.

9.10.3 The approach and departure channels for newly installed culverts are back filled to a depth of up to 500 mm with clean round gravel in such size range as required where IFI determine that the material in the newly formed channel is unsuitable in terms of fish habitat.

9.11 Where as an <u>exceptional</u> measure consequent on limited land availability or other space constraints a culvert having a gradient greater than 5% is permitted, IFI require as follows:

9.11.1 Water velocity through the culvert should not exceed 1.2m/sec. in the case of salmonid habitat and 0.8 m/sec. in the case of cyprinid habitat.

9.11.2 Baffles should be provided within the culvert structure to locally reduce flow velocity thus aiding fish swimming upstream without undue stress.

9.11.3 The entry and exit points of the structure must be drowned out to a minimum depth of 150 mm. in the case of salmon waters and 100 mm. for trout waters.

9.11.4 Where culvert gradient is too steep to achieve backwatering, the downstream water level should be raised by providing one or more ponding weirs below the culvert outfall. Ponding weirs should have fish notches to facilitate upstream movement and the pools formed by them should provide resting and take-off conditions for fish.

9.12 The fitting of mesh or screens to culverts, albeit with the intention of intercepting instream debris is prohibited.

9.13 Newly constructed river and stream channels shall have banks battered to a finished angle of not greater than 45° on one bank and not greater than 30° on the opposite bank, (to allow for maintenance of a low flow channel, an overflow and a flood flow channel). Banks shall be top soiled and seeded so as to ensure the growth and development of a broad range of local grasses and shrubs thereby facilitating development of stable bank root structures.



Well vegetated newly established river channel, with broadleaves planted to within 5 meters of the overflow channel. The root structures aid bankside stability.



Looking from upstream towards a culvert arrangement. Moderate and flood flows are conveyed in the right hand culvert. Entry to that culvert is dictated by the invert and contour of the right hand portion of the newly created river channel. The left hand bank finished batter angle is approx. 45°. The first portion of the right hand bank to convey the moderate flow is battered to approx. 30°. The extreme right bank area is battered to approx. 45° to convey flood flows.

9.14 Broadleaves shall, where prescribed by IFI, be planted along newly created channels so as to provide a mixture of dapple and shade conditions. Planting shall be a minimum of 5 meters from the watercourse channel.

9.15 In the case of culverts, low flows can be accommodated in an appropriately sized structure, thereby sustaining the fisheries resource. Moderate and flood flows should be directed through a culvert that becomes operable only at a pre-determined discharge level. Moderate and flood flow culverts should be installed such that the culvert empties in its entirety when the flood has passed.

9.16 To aid in the colonisation and development of newly created river channels, it is desirable to transfer established riparian plants, shrubs and trees together with living root structures as well as boulders, stones and gravels from decommissioned to new channels where they can be positioned, inserted and replanted as appropriate.



Newly created channel. The riparian grasses on the right bank have been transferred from the previous course of the now redundant original channel. The root structures stabilise the bank area while the grasses provide a degree of cover and shade and provide habitat for aquatic insects which form part of the food for fish.

9.17 In the case of newly created stream and river channels IFI require that:

9.17.1 Such transfer of riparian plants, trees and instream material(s) as necessary, is carried out under IFI's direct supervision.

9.17.2 Gravels and stones are removed from the dried out river channels and securely stored for re-use in the newly created river channels.

9.18 Stock proof and mammal proof fencing shall not cause an obstruction to fish passage or angling.

9.19 IFI shall be reimbursed the cost of fish removal and replacement operations associated with river and stream diversions and associated works.

10.0 REPAIRS TO EXISTING BRIDGES, CULVERTS AND SCOUR SLABS.

10.1 There are within Ireland very many old stone bridges in need of strengthening and repair works. The most commonly used methods for such works include pressure grouting, guniting and pointing of joints



Grout loss to waters is normally stopped by placing dry cement over the leak, with sand bags on top to restrict grout flow until the leak solidifies. (This photograph was taken after water flow was re-established following solidification of the grout.)

10.2 The concerns as regards sensitivity of aquatic life to pollutants and physical disturbance set out earlier in this document all apply, particularly as regards loss of grout and gunite rebound, both of which are highly alkaline.



Repairs to a single arch bridge and scour slab with stream flow piped from upstream to downstream (foreground) during both grouting and slab repair.

10.3 Grouting is a high risk process, as it is not always possible to pre-determine the route that grout will follow. It may travel through

fissures and appear upstream or downstream of the structures under repair, sometimes metres from the location of injection. Particular vigilance is required. During grout injection at least one member of a repair crew should be closely monitoring for grout losses both upstream and downstream of the structure. Portable pH monitoring facilities should always be available and staff trained in its use.

10.4 Where the structure to be grouted comprises a number of arches, water flow should be diverted away from the arch being repaired so as to allow working in the dry. Diversion of water by means of temporary damming should be undertaken. Sand bags in conjunction with e.g. plastic sheeting, marine plywood and other suitable materials may be used. A number of manufacturers provide heavy duty rubber type aqua dams which can readily be deployed, linked together and filled on site with river water thus forming a very effective seal to a bunded area. While such damming and diversion of water as is required will normally be only for a short period, the dam or berm must nonetheless be high enough not to be over topped in the event of a rainfall event and increased water levels.

10.5 Where a single arch structure is under repair, to achieve grouting in the dry, water may be diverted from upstream to downstream by means of a secure flume arrangement, or through piping, or in very limited circumstances, by means of over pumping. Screening to preclude entry of aquatic life to pumps must be carried out.



Gunite rebound on a stream bed where no precautions were taken to prevent its entry to waters. Rebound having a pH >11.5 would have entered the actively flowing stream with dire environmental consequences.

10.6 In all instances of guniting and repair works including repointing and masonry cleaning, the entirety of the area of water over which works are taking place should be protected from gunite rebound, mortar and vegetation loss by installation of a sealed and secure decking which shall extend upstream and downstream the structure concerned so as to ensure no losses to water.



Apron/scour slab inaccessible on its downstream end to fish life because of the extent of perching and impassable due to a combination of excessive water velocity and lack of water depth across its surface.

10.7 Approved forms of scaffolding are required to support decking. It is essential that

the decking completely captures all falling debris and rebound. All materials captured must be removed for safe disposal.

10.8 Repairs to bridge aprons/scour slabs must be undertaken so as to ensure upstream and downstream passage of fish is possible in all flow conditions. Particular care must be exercised to ensure perching does not result where new concrete slabs are poured.



Low level stone weirs installed on a salmonid nursery stream to back water the bridge apron /scour slab originally installed at too high a level.

10.9 Existing stream bed materials (stones and boulders depending on conditions) should be set into new concrete aprons/slabs thereby providing for non uniform baffled flow of varying depth across the structure which will allow for the weakest fish species to swim upstream through the deeper water area.

10.10 Scour slabs should be dished so as to provide a deeper zone and consequently deeper water to facilitate fish passage.

10.11 It is difficult and costly to retrospectively render a poorly installed apron/scour slab passable, especially where it has been installed at too high a level. In some instances the installation of one or more low level weir type structures in the river downstream may assist in back-flooding the apron thereby rendering it passable.

10.12 The installation of baffles can assist where excessive water velocity over an apron/scour slab prohibits free upstream fish movement. Baffles should be positioned so as to reduce velocity and provide temporary rest areas for weaker fish attempting to swim upstream.



Large stone baffles held in position on concrete apron with stainless steel dowel rods drilled into both the apron and stones. (Poor placement of the livestock fencing as shown in the photograph has the potential to cause blockage by catching debris.)

11.0 PIPELINE INSTALLATION.

11.1 In the case of pipeline crossings under fisheries waters, the preferred method is by way of trenchless crossings using techniques such as horizontal directional drilling, auger boring or micro-tunnelling. There are many advantages from use of such methods. Apart from the obvious avoidance of impacts on the fisheries resource, works do not have to be confined to the July-September 'window' period.

11.2 Where circumstances such as site size and contour or the existence of buildings

preclude trenchless methodologies, open cut or trench type crossings may be undertaken.

11.3 In the case of trenchless crossing of waters IFI require as follows:

11.3.1 Locations for drill rig positioning and pipeline pull areas shall be chosen or engineered such that the fall is away from the waters in question, thereby facilitating installation of pollution containment and control facilities.

11.3.2 Where drilling fluids are being returned for cleaning and re-use or recirculation through a temporary fluid return line, pneumatic leak testing shall be carried out to confirm the integrity of the return line.

11.3.3 Where circumstances necessitate the running of a return fluid line across the bed of the waters being under bored, the pipeline shall be sunken and weighted down by means of prefabricated concrete collars or by sand bags attached using web construction straps, or such other means as appropriate and securely anchored. Marker buoys and on-land marker posts will be required and all such fluid return pipelines and markers shall not interfere with or constitute a fouling risk to licensed and legally used fishing equipment.

11.3.4 Spent drilling fluids including separated drill materials shall be contained in secure bunded areas for off-site disposal at a licensed disposal facility.

11.4 In the case of open cut or trench type crossing of waters IFI require as follows:

11.4.1 Water shall be diverted from upstream to downstream the pipeline crossing location by means of a secure open flume arrangement, or through piping, or in limited circumstances, by means of over pumping.

11.4.2 Screening to preclude entry to pumps of aquatic life must be carried out.

11.4.3 The waters being crossed shall be effectively dammed both upstream and downstream of the trench location so as to ensure that works are undertaken in the dry.

11.4.4 Where concrete ballast is used to prevent pipelines rising as a result of buoyancy, it should be precast.

11.4.5 Following completion of backfilling, river bed and banks shall be reformed to match their original profile.

11.5 It will normally be necessary to temporarily remove, using electrofishing equipment, fish from the reaches involved.

12. ANGLING AND COMMERCIAL FISHING ACCESS.

12.1 In circumstances where crossings of important angling waters are concerned, it will often be necessary to provide for angling access to and from stretches of water during the construction phase of projects. It is important to note that fishing rights are property rights and that it is a legal right for anglers to access fisheries. Additionally, certain commercial fishing activities may have entry and access requirements. In such site specific circumstances, IFI will issue project and location specific requirements.



A tidal water with access for vehicles and on the opposite side, access for anglers.

12.2 IFI require:

12.2.1 In the case of permanent crossing structures on waters recognised as of angling importance, that a minimum walkway through or under the structure 1.5 meters in width and 2.5 meters in height be provided. The walkway shall be self draining and have a non slip finish.

12.2.2 In the case of a bridge spanning a specific salmon angling site, up to 7 meters clearance above water level and in the case of trout angling, up to 4 metres clearance to allow casting.

13.0 PROVISION OF DOCUMENTS.

13.1 In the case of structures and pipelines crossing waters, IFI shall be provided in Excel spreadsheet format with precise details of all watercourse crossings including seasonal streams. The spreadsheet shall in respect of each watercourse contain:

13.1.1 The number, code or other means of identification of the location.

13.1.2 Easting and northing coordinates (Irish Grid Ref).

13.1.3 Dimensions including width, height, length and gradient of proposed structures and the estimated discharge.

13.1.4 A description of the proposed structure including its shape.

13.2 Contractors/developers shall provide or have provided to IFI:

13.2.1 In the case of road construction, a copy of the Discovery 1:50,000 map(s) showing the proposed road scheme.

13.2.2 In the case of road construction, engineering drawings and OS maps in A3 size showing mainline and side road plans, chainage and profiles for all locations where watercourse crossings and drainage issues arise.

13.2.3 Engineering drawings and OS maps in A3 size of all crossing structures and pipelines in final proposal stage for construction. These shall include dimensions, setting out points, and where necessary gradient expressed as a percentage.

13.2.4 Such other details and method statements as may reasonably be required.

14.0 CONTACT BETWEEN DESIGNERS, DEVELOPERS, CONTRACTORS AND IFI.

14.1 IFI is committed in the national interest to working in a positive and cooperative manner with all relevant parties including

representatives of State and public authorities undertaking works in order to ensure that impacts on the fisheries resource are minimised. IFI is obliged to ensure that all structures are designed, installed and maintained so as to ensure the free upstream and downstream movement of aquatic life and the sustainable maintenance of the aquatic and associated riparian zone.

14.2 IFI require that contact be established and maintained between senior representatives of the developer, designer and contractor with responsibility for earthworks, structures and environmental management issues and relevant river basin district personnel in advance of commencement and for the duration of the specified construction project.

14.3 IFI has offices located within each of the River Basin Districts situated wholly or partly in the Republic of Ireland. Contact details and a map showing the locations of IFI's regional offices and areas covered are given in Appendix 1.

14.4 Responsibility for waters in the Republic of Ireland which form parts of the North Western, Neagh Bann and Shannon International River Basin Districts lies with IFI Ballyshannon, IFI Blackrock and IFI Limerick respectively.

APPENDIX 1

CONTACT DETAILS AND LOCATIONS OF IFI REGIONAL OFFICES

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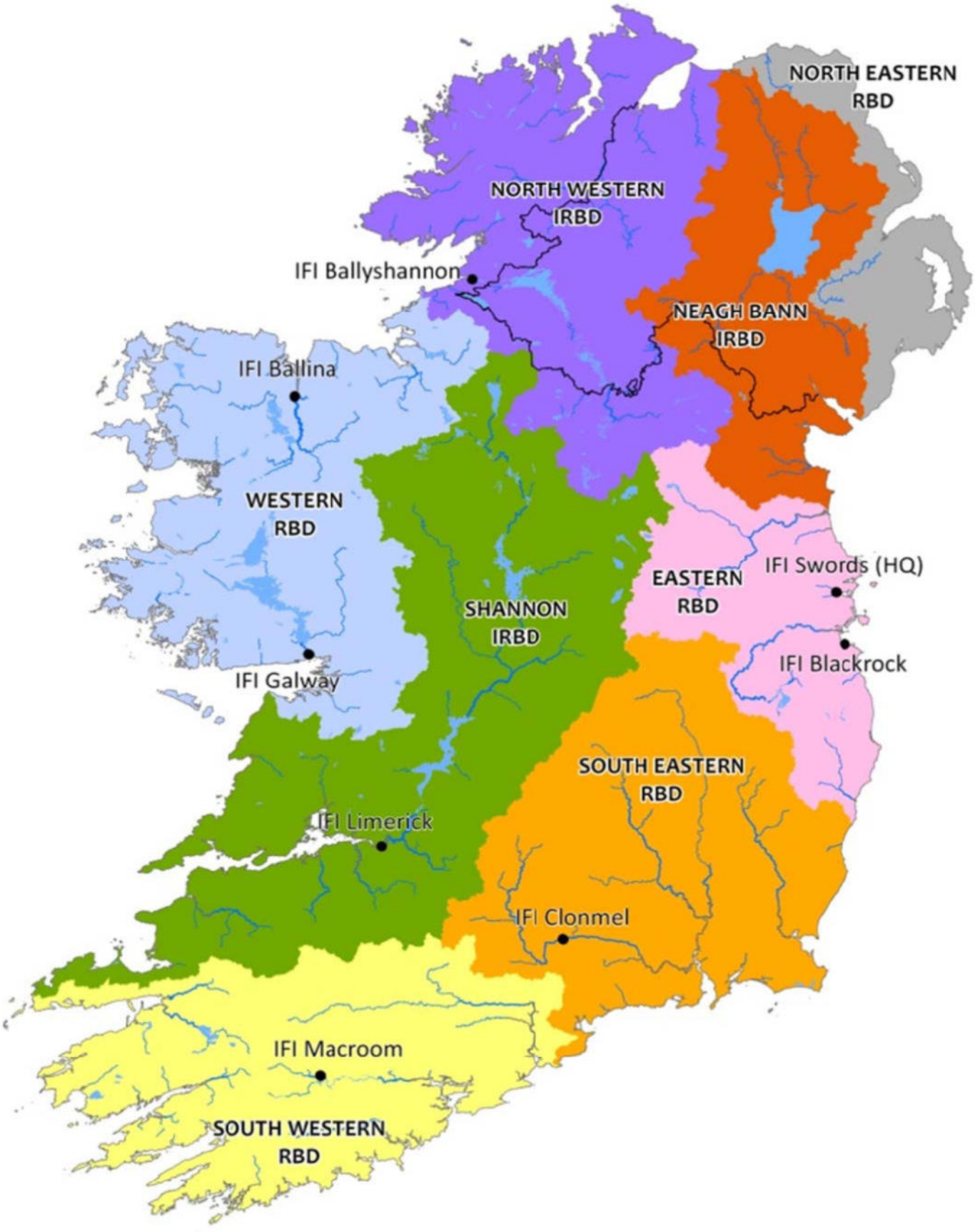
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Fax: +[redacted]


NORTH EASTERN RBD
NORTH WESTERN IRBD
IFI Ballyshannon
NEAGH BANN IRBD
IFI Ballina
WESTERN RBD
EASTERN RBD
IFI Swords (HQ)
SHANNON IRBD
IFI Blackrock
IFI Galway
SOUTH EASTERN RBD
IFI Limerick
IFI Clonmel
IFI Macroom
SOUTH WESTERN RBD

APPENDIX 2

RELEVANT LEGISLATION

The Arterial Drainage Act 1945.

The Fisheries Consolidation Act 1959 (as amended).

The Fisheries (Amendment) Act 1997.

The Inland Fisheries Act 2010.

Council Directive 78/659/EEC on the Quality of Freshwaters Needing Protection or Improvement in Order to Support Fish Life.

The European Communities (Quality of Salmonid Waters) Regulations 1988 (S.I. 293 of 1988).

European Communities (Quality of Shellfish Waters) Regulations 2006 (S.I. 268 of 2006).

European Communities (Quality of Shellfish Waters) (Amendment) Regulations 2009 (S.I. No. 55 of 2009).

The Wildlife Act 1976.

The Wildlife (Amendment) Act 2000.

The Local Government (Water Pollution) Act 1977.

The Local Government (Water Pollution) Amendment) Act 1990.

The Habitats Directive (92/43/EEC).

The European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011).

The Water Framework Directive (2000/60/EC).

The European Communities (Water Policy Regulations 2003 (S.I. 722 of 2003).

The European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I. 272 of 2009).

The European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 (S.I. 296 of 2009).

GLOSSARY

Alevin Newly hatched salmon, trout or related fish usually with a yolk sac attached which acts as a primary nutrient source, before it emerges from the spawning gravel to begin swimming freely.

Armouring Lining of watercourse banks with rock or other material to protect from scour.

Apron Erosion protection placed below watercourse bed level in an area of high velocity such as downstream of a bridge or culvert.

Cyprinid Belonging to the largest European freshwater fish family. Common examples in Irish waters include roach, rudd, dace, minnow, gudgeon bream and carp.

Ecosystem Any combination of living and non living components that with a supply of matter and energy is self sustaining over a defined period of time

Electrofishing Fishing with electrical devices based on electro-taxis and electro-narcosis (state of immobility resulting from muscular slackening of fish due to electric current).

Gabions Baskets normally made of woven wire and filled with stone/rock or other hard material generally used to form erosion resistant structures.

Habitat The natural abode of a plant or animal, especially the particular location where it normally grows or lives.

Invasive species Species that have been introduced, generally by human intervention, outside their natural range and whose establishment and spread can threaten native ecosystems

Perched Set at an elevated level, or in a higher position, and in the context of culverts – and scour slabs, the tendency to develop a water fall or cascade due to erosion of a watercourse downstream of a structure.

Riparian The terrestrial aquatic interphase or area immediately alongside the bank of a watercourse.

Salmonids The only two indigenous fishes in the genus Salmo in Ireland - Atlantic salmon (Salmo salar L.) and brown trout (Salmo trutta L.).

Terram A geotextile cloth type permeable material normally made from polypropylene or polyester used in construction as a separation layer.

Toe The point at which the bottom of a bank and the bed of the alongside watercourse intersect.

REFERENCES

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Anon. 2007. *Maintenance and Protection of the Inland Fisheries Resource During Road Construction and Improvement Works. Requirements of the Southern Regional Fisheries Board.* Southern Regional Fisheries Board, Clonmel.

Anon. 2009. *Protection and Conservation of Fisheries Habitat with Particular Reference to Road Construction.* Shannon Regional Fisheries Board, Limerick.

Anon. *Construction, Replacement or Alteration of Bridges and Culverts. A Guide to Applying for Consent Under Section 50 of the Arterial Drainage Act, 1945.* Office of Public Works, Dublin.

Baker, C. O. and Votapka, F. E., 1990. *Fish Passage Through Culverts*. U. S. Department of Transportation, Washington, DC 20590.

FAO, 2008. *Rehabilitation of Inland Fisheries Waters for Fisheries.* FAO Technical Guidelines for Responsible Fisheries. No. 6. FAO, Rome.

O'Grady, M. F., 2006. *Channels & Challenges. Enhancing Salmonid Rivers.* Irish Freshwater Fishes Ecology & Management Series: Number 4, Inland Fisheries Ireland, Dublin.

Murphy, D. F. 2004. *Requirements for the Protection of Fisheries Habitat During Construction and Development Works at River Sites*. Eastern Regional Fisheries Board, Dublin.

National Roads Authority, 2004. *Guidelines for the Assessment of Ecological Impacts of National Road Schemes.* National Roads Authority, Dublin.

National Roads Authority, 2008. *Guidelines for the Crossing of Watercourses During the Construction of National Road Schemes.* National Roads Authority, Dublin.

Outlook

Re: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

From [redacted]
Date Mon 13 Jul 2026 4:32 PM
To [redacted]
Cc [redacted]

Good afternoon,

Thank you for your email and for confirming receipt of our submission.

We appreciate your submission which will to be considered as part of the remedial EIAR for the proposed Derrygreenagh Substitute Consent.

Many thanks,

[redacted]

TOBIN
Galway | Dublin | Castlebar | Limerick | Sligo
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2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)

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From: [redacted]
Sent: Monday 13 July 2026 4:15 pm
To: [redacted]
Cc: [redacted]

Subject: RE: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

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Good afternoon [redacted]

Many thanks for the Scoping Report for the Derrygreenagh Substitute Consent EIAR.

Having considered the documents submitted the only suggestion I have is that it may be appropriate for the EIAR to also include a Decommissioning Plan to outline;

- Removal of Infrastructure: Plans for the removal, decontamination, or repurposing of ancillary infrastructure (e.g., railway lines, silt ponds, site workshops, and machinery).
- Pollution Control: Measures to manage runoff and protect downstream water quality during and immediately after the decommissioning process.
- Site Rehabilitation Measures: Details on how the bog will be restored or re-wetted (e.g., blocking drains, raising the water table) to promote the growth of peat-forming vegetation and reduce carbon emissions.
- Long-Term Monitoring: A framework for long-term ecological and hydrological monitoring, including greenhouse gas flux, to ensure the site stabilizes as a functioning wetland or carbon sink.
- Safety and Public Access: Outline areas that may be retained as undisturbed ecological refugia and other areas managed for public access that ensures safe access and egress.

Many thanks and best regards,

From: [redacted]
Sent: Wednesday 10 June 2026 10:53
To: Heritage MCC <[redacted]>
Cc:
Subject: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

A Chara,

Please find attached a Scoping Report and Letter for the Derrygreenagh Substitute Consent. We invite you to submit any relevant information that you may hold and/or highlight by email, letter or telephone to the undersigned no later than the 13th of July 2026.

Kind regards,

[redacted]

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo
Telephone: +[redacted]
Email: [redacted]
Website: http://www.tobin.ie

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Outlook

TII26-136724 - rEIAR Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

From INFO <[redacted]>
Date Mon 13 Jul 2026 3:08 PM
To [redacted]
Cc [redacted]

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A Chara,
Thank you for your email of 10 June 2026. The position in relation to your enquiry is as follows.
Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official national road and light rail policy and guidelines, including Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications.

Regard should also be had to other relevant guidance available at www.TII.ie.

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

The lands indicated in the supplied material to be the subject of the intended rEIAR to accompany a forthcoming application for substitute consent occur south of the M6 and, in parts, occur immediately adjacent to the motorway.

With respect to EIAR scoping issues, the recommendations below provide only general guidance for preparing an EIAR that may affect national roads and/or light rail networks.

The project promoter should have regard, inter alia, to the following:

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

- **National Roads:** Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), available at https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/.

- **TII Publications:** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, the Authority sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works.

Technical guidance and standards are contained in TII Publications, available at https://www.tiipublications.ie/.

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

National Road Network:

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

- Consultations should be held with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes.

- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts.

- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

TII Publications:

- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines, which addresses requirements for sub-threshold TTA.

- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required.

TII environmental assessment guidance:

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

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

Haul routes utilising the national road network:

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

- Separate structure approvals/permits and other licences and works-specific deeds of indemnity may be required in connection with the proposed haul route, including where a temporary modification to the road network may be required. Consultation with relevant local authorities, PPP and MMaRC may also be required.

- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight loads. Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards, and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

National Road Crossings:

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network.
- The preferred method for necessary national road network crossings is by horizontal directional drilling. It is appropriate for the designers to contact [redacted] in order to co-ordinate and process approvals for this type of crossing that may include requirements for Section 53 consent and specific indemnities for the works.

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

I hope that this information is of assistance to you.

Mise le meas,

[redacted]

Web: www.tii.ie

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Outlook

Re: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

From [redacted]
Date Wed 19 Aug 2026 2:33 PM
To [redacted]
Cc [redacted]

Hi [redacted]

Many thanks for the updated submission. We will take this into consideration for Project.

Kind regards,

[redacted]

TOBIN
An AtkinsRéalis Company
Galway | Dublin | Castlebar | Limerick | Sligo
Telephone: +[redacted]
Email: [redacted]
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From: [redacted]
Sent: Wednesday 19 August 2026 11:29 am
To: [redacted]
Cc: [redacted]
Subject: RE: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

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Hi [redacted]

Please see below. Apologies for the typo.

Dear Sir,

Inland Fisheries Ireland (IFI) is a Statutory Body established on the 1st of July 2010.Under section 7(1) of the Inland Fisheries Act 2010 (No. 10 of 2010) *the principal function of IFI is the protection, management, and conservation of the inland fisheries resource.* Under section 7(3) of the IFI Act it is stated that *without prejudice to subsection (1), IFI shall in the performance of its functions have regard to(g) the requirements of the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997) and the need for the sustainable development of the inland fisheries resource (including the conservation of fish and other species of fauna and flora*

habitats and the biodiversity of inland water ecosystems),(h) as far as possible, ensure that its activities are carried out so as to protect the national heritage (within the meaning of the Heritage Act 1995).

We would ask Tobin to bear in mind the following regarding this application:

- The EU Water Framework Directive (WFD) (2000/60/EC) that entered into force in December 2000 requires the protection of the ecological status of river catchments – this encompasses water quality and requires the conservation of habitats for ecological communities. One of the primary objectives of the Directive is to establish a framework which prevents further deterioration and protects and enhances the status of aquatic ecosystems. Protection of aquatic ecosystems requires that lake/river systems be protected on a catchment basis.

- Article 5 of the 2009 Surface Water Regulations requires that a public authority, in performance of its functions, shall not undertake those functions in a manner that knowingly causes or allows deterioration in the chemical or ecological status of a body of surface water. Also, article 28(2) of the said Regulations states that a surface water body whose status is determined to be less than *good* shall be restored to at least *good* status not later than the end of 2015 and any water body of *good* status should remain at least this status. The Yellow River at this site has *poor* status. It contains stocks of fish such as Atlantic Salmon, Brown Trout, Eel and Lamprey.

- Any bank or instream works should be carried out as per Guidelines (attached).

We look forward to a copy of your decision in due course.

Yours faithfully,

[redacted]

[redacted] • ☎ +[redacted] • https://scanner.topsec.com/?d=4369&r=auto&u=www.fisheriesireland.ie&t=ae7242b374726078283841b8ce32debbfa731f6e • [redacted]





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From: [redacted]
Sent: Wednesday 19 August 2026 11:23
To: [redacted]
Cc: [redacted]
Subject: Re: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

Hi [redacted]

Hope you are keeping well.

I just noted an error in relation to the response; the Application Site is located in the Yellow River.

It would be great to have this corrected on record. Let me know if you need anything further.

Many thanks,

[redacted]

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From: [redacted]
Sent: Monday 13 July 2026 4:42 pm
To: [redacted]
Cc: [redacted]
Subject: Re: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

Good Afternoon [redacted]

Thank you for your email and many thanks for your guidance.

We appreciate your submission which will be considered in the remedial EIAR.

Kind regards,

[redacted]

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From: [redacted]
Sent: Monday, July 13, 2026 4:33 PM
To: [redacted]
Subject: FW: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

From: [redacted]
Sent: Monday 13 July 2026 16:32

To: [redacted]
Subject: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

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Dear Sir,

Inland Fisheries Ireland (IFI) is a Statutory Body established on the 1st of July 2010.Under section 7(1) of the Inland Fisheries Act 2010 (No. 10 of 2010) *the principal function of IFI is the protection, management, and conservation of the inland fisheries resource.* Under section 7(3) of the IFI Act it is stated that *without prejudice to subsection (1), IFI shall in the performance of its functions have regard to(g) the requirements of the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997) and the need for the sustainable development of the inland fisheries resource (including the conservation of fish and other species of fauna and flora habitats and the biodiversity of inland water ecosystems),(h) as far as possible, ensure that its activities are carried out so as to protect the national heritage (within the meaning of the Heritage Act 1995).*

We would ask Tobin to bear in mind the following regarding this application:

- The EU Water Framework Directive (WFD) (2000/60/EC) that entered into force in December 2000 requires the protection of the ecological status of river catchments – this encompasses water quality and requires the conservation of habitats for ecological communities. One of the primary objectives of the Directive is to establish a framework which prevents further deterioration and protects and enhances the status of aquatic ecosystems. Protection of aquatic ecosystems requires that lake/river systems be protected on a catchment basis.

- Article 5 of the 2009 Surface Water Regulations requires that a public authority, in performance of its functions, shall not undertake those functions in a manner that knowingly causes or allows deterioration in the chemical or ecological status of a body of surface water. Also, article 28(2) of the said Regulations states that a surface water body whose status is determined to be less than *good* shall be restored to at least *good* status not later than the end of 2015 and any water body of *good* status should remain at least this status. The Nanny River at this site has *poor* status. It contains stocks of fish such as Atlantic Salmon, Brown Trout, Eel and Lamprey.

- Any bank or instream works should be carried out as per Guidelines (attached).

We look forward to a copy of your decision in due course.

Yours faithfully,

[redacted]
[redacted]
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From: [redacted]
Sent: Wednesday 10 June 2026 10:39
To: [redacted]
Cc: [redacted]
Subject: Scoping Consultation -Derrygreenagh Substitute Consent, Application located within Counties Offaly, Westmeath and Meath.

A Chara,

Please find attached a Scoping Report and Letter for the Derrygreenagh Substitute Consent.
We invite you to submit any relevant information that you may hold and/or highlight by email, letter or telephone to the undersigned no later than the 13th of July 2026.

Kind regards,

[redacted]
[redacted]

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Telephone: +[redacted]
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Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 12334 **1st September 2026**

Your Ref:

An Coimisiun Pleanalla,
64 Marlborough Street,
Dublin 1,
D01 V902

RE: – Derrygreenagh Substitute Consent Application.

Dear Sir/Madam,

In relation to the above Project, we wish to seek your feedback/approval for suggested drawing scales, which we propose for use in the Planning Drawings which will accompany the application (submission not yet made).

We wish to agree the below suggested scales for this application as we believe that this approach will show the Project in an appropriate planning context and will reduce the need for excessive drawings (which would otherwise be required based on the current guidelines for planning drawings).

As per best practice and guidance in relation to consultation with local authorities in advance of submission of a planning application, we wish to agree the following drawings scales with you:

- 2 No. Site Location Drawings to be produced at a scale of 1:20,000 (as in excess of 80 No. drawings would be required if the site location maps were prepared at a scale of 1:2,500).

- 11 No. Site Layout Drawings to be produced at a scale of 1:5,000 (as in excess of 100 No. drawings would be required if the site layout plans were prepared at a scale of 1:500).

Can you please confirm if this is agreeable? If you have any comments or suggestions on this matter, please don't hesitate to contact me.

Yours sincerely

[redacted]

CAD Manager, Environment and Planning

For and on behalf of TOBIN

[redacted]

Directors: [redacted] (Chairman) [redacted] (Managing Director) [redacted] (Company Secretary) [redacted]

Technical Directors: [redacted]

Associate Directors: [redacted]

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TOBIN

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First Floor,
Carroll House,
15/16 Stephen Street, Sligo
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Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: ***12334*** 26 May 2026

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

RE: 12334 – **Request for a Pre-Application Consultation meeting in relation to a proposed application for Substitute Consent under the provisions of Section 177E of the Planning and Development Act, 2000 (as amended) in respect of historical peat extraction and ancillary activities carried out by Bord na Móna at Derryhinch, Drumman, Derryarkin, Ballybeg and Toar Bogs, located within Counties Offaly, Westmeath and Meath.**

TOBIN have been appointed by Bord na Móna Energy Ltd (hereafter referred to as 'the Applicant') to engage with An Coimisiún Pleanála ('the Commission') in relation to a Substitute Consent application under the provisions of Section 177E of the Planning and Development Act, 2000 (as amended). The proposed Substitute Consent application relates to peat extraction and ancillary activities at Derryhinch, Drumman, Derryarkin, Ballybeg and Toar Bogs (hereafter referred to as 'the Application Site'), located within Counties Offaly, Westmeath and Meath.

The bog units which comprise the Application Site form part of the Derrygreenagh Bog Group, which is licenced by the Environmental Protection Agency (EPA) under Integrated Pollution Control (IPC) Licence No. P0501-01.

The Applicant seeks a Pre-Application Consultation meeting in advance of submitting the Substitute Consent application under the provisions of Section 177E of the Planning and Development Act, 2000 (as amended).

For the purposes of the Substitute Consent application, the project is defined by three key phases:

- **Peat Extraction Phase:** peat extraction and all ancillary works carried out at the Application Site from July 1988 to the cessation of peat extraction in June 2020;
- **Current Phase:** the management of the Application Site since June 2020 to present day
- **Remedial Phase:** the activities intended to be carried out at the Application Site into the future

The remedial Environmental Impact Assessment Report (rEIAR) will report the findings of an assessment on the likely significant effects on the environment that may have occurred or may occur because of Bord na Móna's peat extraction activities at the Application Site during each of the identified phases of the Project.

The purpose of the Substitute Consent application is to regularise, without prejudice, the planning status of peat extraction and ancillary activities carried out at the Application Site.

The regularization of these activities will enable Bord na Móna to consider the future use of the subject to the grant of a separate planning permission(s).

The Applicant

Bord na Móna Energy Ltd. a subsidiary of Bord na Móna plc. is an Irish, semi-state climate solutions company helping lead Ireland towards a climate neutral future. Bord na Móna has been serving communities for over 90 years, always rising to meet the needs of the day. It was founded in 1934 as The Turf Development Board to enhance national energy security through peat extraction and became Bord na Móna in 1946. The functions of Bord na Móna as set out under Section 17(1) of the Turf Development Act 1946 Act (as amended) were:

"

a) *to produce and market turf and turf products, and*
b) *to foster the production and use of turf and turf products, and*
c) *to acquire bogs and other lands, and*
d) *to manage, develop and work bogs and other lands vested in the Board, and*
e) *generally to do all such other things as arise out of, or are consequential upon, the duties mentioned in the preceding paragraphs of this section."*

Today, the company has radically changed its approach to face an even greater challenge: Climate change. Bord na Móna have ended peat extraction and now focuses on developing climate solutions in renewable energy, carbon storage, and biodiversity conservation. Ireland has committed to ambitious climate goals and Bord na Móna's climate solutions are helping to achieve them. Bord na Móna's vision is to help Ireland reach net zero greenhouse gas emissions by 2050.

Table 1 provides details of the Applicant and agent for the Substitute Consent planning application.

TABLE 1: DETAILS OF APPLICANT AND AGENT

Applicant Details	Agent Details
Prospective Applicant: Bord na Móna Energy Ltd	**Prospective Applicant's Agent:** TOBIN
Address: Main Street,	**Address:** Fairgreen House,
Newbridge,	Fairgreen Road,
Co. Kildare,	Co. Galway,
WR12 XR59	H91 AXK8
Project Contact: [redacted]	**Project Contact:** [redacted]
Email: [redacted]	**Email:** [redacted]
Tel: + [redacted]	**Tel: +** [redacted]

Site Location and Context

The Application Site forms part of the Derrygreenagh Bog Group and comprises five bog units located south of the M6 motorway, across the Counties Offaly, Westmeath and Meath.

The five bog units include (from west to east):

- Toar Bog;
- Derryarkin Bog;
- Ballybeg Bog;
- Drumman Bog; and
- Derryhinch Bog.

Overall, the Application Site comprises a total of approximately 2,637 hectares and includes areas historically subject to peat extraction, ancillary infrastructure and access roads.

The Application Site is located within the townlands listed in Table 1. A description of each bog is included below.

TABLE 2: APPLICATION SITE COUNTIES AND TOWNLANDS

County	Townlands
Westmeath	Cornaher, Killavally, Pallasboy, Montrath, Rathgarrett, Rahincuill, Kiltotan and Collinstown, Farthingstown, Drumman, Milltown, Pass of Kilbride, Rattin
Meath	Derryhinch, Baltigeer
Offaly	Bunsallagh, Derryarkin, Derrygreenagh, Knockdrin, Garr, Corbetstown, Carrick, Ballybeg, Croghanhill, Barrysbrook, Togher, Toberdaly, Clonin, Coolcor, Derryiron

Application Site Boundary

The Application Site is defined by the perimeter of Toar, Derryarkin, Ballybeg, Drumman and Derryhinch bogs. Within these bogs, are a number of developments not related to peat extraction and ancillary activities which have been subject to their own planning consent as applicable (Table 3 below).

Accordingly, Substitute Consent is not being sought in respect of these developments and, as such, they are excluded from the Application Site boundary. These developments will be fully considered in the rEIAR, remedial Appropriate Assessment Screening Report (rAASR) and remedial Natura Impact Statement (rNIS)as part of a cumulative assessment which will accompany the application for Substitute Consent.

TABLE 3: APPLICATION SITE PLANNING HISTORY

Consenting Authority	Planning Reference	Description of Development	Final Grant Date	Address
ACP	319023	Combined Cycle Gas Turbine and Open Cycle Gas Turbine Thermal Power Plant, Electricity Grid Connection including 2 no. substations, and associated buildings, plant, site works, service and ancillary development.	28/04/2026	Lands within the townlands Knockdrin, Derrygreenagh, Derryarkin, Derryiron, Ballybeg, Coolcor, Barrysbrook, Clonin, Togher and Coole, Co. Offaly
ACP	309112	Retention and continuation of development. Works for an existing biomass facility on a site of 14.34 ha. This site will be operational until 2030.	11/05/2021	Toar, Rathgarrett, Tyrellspass, County Westmeath
Offaly County Council	20/329	Drumman biomass facility. The development is for the storage and seasoning of biomass logs followed by chipping of the seasoned logs on a site area of 29.17ha. The proposed retention development consists of 1) a weighbridge (120 sq.M) and a weighbridge control station (7.75 sq.M). 2) a biomass storage area (6km of linear log storage space equating to 31,320 tonnes of wet logs), 3) a steel post and wire mesh fence with gates at the entrance 4) unpaved access tracks (6km in length) and 5) all ancillary works. The log storage area or log pile is linear with a diameter of c. 4m and up to a height of 4.1m. There is no storage of chipped biomass on site. Planning permission is sought for alterations to improve the existing access off the R400 including 1) surface the site access road approach to the R400 with an appropriate bound material and 2) provide a stop line and stop sign at the site entrance. Planning permission is sought for the continued operation of this development until 2030	10/06/2021	Drumman biomass facility, located within the townlands of Derrygreenagh & Knockdrin, Co. Offaly
Offaly County Council	19176	Erection of a guyed wind monitoring mast, with instruments, 100m in height, for a period of six years. The purpose of the proposed mast is to assess the suitability of the company's adjacent lands for wind farm development.	17/07/2019	Derrygreenagh, Rhode, Co. Offaly
Offaly County Council	22446	Continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years. the purpose of the mast is to assess the suitability of the company's adjacent lands for wind farm development. previous planning application reference numbers: pl13/242, pl19/315 (Offaly County council) and pl19.243080 (An Bord Pleanála)	05/12/2025	Ballybeg bog, Derryiron, County Offaly
Offaly County Council	18209	Derryarkin Sand and Gravel DAC for the construction of a weighbridge (90m^2) and 2 no. control rooms subject to 5 conditions.	09/08/2018	Derryarkin sand pit, Derrygreenagh, Rhode, Co. Offaly

Consenting Authority	Planning Reference	Description of Development	Final Grant Date	Address
Offaly County Council	15330	An existing 30m high telecommunications support structure.	02/03/2016	Derrygreenagh, Rhode, Co. Offaly
Offaly County Council	10391	Temporary planning permission (duration 10 years) – application running concurrently with Westmeath County Council planning application 10/4078. Planning permission is sought for permission to upgrade the existing site access, construction of a moto-cross circuit and ancillary infrastructure.	21/04/2011	Derrygreenagh, Rochfortbridge, Co. Offaly
Westmeath County Council	104078	Temporary planning permission (duration 10 years) for construction of moto cross circuit and associated infrastructure.	02/08/2011	Derryarkin, Rochfortbridge, Co. Westmeath
Offaly County Council	051113	Installation of a fixed processing plant for the production of blacktop on a site of 0.875 ha at existing sand and gravel quarry.	26/04/2006	Derrygreenagh, Rhode Co. Westmeath
Offaly County Council	04988	Retention of telecommunications mast	23/09/2004	Derrygreenagh, Co. Westmeath
Offaly County Council	02/172	Construction of an entrance to a sand and gravel extraction facility.	10/06/2002	Derrygreenagh, Co. Offaly
Offaly County Council	011163	Concrete batching plant, block yard, block storage area, site office building, effluent treatment system, ESB substation & bunded fuel storage tanks	16/10/2002	Derrygreenagh, Rhode
Westmeath County Council	01444	Extraction of sands and gravels.	23/01/2002	Derryarkin and Drumman, Co. Offaly and Westmeath
Offaly County Council	1925	An 87.6-hectare extension to the south-west, south and south-east of its existing sand and gravel put (within an application site of 146.1 hectares)	29/04/2019	Derrygreenagh, Knockdrin, Garr and Carrick townlands, Rhode, Co. Offaly
Westmeath County Council	124018	Permission for site access works to allow for the out loading of peat. These works consist of; access works at junction with L-1113 Tyrrellspass to Rathgarrett Road and construction of a new access road to facilitate peat out loading.	11/06/2012	Rathgarrett, Tyrrellspass, Co. Westmeath

Individual Bog Units

Toar Bog

Toar Bog is located entirely within County Westmeath. At its nearest point, the bog lies approximately 2 km south of the village of Tyrrellspass. Toar Bog is situated within the townlands of Rathgarrett, Montrath, Pallasboy, Killavally and Cornaher.

The total area of Toar Bog within the Application Site is approximately 400 hectares.

Derryarkin Bog

Derryarkin Bog is located approximately 5 km east of Tyrrellspass, County Westmeath, and approximately 3 km south-southeast of Rochfortbridge, County Westmeath. The bog straddles the administrative boundary of County Westmeath and Offaly and is located within the townlands of Derryarkin, Derrygreenagh, Farthingstown, Kiltotan, Collinstown, Rathincuill, Rathgarrett and Bunsallagh.

The total area of Derryarkin Bog within the Application Site is approximately 400 hectares.

Ballybeg Bog

Ballybeg Bog is located approximately 5 km south-east of Rochfortbridge and 2 km west of Rhode in County Offaly. Ballybeg Bog adjoins the southeastern boundary of Derryarkin Bog and is located entirely within County Offaly. The bog is situated within the townlands of Derryarkin, Ballybeg, Derrygreenagh, Derryiron, Coolcor, Clonin, Barrysbrook, Toberdaly and Togher.

The total area of Ballybeg Bog within the Application Site is approximately 672 hectares.

Drumman Bog

Drumman Bog is located to the east of the R400 and Derryarkin Bog, approximately 2 km east of Rochfortbridge and 5 km north of Rhode (at its closest point). Drumman Bog is located on either side of the Mongagh River, located in both County Westmeath and Offaly. The bog unit is situated within the townlands of Farthingstown, Drumman, Derrygreenagh, Knockdrin, Garr, Carrick and Corbetstown.

The total area of Drumman Bog within the Application Site is approximately 840 hectares.

Derryhinch Bog

The total area of Derryhinch Bog within the Application Site is approximately 334 hectares and is located approximately 6 km northeast of Rochfortbridge, County Westmeath, and approximately 5 km southwest of Kinnegad, County Westmeath. The bog unit is located within the townlands of Pass of Kilbride, Rattin, Derryhinch and Baltigeer.

Figure 1 shows the substitute consent application boundary (refer to Appendix 1).

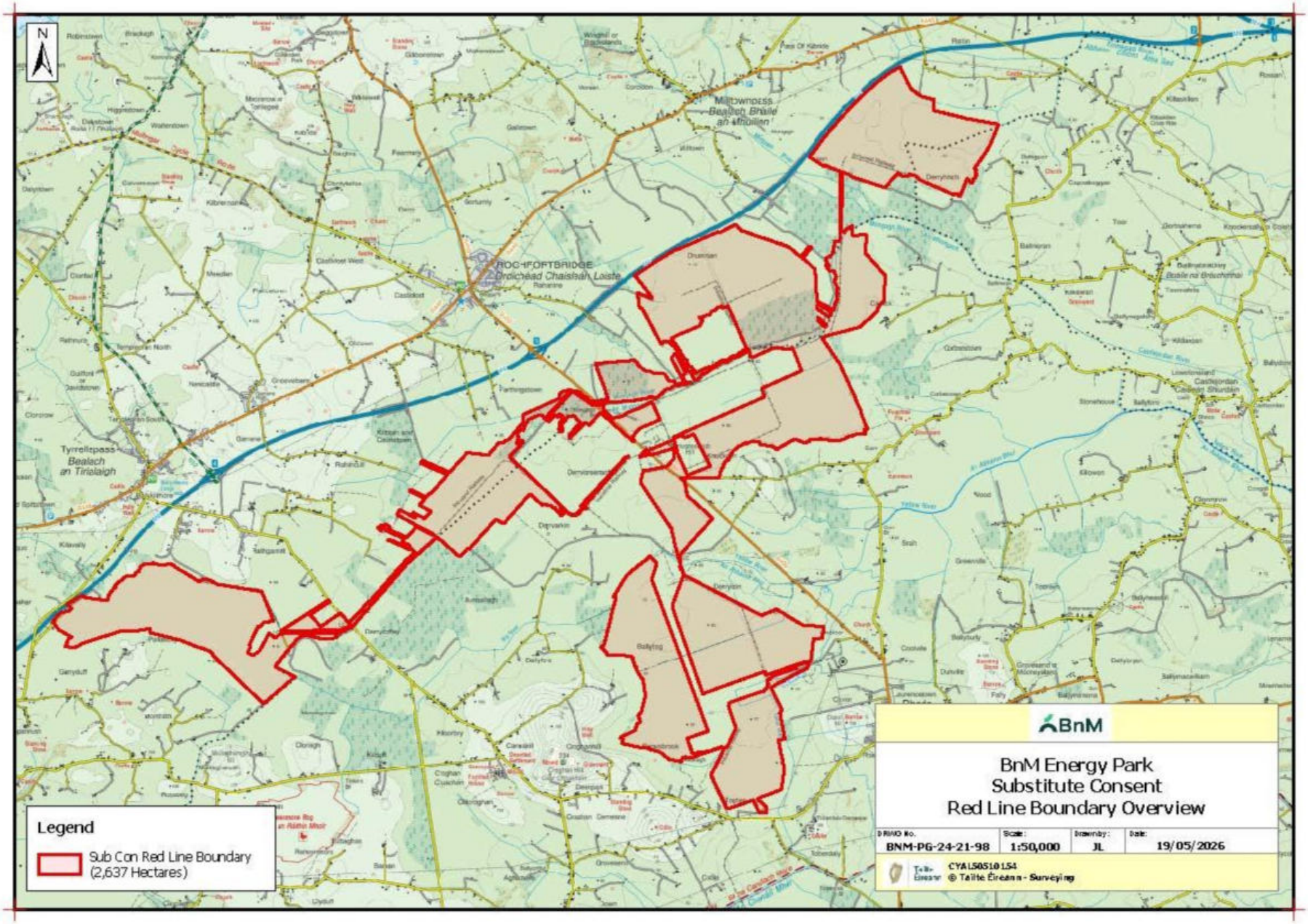


Figure 1 Substitute Consent Application Boundary

Development Description

Drainage works and vegetation clearance at the Application Site began in 1950 to facilitate industrial peat extraction. Industrial scale peat extraction was carried out across the five bogs units from 1958 until their respective cessation dates, which occurred at different times across the bogs. Ballybeg Bog was the final bog to be subject to industrial peat extraction within the Application Site, which ceased in 2020. Table 4 provides an overview of the operational history of the Application Site.

TABLE 4: OPERATIONAL HISTORY OF THE APPLICATION SITE (SOURCE: BORD NA MÓNA ANNUAL REPORTS)

Bog Unit	Commencement of Site Preparation Works (vegetation clearance and drainage insertion)	Extraction Commenced	Extraction Ceased
Derryhinch Bog	1950	1958	2017
Drumman Bog	1950	1958	2018
Derryarkin Bog	1950	1958	Between 1988 and 1991
Toar Bog	1950	1958	2018
Ballybeg Bog	1950	1958	2020

Substitute Consent is intended to be sought in respect of peat extraction and ancillary activities undertaken at the Application Site from 1988 onwards, the date by which the Environment Impact Assessment (EIA) Directive (Directive 85/337/EEC) was required to be transposed into Irish Law.

The development for which Substitute Consent is intended to be sought comprises the following activities carried out at the Application Site:

- Industrial scale peat extraction (milled peat);
- Use and maintenance of pre-existing ancillary supporting infrastructure and services to facilitate peat extraction activities (e.g., railway infrastructure, drainage infrastructure (i.e. drains, silt ponds, pumps)), from 1988 to present day;
- The implementation of operational control measures associated with the above, including those required under the IPC Licence measures (Ref. P0501-01) which commenced from 2000 onwards to the present day; and
- All associated site development and ancillary works to facilitate peat extraction and related activities.

A number of ancillary structures and features were historically associated with peat extraction and ancillary activities at the Application Site. These include:

- Workshops;
- Works offices;
- Welfare Facilities;
- Mobile fuel tanks;
- Fixed fuel tanks;
- Local holding areas; and
- Railway infrastructure.

With the exception of railway infrastructure and local holding areas, the remaining ancillary infrastructure, having been subject to its own planning consent as applicable, or by virtue of pre-dating the commencement of the formal Irish planning system (i.e., were constructed out prior to the establishment of the Planning & Development Act 1963 (which was enacted on 1st October 1964)) is located outside of the Application Site boundary and as such Substitute Consent is not being sought in respect of this ancillary infrastructure.

Legislative Context

Background to the Application

Prior to 20 September 2012, industrial-scale peat extraction was generally regarded as exempted development under the Planning and Development Act 2000. The coming into effect of the Environment (Miscellaneous Provisions) Act 2011 on that date amended the Planning and Development Act by inserting Section 4(4), which provides that development which would otherwise be exempt ceases to be exempt where an Environmental Impact Assessment (EIA) and/or an Appropriate Assessment (AA) is required.

As a result of this legislative change, peat extraction activities that had historically been treated as exempt could no longer lawfully continue where EIA and/or AA was required but had not been undertaken. However, the planning status of historic commercial peat extraction operations remained uncertain in practice for a considerable period following the commencement of Section 4(4).

Substitute Consent Context

Section 57 of the Planning and Development (Amendment) Act 2010 amended section 177 of the Planning and Development Act 2000 and inserted Part XA, thereby introducing the statutory framework for Substitute Consent. The procedural aspects of this framework were subsequently set out in the Planning and Development (Amendment) (No.3) Regulations 2011.

Substitute Consent is the statutory mechanism by which historic unauthorised development may be regularised where:

- An EIA and/or AA would have been required had the development been proposed under the current planning regime; or
- An EIA, EIA screening determination, or AA was required but was not carried out.

The legislation also provides for voluntary applications for Substitute Consent in circumstances where no enforcement notice or Substitute Consent notice has been served by the planning authority.

Previous Leave to Apply Application

In December 2022, Bord na Móna submitted an application to An Bord Pleanála (now An Coimisiún Pleanála) seeking leave to apply for substitute consent under section 177E of the Planning and Development Act 2000 (as amended), under reference LS19.315436, in respect of peat extraction and associated activities at Derryhinch, Drumman, Derryarkin and Ballybeg Bog.

The Planning and Development, Maritime and Valuation (Amendment) Act 2022 subsequently amended the Substitute Consent regime by removing the requirement for a separate “leave to apply” stage. Those provisions were commenced by S.I. No. 645 of 2023 with effect from 16 December 2023.

As the Leave to Apply application (reference. LS19.315436) had not been determined prior to that commencement date, the application was withdrawn on 15 January 2024.

Proposed Application

Bord na Móna now proposes to submit a direct application for Substitute Consent under Section 177E of the Planning and Development Act 2000 (as amended), in respect of historic peat extraction and associated ancillary activities at the Application Site.

No Enforcement notice or Substitute Consent notice has been served by the local authority in relation to peat extraction at the Application Site.

The application for Substitute Consent will be made to An Coimisiún Pleanála under section 177E of the Planning and Development Act 2000 (as amended). The application will be accompanied by a remedial Environmental Impact Assessment Report (rEIAR) and remedial Natura Impact Statement (rNIS), which will assess the likely significant effects on the environment arising from the peat extraction and ancillary activities at the Application Site.

Planning and Development Regulations 2001 (as amended) – EIA Context

In determining whether an EIA is required, the EIA Directive, as transposed into Irish law, distinguishes between classes of development for which an EIA is mandatory in all cases and those for which an EIA may be required, depending on scale, thresholds, or the likelihood of significant environmental effects.

This distinction is reflected in Schedule 5, Parts 1 and 2 of the Planning and Development Regulations 2001 (as amended), which give effect to the EIA Directive in Irish law.

Projects listed in Schedule 5, Part 1 automatically require an EIAR. Projects in Part 2 require an EIAR only if they exceed specified thresholds or are likely to have significant effects on the environment.

In the context of the peat extraction activities and all ancillary works undertaken at the Application Site for which this rEIAR is prepared, there is no relevant class of activity listed in Schedule 5, Part 1 of the Planning Regulations, therefore an EIA is not mandatory in respect of Part 1 projects.

Schedule 5, Part 2 of the Planning Regulations, includes:

> *"Class 2(a) – peat extraction which would involve new or extended areas of 30 hectares or more".*

This is considered to be the most relevant class of development applicable to the historic peat extraction and ancillary works at the Application Site. Accordingly, the application for Substitute Consent is accompanied by a remedial EIAR, addressing the likely significant environmental effects of the development already carried out.

Conclusion

In summary, Bord na Móna Energy Ltd intends to submit an application for Substitute Consent under section 177E of the Planning and Development Act 2000 (as amended) in respect of peat extraction and ancillary activities carried out at the Application Site.

As mentioned above, the application will be supported by a rEIAR and a rNIS, addressing the environmental effects of the three phases of the project (Peat Extraction, Current and Remedial Phases).

In advance of submitting the planning application, the Applicant respectfully seeks the opportunity to engage in Pre-Application Consultation with An Coimisiún Pleanála to confirm the appropriate scope of the application, the information and assessment requirements, and any procedural matters relevant to the proposed Substitute Consent application.

We understand that the Commission would typically facilitate such meetings virtually and we would welcome this approach. If you require any further information, please do not hesitate to contact me via email or telephone as listed in table 1.

Yours faithfully,

[redacted]

_____

[redacted]

Project Manager

For and on behalf of TOBIN

[redacted]

Appendix A: Site Location Map

Appendix B: Aerial view of the Application Site

Directors: [redacted] (Chairman) [redacted] (Managing Director) [redacted] (Company Secretary)
[redacted]

Technical Directors: [redacted]

Associate Directors: [redacted]

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Our Ref: ***12334*** 09/06/2026

Coillte
Dublin Road
Newtownmountkennedy
Co. Wicklow
A63 DN25

RE: Environmental Impact Assessment (EIA) Scoping Letter - Application for Substitute Consent, Derrygreenagh located within Counties Offaly, Westmeath and Meath.

Dear Sir/Madam

Bord na Móna Energy Limited ("the Applicant") intends to apply to An Coimisiún Pleanála (ACP) for Substitute Consent, in respect of historic peat extraction and ancillary activities carried out at Derryhinch, Drumman, Derryarkin, Ballybeg and Toar Bogs ("the Application Site"), under Section 177E of the Planning and Development Act 2000 (as amended).

The Application Site forms part of the Derrygreenagh Bog Group and comprises five bog units located south of the M6 motorway across Counties Offaly, Westmeath and Meath.

A Scoping Report accompanies this letter and outlines the information proposed to support the application and facilitate Pre-Application Consultation. This EIA Scoping Letter and Scoping Report provides an opportunity for prescribed consultees to submit comments on the Project.

We therefore invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team. Views/comments on the Project can be submitted by email, letter or telephone to the contact below no later than 13 July 2026.

Yours faithfully,

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[redacted]

Project Manager

For and on behalf of TOBIN

[redacted]

cc: [redacted] / [redacted] / [redacted]

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Our Ref: ***12334*** 09/06/2026

An Chomhairle Ealáion
The Arts Council
70 Merrion Square
Dublin 2
D02 NY52

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For and on behalf of TOBIN

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cc: [redacted] / [redacted] / [redacted]

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Our Ref: ***12334*** 09/06/2026

An An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

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For and on behalf of TOBIN

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cc: [redacted] / [redacted] / [redacted]

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Our Ref: ***12334*** 09/06/2026

An Taisce
Tailors' Hall
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Project Manager

For and on behalf of TOBIN

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cc: [redacted] / [redacted] / [redacted]

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Our Ref: ***12334*** 09/06/2026

Bat Conservation Ireland
Carmichael House
4-7 North Brunswick Street
Dublin 7
D08 X2A3

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Yours faithfully,

[redacted]

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[redacted]

Project Manager

For and on behalf of TOBIN

[redacted]

cc: [redacted]

Directors: [redacted]

Technical Directors: [redacted]

Associate Directors: [redacted]

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Our Ref: ***12334*** 09/06/2026

Birdwatch Ireland
Unit 20, Block D, Bullford BC
Kilcoole, Greystones
Co. Wicklow
A63 RW83

RE: Environmental Impact Assessment (EIA) Scoping Letter - Application for Substitute Consent, Derrygreenagh located within Counties Offaly, Westmeath and Meath.

Dear Sir/Madam

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Our Ref: ***12334*** 09/06/2026

Butterfly Conservation Ireland
Pagestown
Maynooth
Co. Kildare

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Our Ref: ***12334*** 10/06/2026

Coras Iompair Eireann (CIE)
60 Lower Gardiner Street
Dublin 1
D01 P892

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Our Ref: ***12334*** 09/06/2026

Commission for Regulation of Utilities
The Exchange
Belgard Square North, Tallaght
Dublin 24
D24 PXW0

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Our Ref: ***12334*** 09/06/2026

Community Wetlands Forum c/o Irish Rurallink
Moate Business Park
Clara Road
Moate
Co. Westmeath

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Our Ref: ***12334*** 10/06/2026

Department of Agriculture, Food and Marine
Agriculture House
Kildare Street
Dublin 2
D02 WK12

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Our Ref: ***12334*** 10/06/2026

Department of Climate, Energy and the Environment
Tom Johnson House
Haddington Road
Dublin 4
D04 K7X4

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Our Ref: ***12334*** 10/06/2026

Department of Defence
Station Road
Newbridge
Co. Kildare
W12 AD93

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Department of Enterprise, Tourism and Employment
23 Kildare Street
Dublin 2
D02 TD30

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Department of Housing, Local Government and Heritage
Custom House
Dublin 1
D01 W6X0

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Department of Rural and Community Development and the Gaeltacht
Trinity Point
10-11 South Leinster Street
Dublin 2
D02 EF85

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Our Ref: ***12334*** 10/06/2026

Department of Transport
Leeson Lane
Dublin 2
D02 TR60

RE: Environmental Impact Assessment (EIA) Scoping Letter - Application for Substitute Consent, Derrygreenagh located within Counties Offaly, Westmeath and Meath.

Dear Sir/Madam

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Yours faithfully,

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[redacted]

Project Manager

For and on behalf of TOBIN

[redacted]

cc: [redacted]

Directors: [redacted]

Technical Directors: [redacted]

Associate Directors: [redacted]

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Eastern and Midland Regional Assembly
3rd Floor North Ballymun Civic Centre
Main Street
Ballymun, Dublin 9
D09 C8P5

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Eastern River Basin District
Inland Fisheries Ireland
Anglesea Street, Clonmel
Co. Tipperary
E91 RD25

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Our Ref: ***12334*** 10/06/2026

EirGrid
EirGrid plc, The Oval
160 Shelbourne Road, Ballbridge
Dublin 4
D04 FW28

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Environmental Protection Agency
Johnstown Castle
Wexfrod
Co. Wexford
Y35 W821

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Fáilte Ireland
88 - 95 Amiens Street
Dublin 1
D01 WR86

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Geological Survey of Ireland
Beggars Bush
Haddington Road
Dublin
D04 K7X4

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Health Service Executive
Department of Health, Block 1
Miesian Plaza
50 – 58 Lower Baggot Street
D02 XW14

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Health & Safety Authority
The Metropolitan Building
James Joyce Street
Dublin 1
D01 K0Y8

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Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24 CK66

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Inland Waterways Association of Ireland
69 Fitzwilliam Square
Dublin 02,
D02 NC03

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Irish Peatlands Conservation Council
Bog of Allen Nature Centre
Lullymore
Rathangan
R51 V293

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Yours faithfully,

[redacted]

_____

[redacted]

Project Manager

For and on behalf of TOBIN

[redacted]

cc: [redacted]

Directors: [redacted]

Technical Directors: [redacted]

Associate Directors: [redacted]

Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

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Our Ref: ***12334*** 10/06/2026

Irish Raptor Study Group
Golden Eagle Trust Ltd
22 Fitzwilliam Square
Dublin 2
R51 V293

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Irish Red Grouse Association
Moore Stephens, Donegall House,
7 Donegall Square North
Belfast
BT1 5GB

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Our Ref: ***12334*** 10/06/2026

Irish Wildlife Trust
8 Cabra Road
Dublin 7
D07T1W2

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Our Ref: ***12334*** 10/06/2026

Meath County Council Heritage Office
Buvinda House
Navan
Co. Meath
C15 Y292

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Met Éireann
65/67 Glasnevin Hill
Dublin 9
D09 Y921

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National Monuments Service
Department of Housing, Local Government and Heritage,
Custom House,
Dublin 1
D01 W6X0

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National Parks and Wildlife Services
90 King Street North
Dublin 7
D07 N7CV

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National Transport Authority
Haymarket House
Smithfield
Dublin 7
D07 CF98

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Natural Capital Ireland
Ground Floor
71 Lower Baggot Street
Dublin
D02 P593

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Offaly County Council Planning Department
Offaly County Council
Charleville Road
Tullamore, Co. Offaly
R35 F895

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Associate Directors: [redacted]

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Our Ref: ***12334*** 10/06/2026

Office of Public Works
Jonathan Swift Street
Trim
Co. Meath
C15 NX36

RE: Environmental Impact Assessment (EIA) Scoping Letter - Application for Substitute Consent, Derrygreenagh located within Counties Offaly, Westmeath and Meath.

Dear Sir/Madam

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Project Manager

For and on behalf of TOBIN

[redacted]

cc: [redacted]

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Sports Ireland
The Courtyard, Sport Ireland National Sports Campus,
Snugborough Road, Blanchardstown
Dublin 15
D15 PN0N

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Our Ref: ***12334*** 10/06/2026

Sustainable Energy Authority of Ireland
3 Park Place
Hatch Street Upper
Dublin 2
D02 FX65

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Our Ref: ***12334*** 10/06/2026

Tailte Éireann (Ordnance Survey Ireland)
Tailte Éireann Smithfield Hall
Smithfield
Dublin 7
D07 AEF4

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Our Ref: ***12334*** 10/06/2026

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

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Our Ref: ***12334*** 10/06/2026

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

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Our Ref: ***12334*** 10/06/2026

Uisce Éireann
Colvill House
24-26 Talbot St
Mountjoy
Dublin 1

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Our Ref: *12334* 11/06/2026

Waterways Ireland
Somerview House, Old Dublin Road,
Carrick-on-Shannon,Co. Leitrim

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Our Ref: ***12334*** 10/06/2026

Westmeath County Council Heritage Office
Westmeath County Council
Mount Street
Mullingar, Co. Westmeath
N91 FH4N

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Our Ref: ***12334*** 10/06/2026

Westmeath County Council Planning Office
Westmeath County Council
Mount Street
Mullingar, Co. Westmeath
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Our Ref: ***12334*** 06/07/2026

Meath County Council Roads and Travel
Buvinda House
Navan
Co. Meath
C15 Y291

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Our Ref: ***12334*** 06/07/2026

Offaly County Council - Roads and Transport
Offaly County Council
Charleville Road
Tullamore
R35 F893

RE: Environmental Impact Assessment (EIA) Scoping Letter - Application for Substitute Consent, Derrygreenagh located within Counties Offaly, Westmeath and Meath.

Dear Sir/Madam

Bord na Móna Energy Limited ("the Applicant") intends to apply to An Coimisiún Pleanála (ACP) for Substitute Consent, in respect of historic peat extraction and ancillary activities carried out at Derryhinch, Drumman, Derryarkin, Ballybeg and Toar Bogs ("the Application Site"), under Section 177E of the Planning and Development Act 2000 (as amended).

The Application Site forms part of the Derrygreenagh Bog Group and comprises five bog units located south of the M6 motorway across Counties Offaly, Westmeath and Meath.

A Scoping Report accompanies this letter and outlines the information proposed to support the application and facilitate Pre-Application Consultation. This EIA Scoping Letter and Scoping Report provides an opportunity for prescribed consultees to submit comments on the Project.

We therefore invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team. Views/comments on the Project can be submitted by email, letter or telephone to the contact below no later than 13 July 2026.

Yours faithfully,

[redacted]

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[redacted]

Project Manager

For and on behalf of TOBIN

[redacted]

cc: [redacted]

Directors: [redacted]

Technical Directors: [redacted]

Associate Directors: [redacted]

Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

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Our Ref: ***12334*** 06/07/2026

Westmeath County Council Environment Department
Mount Street
Mullingar
N91 FH4N

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Our Ref: ***12334*** 06/07/2026

Westmeath County Council Transportation and Active Travel
Mount Street
Mullingar
N91 FH4N

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