

Senior Planner
Planning Department
Kerry County Council
County Building
Rathass
Tralee
Co. Kerry

27 August 2021

Dear Sir/ Madam

PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED

**Direct Planning Application by Shannon LNG Limited to An Bord Pleanála for Planning Permission in Respect of
a Strategic Infrastructure Development
Shannon Technology and Energy Park**

We, AECOM Ireland Limited, 4th Floor, Adelphi Plaza, Georges Street Upper, Dun Laoghaire, Co. Dublin A96 T927, are instructed by the applicant, Shannon LNG Limited, to submit the enclosed planning application to An Bord Pleanála in respect of a Strategic Infrastructure Development. This application is being made in accordance with section 37E of the Planning and Development Act 2000 (as amended) by Shannon LNG Limited to An Bord Pleanála (ABP) for a 10 year planning permission for the proposed development of the **Shannon Technology and Energy Park**. The proposed development which is the subject of this application for permission will be located within the townlands of Kilcolgan Lower and Ralappane, Ballylongford, Co. Kerry and on the Shannon Estuary. The proposed development will consist of:

1. A proposed Power Plant, which will be installed adjacent to the onshore receiving facilities and will principally comprise 3no. turbine halls (approximately 6,175m² each, and approximately 30.145m in height), each containing 1no. Combined Cycle Gas Turbine (CCGT). Each turbine hall will have a capacity of approximately 200MW for a total installed capacity of 600MW. Each turbine hall will comprise:
 - 2no. gas turbines with generators;
 - 2no. heat recovery steam generators with exhaust stacks exiting at approximately 35m in height;
 - 1no. steam turbine with generator and exhaust duct;
 - 1no. electrical equipment room;
 - 1no. auxiliary control room;
 - 1no. DCS room;
 - 1no. batteries room;
 - 1no. standby diesel generator room;
 - 1no. overhead crane;
 - 1no. auxiliary transformer.

Each turbine hall will be linked via 1no. exhaust duct to 1no. Air Cooled Condenser (ACC) (approximately 2,711.9m² each, and approximately 32.605m in height). Each Air Cooled Condenser will comprise:

- 1no. single-storey air cooled condenser (ACC) electrical Power Distribution Centre (approximately 103.7m² and approximately 4.25m in height);
- 1no. condensate collection tank;
- 1no. single-storey condensate polishing equipment enclosure (approximately 103m² and approximately 5.014m in height);
- 1no. single-storey ACC air extraction and equipment enclosure (approximately 196m² and approximately 10.25m in height).

The Power Plant will also include the following ancillary structures:

- 1no. 2-storey electrical (GIS) substation building (approximately 1,096m² and approximately 13.5m in height);
 - 1no. air cooled heat exchangers structure (approximately 1,292.5m² and approximately 10m in height), with sound retention wall;
 - 1no. single-storey workshop/stores/canteen building (approximately 732m² and approximately 8.013m in height);
 - 1no. single-storey auxiliary boiler building (approximately 204m² and approximately 13.050m in height) and exhaust stack (approximately 32m in height);
 - 1no. single-storey central control operations building (approximately 318m² and approximately 6.41m in height);
 - 1no. single-storey administration building (approximately 318m² and approximately 5.435m in height);
 - 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
 - 1no. effluent sump;
 - 1no. single-storey water treatment building (approximately 630m² and approximately 7.445m in height);
 - 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
 - 2no. demineralised water storage tanks (approximately 15.65m in height); and
 - 3no. generator step-up transformers (each approximately 104m² and approximately 6.004m in height), each with a sound retention wall.
2. A proposed 120 MW 1-hour (120 megawatt hour (MWh)) Battery Energy Storage System (BESS) (approximately 5,552.7m² and approximately 6.296m in height), which will comprise 27no. battery containers, approximately 4.5 MWh each, containing lithium ion batteries, and ancillary power conversion system (PCS) skids, as well as a BESS step-up transformer and sound retention wall.
3. A proposed Floating Storage and Regasification Unit (FSRU), with a Liquefied Natural Gas (LNG) storage capacity of 170,000 m³ (up to 180,000m³), 292.6m long and 43.4m wide, with a scantling draft water line of 12.9m. Measured at mid tide and with a scantling draft water line, the top of the highest structure on the FSRU (its communication mast) will be 46.0m above Ordnance Datum. The FSRU will include:
- LNG cargo tanks;
 - LNG vaporisation process equipment, designed to meet a send-out capacity of up to 22.6 million standard cubic metres per day (MMsm³/d) of natural gas, which is equivalent to approximately 250 gigawatt hours per day (GWh per day) of natural gas;
 - Seawater intake in the hull of the FSRU located approximately 2 m below water level; and
 - Heat exchangers.
- LNG will be delivered by a visiting LNG Carrier (LNGC) which will be moored to the seaward side of the FSRU.
4. A proposed jetty, the elevation of which will be set at +9 m OD (Malin Head), and which will comprise:
- 1no. hydraulic gangway tower;
 - 1no. unloading platform, with 2no. Gas Loading Arms (GLAs);
 - 8no. mooring dolphins, 2no. breasting dolphins, and catwalk;
 - 1no. access trestle, approximately 315m in length with a roadway of approximately 5m wide, pipeway, pipe rack support, mobile crane platform, sliding gangway, pontoon capable of accommodating 4no. tugs, maintenance platform, abutment and run-on slab;
 - Ancillary structures including 2no. power and control units, 2no. elevated fire water monitors, 2no. spill containment kits, lighting, CCTV system, and 1no. temporary berth and associated 2no. barges for construction purposes only.
5. Proposed onshore receiving facilities which will include:
- 1no. single-storey main control building (approximately 318m² and approximately 5.435m in height);
 - 1no. single-storey fuel gas metering enclosure (approximately 166m² and approximately 5.725m in height);
 - 1no. single-storey fuel gas regulating enclosure (approximately 166m² and approximately 5.725m in height);
 - 1no. single-storey fire water pumps enclosure (approximately 47m² and approximately 7.185m in height);
 - 1no. single-storey warehouse/workshop building (approximately 504m² and approximately 5.72m in height);

- 1no. single-storey N₂ generation package control building (approximately 288m² and approximately 5.438m in height);
 - 1no. single-storey electrical switchgear enclosure (approximately 234m² and approximately 6.75m in height);
 - 1no. single-storey electrical switchgear enclosure (approximately 90m² and approximately 6.75m in height);
 - 3no. Continuous Emissions Monitoring System (CEMS) enclosure (approximately 3.6m² and approximately 4.4m in height each);
 - 3no. single-storey nitrogen compressor buildings (approximately 103m² and approximately 5.4m in height each);
 - 1no. single-storey security building (approximately 63.8m² and approximately 3.657m in height);
 - 1no. single-storey metering & regulating area kiosk enclosure (approximately 9m² and approximately 3m in height);
 - 1no. single-storey metering & regulating area analyzer enclosure (approximately 13.2m² and approximately 3m in height);
 - 1no. single-storey metering & regulating area instrument enclosure (approximately 13.2m² and approximately 3m in height);
 - Ancillary structures to include: 3no. fuel gas heaters; 5no. SUS transformers; 1no. black start diesel generator; 3no. generator breakers; 3no. air cooled heat exchangers; 3no. gas turbines, with exhaust stack; 2no. instrument air packages; 2no. firewater storage tanks (approximately 16.15m in height); 3no. nitrogen purification skid/absorbers; and 3no. nitrogen evaporator/cold boxes.
6. A proposed Above Ground Installation (AGI) to include:
- 2no. single-storey chromatograph buildings (approximately 14.19m² and approximately 2.7m in height each);
 - 1no. single-storey control & instrumentation building (approximately 186.7m² and approximately 4.29m in height);
 - 1no. single-storey metering building (approximately 480m² and approximately 5.175m in height);
 - 5no. single-storey boiler unit buildings (approximately 42.24m² and approximately 8m in height each);
 - 1no. single-storey regulator building (approximately 243.6m² and approximately 5.27m in height);
 - 1no. single-storey generator kiosk building (approximately 60.72m² and approximately 3.25m in height);
 - The following ancillary structures: 2no. odorant tanks; heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the export of natural gas to the national gas transmission network via the already consented 26 km Shannon Pipeline (ABP Reg. Ref. PL08.GA0003 and PL08.DA0003)

7. All ancillary structures/works, including: the demolition of a small farm complex (in ruin), to include 2no. outhouses (in ruin) and a former habitable dwelling (in ruin), a gun emplacement structure (in ruin), a well (in ruin), and a field boundary wall structure (in ruin); 2no. oil/water separators; 1no. retaining wall; 1no. firewater retention pond; utility racks; utility sleepers; crossover platforms; water supply connection; pre-engineered/package biological waste water treatment system and a surface water drainage network, both of which will discharge directly to the Shannon Estuary via a discharge pipe; all car parking, including mobility and EV spaces, and cycle parking; new access off the L-1010 (Coast Road); 2no. culverts; internal roadways; pre-cast concrete bridge over the Ralappane Stream; all temporary construction works, including laydown area; all site development works, including earthworks to create a level platform at +18mOD for the main footprint of the proposed development (excluding the proposed AGI and jetty), and landscaping; security fencing and gates, including 2.9m high chain link outer site perimeter fence, a 4m high inner site security fence, internal 2.4m high palisade fencing and external 2.995m high weld mesh fencing for the AGI; CCTV cameras; telecommunications connections; and all lighting.

Both an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application for permission.

The proposed development relates to development which comprises an activity requiring an Industrial Emission Licence.

The proposed development is an establishment for the purposes of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I.209 of 2015). The COMAH Regulations

implement the latest version of the 'Seveso III' Directive (Directive 2012/18/EU of the European Parliament and of the Council of 4 July 2012).

The planning application, the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be available for inspection or purchased on a payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during office hours, for a period of seven weeks commencing on 3rd September, 2021, at the following locations:

- The Offices of An Bord Pleanála 64 Marlborough Street, Dublin 1 D01 V902
- Kerry County Council, Planning Department, County Buildings, Rathass, Tralee, Co. Kerry V92 H7VT

The application may also be viewed/downloaded on the following website: <https://stepplanning.com/>

Submissions or observations may be made **only** to An Bord Pleanála ('the Board') 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period of seven weeks relating to –

- i) the implications of the proposed development for proper planning and sustainable development in the area concerned;
- ii) the likely effects on the environment of the proposed development; and
- iii) the likely adverse effects on the integrity of a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30p.m. on 22nd October, 2021. Such submissions/observations must also include the following information:

- i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- ii) the subject matter of the submission or observation, and
- iii) the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an oral hearing on the application (for further details see "A Guide to Public Participation in Strategic Infrastructure Development" at www.pleanala.ie).

The Board may make the following types of decision, under Section 37G(3) of the Planning and Development Act, 2000, as amended, in relation to the application for permission:

- a) (i) to grant the permission, or
- (ii) to make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
- (iii) to grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind),

or

- b) refuse to grant the permission.

and a decision to grant permission under *paragraphs a)(i), (ii) or (iii)* may be subject to or without conditions,

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone: 01 8588100).

A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board's website (www.pleanala.ie) under the heading 'Judicial Review Notice'. This information is also available on the Citizens Information Service website www.citizensinformation.ie.

The planning application includes 5no. soft copies (DVDs) and 5no. hard copies of the following:

- (a) This cover letter
- (b) Copy of the cover letter issued to An Bord Pleanála
- (c) Completed application form, including:
 - a. Drawing Schedules from each of:
 - i. Sheehan Nagle Hartray Architects
 - ii. AECOM
 - iii. Moffatt & Nichol
 - iv. Black & Veatch
 - v. Fingleton White and Gas Networks Ireland
 - b. Letter of consent from Shannon Commercial Enterprises DAC trading as Shannon Commercial Properties
 - c. Copies of the newspaper notices from each of the following publications
 - i. Irish Examiner – published 25th August, 2021
 - ii. Kerryman – published 25th August, 2021
 - iii. Kerry's Eye – published 26th August, 2021
 - d. Copy of the Site Notice erected on site on 25th August, 2021
 - e. The written correspondence from ABP dated 3rd June, 2021 confirming the proposed development to be SID and the accompanying Inspector's Report
 - f. A schedule of the pre-application consultation undertaken
 - g. A schedule of the prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification is attached to this application form, and
 - h. A copy of the EIA Portal confirmation notice. The EIA Portal ID number is **2021172**
- (d) The following drawings:
 - a. Site Location, Existing and Proposed Site Layout Plans and Landscape Plans, prepared by Sheehan Nagle Hartray Architects in accordance with the enclosed Drawing Schedule
 - b. The proposed Power Plant, Battery Energy Storage System and onshore receiving facilities, prepared by Black & Veatch in accordance with the enclosed Drawing Schedule
 - c. The proposed FSRU and Jetty, prepared by Moffat & Nichol in accordance with the enclosed Drawing Schedule
 - d. The proposed Above Ground Installation (AGI) prepared by Fingleton White and Gas Networks Ireland in accordance with the enclosed Drawing Schedule
- (e) Environmental Impact Assessment Report (EIAR): Non-Technical Summary; Volume 2 (Main Text); Volume 3 (Drawings); and Volume 4 (Appendices) prepared by AECOM Ireland Limited
- (f) Natura Impact Statement (NIS): Volume 1 (Main Text); and Volume 2 (Appendices) prepared by AQUAFAC International Services Ltd, and
- (g) Planning Report prepared by Coakley O'Neill Town Planning Ltd

We hope that this is to your satisfaction, but please do not hesitate to contact us if you require anything further.

Yours sincerely,



Barry Sheridan
Technical Director, Environment and Sustainability
AECOM Ireland Limited