

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 37E of the Planning and Development Act, 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Shannon LNG Limited
Address:	Listowel Business Centre Clieveragh Industrial Estate Listowel Co. Kerry V31 Y066 Ireland
Telephone No:	068-53427
Email Address (if any):	martinahern@shannonlng.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Paddy Power Christopher S. Guinta (USA) John A. R. Finlay (USA)
Registered Address (of company)	32 Molesworth Street Dublin 2 D02 Y512 Ireland
Company Registration No.	368236
Telephone No.	068-53427
Email Address (if any)	info@shannonlng.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Barry Sheridan (Agent)
Address:	AECOM Infrastructure & Environment Ireland Limited 4th Floor Adelphi Plaza Adelphi Centre George's Street Upper Dun Laoghaire Co. Dublin Ireland
Telephone No.	N/A
Mobile No. (if any)	+ 353 872207133
Email address (if any)	barry.sheridan@aecom.com

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Martin Ahern
(068) 53427

5. Person responsible for preparation of Drawings and Plans:

Name:	Neil Sheehan (re. Landscape, Architecture, Masterplan)
Firm / Company:	Sheehan Nagle Hartray Architects
Address:	130 East Randolph Street Suite 3100 Chicago Illinois IL 60601 USA
Telephone No:	+1 312 633 2900
Mobile No:	N/A
Email Address (if any):	N/A
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. 8no. soft copies and 2no. hard copies of drawings are included in accordance with the attached Drawing Schedule	

Name:	Andy Burton (re. Jetty and Marine)
Firm / Company:	Moffatt & Nichol
Address:	The Hub Farnborough Business Park Fowler Avenue

	Farnborough GU14 7JP United Kingdom
Telephone No:	+44(0)1252 516398
Mobile No:	N/A
Email Address (if any):	N/A
<p>Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</p> <p>8no. soft copies and 2no. hard copies of drawings are included in accordance with the attached Drawing Schedule</p>	

Name:	David Curry (re. Onshore LNG Terminal and Power Plant)
Firm / Company:	Black & Veatch
Address:	11401 Lamar Avenue Overland Park KS 66211 USA
Telephone No:	+1 913 458 7748
Mobile No:	N/A
Email Address (if any):	N/A
<p>Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</p> <p>8no. soft copies and 2no. hard copies of drawings are included in accordance with the attached Drawing Schedule</p>	

Name:	Brendan Fingleton (re. Above Ground Installation)
Firm / Company:	Fingleton White
Address:	Bridge Street Centre Portlaoise

	Co. Laois R32 W0CC Ireland
Telephone No:	(057) 866 5400
Mobile No:	N/A
Email Address (if any):	N/A
<p>Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</p> <p>8no. soft copies and 2no. hard copies of drawings are included in accordance with the attached Drawing Schedule</p>	

Name:	Colm Delaney (re. Above Ground Installation)
Firm / Company:	Gas Networks Ireland
Address:	P.O. Box 51, Gasworks Road, Cork, Ireland
Telephone No:	(021) 453 4173
Mobile No:	N/A
Email Address (if any):	N/A
<p>Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</p> <p>8no. soft copies and 2no. hard copies of drawings are included in accordance with the attached Drawing Schedule</p>	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>Townlands of Kilcolgan Lower and Ralappane, Ballylongford, Co. Kerry and on the Shannon Estuary</p>																																																																		
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OS Sheet Refs: 4852 & 4914 Grid References: CentrePoint: X_ITM: 502407.386023 Y_ITM: 648701.506187</p> <table border="1"> <thead> <tr> <th>X</th> <th>Y</th> </tr> </thead> <tbody> <tr><td>502623.9086</td><td>648962.6328</td></tr> <tr><td>502576.3888</td><td>648931.4972</td></tr> <tr><td>502550.6182</td><td>648965.9777</td></tr> <tr><td>502508.4646</td><td>648970.9794</td></tr> <tr><td>502524.9253</td><td>648918.5436</td></tr> <tr><td>502487.2984</td><td>648884.6233</td></tr> <tr><td>502445.9634</td><td>648849.975</td></tr> <tr><td>502399.1071</td><td>648817.985</td></tr> <tr><td>502348.1347</td><td>648793.0685</td></tr> <tr><td>502292.6613</td><td>648784.2087</td></tr> <tr><td>502236.6059</td><td>648788.3891</td></tr> <tr><td>502184.7346</td><td>648778.3603</td></tr> <tr><td>502146.665</td><td>648739.4407</td></tr> <tr><td>502096.6288</td><td>648712.7821</td></tr> <tr><td>502044.5008</td><td>648690.4182</td></tr> <tr><td>501988.1088</td><td>648686.423</td></tr> <tr><td>501931.9427</td><td>648693.4903</td></tr> <tr><td>501894.3449</td><td>648697.3333</td></tr> <tr><td>501892.3912</td><td>648640.5477</td></tr> <tr><td>501890.4375</td><td>648583.7621</td></tr> <tr><td>501892.6957</td><td>648538.1439</td></tr> <tr><td>501859.4239</td><td>648492.1113</td></tr> <tr><td>501861.6431</td><td>648453.6903</td></tr> <tr><td>501882.8364</td><td>648416.5784</td></tr> <tr><td>501863.2409</td><td>648375.6729</td></tr> <tr><td>501905.0519</td><td>648337.8278</td></tr> <tr><td>501947.2842</td><td>648300.3052</td></tr> <tr><td>501985.5694</td><td>648258.8794</td></tr> <tr><td>502026.0769</td><td>648219.035</td></tr> <tr><td>502066.5843</td><td>648179.1907</td></tr> <tr><td>502107.0917</td><td>648139.3464</td></tr> <tr><td>502154.5364</td><td>648111.8066</td></tr> </tbody> </table>	X	Y	502623.9086	648962.6328	502576.3888	648931.4972	502550.6182	648965.9777	502508.4646	648970.9794	502524.9253	648918.5436	502487.2984	648884.6233	502445.9634	648849.975	502399.1071	648817.985	502348.1347	648793.0685	502292.6613	648784.2087	502236.6059	648788.3891	502184.7346	648778.3603	502146.665	648739.4407	502096.6288	648712.7821	502044.5008	648690.4182	501988.1088	648686.423	501931.9427	648693.4903	501894.3449	648697.3333	501892.3912	648640.5477	501890.4375	648583.7621	501892.6957	648538.1439	501859.4239	648492.1113	501861.6431	648453.6903	501882.8364	648416.5784	501863.2409	648375.6729	501905.0519	648337.8278	501947.2842	648300.3052	501985.5694	648258.8794	502026.0769	648219.035	502066.5843	648179.1907	502107.0917	648139.3464	502154.5364	648111.8066
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<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. ESRI shapefile enclosed with the application</p>		
Area of site to which the application relates in hectares	52ha (including both onshore and offshore elements)	
Site zoning in current Development Plan for the area:	Marine-related industry, compatible or complimentary industries and enterprises which require deep water access	
Existing use of the site & proposed use of the site:	Existing use: Agriculture Proposed use: Industry – energy supply and generation	
Name of the Planning Authority(s) in whose functional area the site is situated:	Kerry County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other	✓
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p>The 243ha Shannon Landbank, on which the site is located, is currently owned by Shannon Commercial Enterprises DAC trading as Shannon Commercial Properties (formerly Shannon Free Airport Development Company Limited).</p> <p>The Applicant has entered into an agreement for the purchase of the full 243ha Shannon Landbank.</p> <p>The 243ha Shannon Landbank fully encompasses the onshore elements of the 52ha site of the proposed development.</p> <p>The Applicant has obtained a foreshore lease for a jetty at the proposed location and a foreshore licence for a storm water outfall pipe at the proposed location.</p>		
<p>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>		
<p>Shannon Commercial Enterprises DAC trading as Shannon Commercial Properties Shannon Airport Co. Clare Ireland</p> <p>A letter of consent from Shannon Commercial Enterprises DAC trading as Shannon Commercial Properties is attached to this application form.</p>		
<p>Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.</p>		
<p>As stated above, the Applicant has entered into an agreement with the landowner for the purchase of the full 243ha Shannon Landbank, which includes the site of the proposed development.</p> <p>In addition, Shannon LNG Limited has secured consents for wayleave agreements, which will provide rights to lay and maintain the 26 km Shannon Pipeline (Board ref. PL08.GA0003), with each of the 73no. landowners on the pipeline route.</p> <p>Furthermore, Shannon LNG Limited has a freehold title to a 2.2ha site, which is the connection point for the Shannon Pipeline to the national gas network.</p>		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: []

If yes, please give details e.g. year, extent: N/A

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No: []

If yes, please give details: N/A

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
PL08B. PA0002	LNG regasification terminal.	Granted
PL08. PM0002	Amendment to the phasing of the construction of the permitted LNG Terminal (condition no. 3) and other minor modifications.	Granted
PL08. PM0014	Amendment to the length of the permission for the permitted LNG Terminal (condition no. 2) from 10 years to 15 years. This decision was quashed by the High Court in November, 2020.	Granted
PL08. GA0003	Gas pipeline to connect Shannon LNG Terminal to the existing natural gas network at Leahy's Co. Limerick.	Granted
PL08. DA0003	Acquisition order for the Shannon LNG Terminal at Tarbert, Co. Kerry to the Bord Gáis Eireann Network at Foynes, County Limerick.	Make acquisition order without amendments
PL08. PA0028	10 year permission for a combined Heat and Power (CHP) Plant	Granted

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended. N/A

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No:[]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	<p>In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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:</p> <ol style="list-style-type: none">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:<ul style="list-style-type: none">- 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. <p>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:</p> <ul style="list-style-type: none">- 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);
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- 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

	<p>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:</p> <ul style="list-style-type: none"> - 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 giga watt 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. <p>LNG will be delivered by a visiting LNG Carrier (LNGC) which will be moored to the seaward side of the FSRU.</p> <p>4. A proposed jetty, the elevation of which will be set at +9 m OD (Malin Head), and which will comprise:</p> <ul style="list-style-type: none"> - 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. <p>5. Proposed onshore receiving facilities which will include:</p> <ul style="list-style-type: none"> - 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);
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	<ul style="list-style-type: none"> - 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. <p>6. A proposed Above Ground Installation (AGI) to include:</p> <ul style="list-style-type: none"> - 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);
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- 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.

	<p>The proposed development relates to development which comprises an activity requiring an Industrial Emission Licence.</p> <p>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).</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development: N/A

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	51.71m ²
Gross floor space of proposed works in m ²	41,787.9m ²
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	51.71m ²

12. In the case of residential development please provide breakdown of residential mix: N/A

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							N/A
Apartments							N/A
Number of car-parking spaces to be provided		Existing:	Proposed:			Total: N/A	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted. This application does not comprise a residential development.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Agriculture
Proposed use (or use it is proposed to retain)
Industry - Energy Supply and Generation
Nature and extent of any such proposed use (or use it is proposed to retain).
Power Plant, Floating Storage and Regasification Unit (FSRU), Battery Energy Storage System, jetty and access trestle and onshore receiving facilities, and AGI

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		✓ National Monuments Service identifier: KE003-004 (Ringfort) at the eastern site boundary	
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		✓ Within and/or adjacent to Lower Shannon cSAC and the Shannon-Fergus Estuary SPA	
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		✓ (Industrial Emissions Licence)	

Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		✓
Do the Major Accident Regulations apply to the proposed development?	✓	
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house?	✓ A former habitable house is to be demolished	

16. Services:

Proposed Source of Water Supply:
Existing connection: [<input type="checkbox"/>] New Connection: [<input checked="" type="checkbox"/>] Public Mains: [<input checked="" type="checkbox"/>] Group Water Scheme: [<input type="checkbox"/>] Private Well:[<input type="checkbox"/>] Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: [<input type="checkbox"/>] New:[<input checked="" type="checkbox"/>] Public Sewer: [<input type="checkbox"/>] Conventional septic tank system: [<input type="checkbox"/>] Other on site treatment system: [<input checked="" type="checkbox"/>] Please Specify: A biological Wastewater Treatment System is proposed _____
Proposed Surface Water Disposal:
Public Sewer / Drain:[<input type="checkbox"/>] Soakpit:[<input type="checkbox"/>] Watercourse: [<input type="checkbox"/>] Other: [<input checked="" type="checkbox"/>] Please specify: Outfall to the Shannon Estuary

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Irish Examiner – published 25 th August, 2021 Kerryman – published 25 th August, 2021 Kerry’s Eye – published 26 th August, 2021 Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Copies of the newspaper notices are attached to this application form.
Details of site notice, if any, - location and date of erection
1no. site notice erected at the proposed entrance to the proposed development site from the L1010 on 25 th August 2021 Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] A copy of the site notice is attached to this application form.
Details of other forms of public notification, if appropriate e.g. website
The application may be viewed/downloaded via the following website: https://stepplanning.com/

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
The applicant engaged in pre-application consultation with An Bord Pleanála on 21 May 2019, 22 January 2020, 22 May 2020, and 25 March 2021 under case reference ABP-304007-19. The written correspondence from ABP dated 3 rd June, 2021 confirming the proposed development to be SID and the Inspector’s Report are attached to this application form. Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed:

Yes: No: Chapter 1 of the EIAR provides details of the pre-application consultation undertaken, and this is attached as a separate schedule to this application form

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: No:

A schedule of 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.

19. Confirmation Notice:

Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

A copy of the EIA Portal confirmation notice is included with this application. The EIA Portal ID number is **2021172**

20. Application Fee:

Fee Payable

€100,000

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed:
(Applicant or Agent as appropriate)



	Agent: AECOM Infrastructure & Environment Ireland Limited
Date:	27 th August 2021

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

DRAWINGS SCHEDULES

Sheet Number	Sheet Title	Issued for Planning 13/08/2021
SP100	Site Location Plan - Overall	X
SP100.AA	Site Location Plan - Sector AA	X
SP100.A	Site Location Plan - Sector A	X
SP100.B	Site Location Plan - Sector B	X
SP100.C	Site Location Plan - Sector C	X
SP100.D	Site Location Plan - Sector D	X
SP100.E	Site Location Plan - Sector E	X
SP100.F	Site Location Plan - Sector F	X
SP100.G	Site Location Plan - Sector G	X
SP100.H	Site Location Plan - Sector H	X
SP100.I	Site Location Plan - Sector I	X
SP110	Existing Site Layout Plan - Overall	X
SP110.A	Existing Site Layout Plan - Sector A	X
SP110.B	Existing Site Layout Plan - Sector B	X
SP110.C	Existing Site Layout Plan - Sector C	X
SP110.D	Existing Site Layout Plan - Sector D	X
SP110.E	Existing Site Layout Plan - Sector E	X
SP110.F	Existing Site Layout Plan - Sector F	X
SP110.G	Existing Site Layout Plan - Sector G	X
SP110.H	Existing Site Layout Plan - Sector H	X
SP110.I	Existing Site Layout Plan - Sector I	X
SP120	Site Layout Plan - Overall	X
SP120.A	Site Layout Plan - Sector A	X
SP120.B	Site Layout Plan - Sector B	X
SP120.C	Site Layout Plan - Sector C	X
SP120.D	Site Layout Plan - Sector D	X
SP120.E	Site Layout Plan - Sector E	X
SP120.F	Site Layout Plan - Sector F	X
SP120.G	Site Layout Plan - Sector G	X
SP120.H	Site Layout Plan - Sector H	X
SP120.I	Site Layout Plan - Sector I	X
SP130	Site Landscape Plan - Overall	X
SP130.A	Site Landscape Plan - Sector A	X
SP130.B	Site Landscape Plan - Sector B	X
SP130.C	Site Landscape Plan - Sector C	X
SP130.D	Site Landscape Plan - Sector D	X
SP130.E	Site Landscape Plan - Sector E	X
SP130.F	Site Landscape Plan - Sector F	X
SP130.G	Site Landscape Plan - Sector G	X
SP130.H	Site Landscape Plan - Sector H	X
SP130.I	Site Landscape Plan - Sector I	X
SP150	Landscape Reinstatement Plan	X
SP160	Campus Site Plan	X
SP510	Landscape Details	X

No.	Description	Date

SHEET REVISIONS

ISSUED FOR PLANNING: 08/13/2021

PROJECT ISSUANCES

PROJECT:

**SHANNON TECHNOLOGY
AND ENERGY PARK (STEP)**

SHANNON LNG LIMITED

**DWG. TITLE
SHEET INDEX**

PROJECT NO: _____ DWG. NO: _____
DATE: 08/13/2021
SCALE: - **SP000**

**New Fortress Energy - SHANNON LNG
SHANNON TECHNOLOGY AND ENERGY PARK
DRAWING LIST**

Order	Drawing Number	Revision	Description
SITE AND GENERAL ARRANGEMENTS			
1	198291-1GSU-G1003	1	OVERALL SITE ARRANGEMENT
2	198291-1GSU-G2001	1	GENERAL ARRANGEMENT - COMBINED CYCLE POWER PLANT
3	198291-1GSU-G2002	1	GENERAL ARRANGEMENT - LIQUIFIED NATURAL GAS AREA
SITE INFRASTRUCTURE DRAWINGS			
4	198291-1STF-S3000	1	KEY PLAN, GENERAL NOTES AND LEGEND
5	198291-1STF-S3001	1	GRADING AND DRAINAGE - SITE PLAN - AREA 1
6	198291-1STF-S3002	1	GRADING AND DRAINAGE - SITE PLAN - AREA 2
7	198291-1STF-S3003	1	GRADING AND DRAINAGE - SITE PLAN - AREA 3
8	198291-1STF-S3004	1	GRADING AND DRAINAGE - SITE PLAN - AREA 4
9	198291-1STF-S3005	1	GRADING AND DRAINAGE - SITE PLAN - AREA 5
10	198291-1STF-S3006	1	GRADING AND DRAINAGE - SITE PLAN - AREA 6
11	198291-1STF-S3007	1	GRADING AND DRAINAGE - SITE PLAN - AREA 7
12	198291-1STF-S3008	1	GRADING AND DRAINAGE - SITE PLAN - AREA 8
13	198291-1STA-S3401	1	ROADS AND PARKING - SITE PLAN - AREA 1
14	198291-1STA-S3402	1	ROADS AND PARKING - SITE PLAN - AREA 2
15	198291-1STA-S3403	1	ROADS AND PARKING - SITE PLAN - AREA 3
16	198291-1STA-S3404	1	ROADS AND PARKING - SITE PLAN - AREA 4
17	198291-1STA-S3405	1	ROADS AND PARKING - SITE PLAN - AREA 5
18	198291-1STA-S3406	1	ROADS AND PARKING - SITE PLAN - AREA 6
19	198291-1STA-S3407	1	ROADS AND PARKING - SITE PLAN - AREA 7
20	198291-1STA-S3408	1	ROADS AND PARKING - SITE PLAN - AREA 8
21	198291-1STU-S3301A	1	SANITARY LAYOUT - SITE PLAN - AREA 1
22	198291-1STU-S3302A	1	SANITARY LAYOUT - SITE PLAN - AREA 2
23	198291-1STU-S3303A	1	SANITARY LAYOUT - SITE PLAN - AREA 3
24	198291-1STU-S3304A	1	SANITARY LAYOUT - SITE PLAN - AREA 4
25	198291-1STU-S3305A	1	SANITARY LAYOUT - SITE PLAN - AREA 5
26	198291-1STU-S3306A	1	SANITARY LAYOUT - SITE PLAN - AREA 6
27	198291-1STU-S3307A	1	SANITARY LAYOUT - SITE PLAN - AREA 7
28	198291-1STU-S3308A	1	SANITARY LAYOUT - SITE PLAN - AREA 8
29	198291-1STU-S3301B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 1
30	198291-1STU-S3302B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 2
31	198291-1STU-S3303B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 3
32	198291-1STU-S3304B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 4
33	198291-1STU-S3305B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 5
34	198291-1STU-S3306B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 6
35	198291-1STU-S3307B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 7
36	198291-1STU-S3308B	1	POTABLE WATER LAYOUT - SITE PLAN - AREA 8
37	198291-1STU-S3301C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 1
38	198291-1STU-S3302C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 2
39	198291-1STU-S3303C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 3
40	198291-1STU-S3304C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 4
41	198291-1STU-S3305C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 5
42	198291-1STU-S3306C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 6
43	198291-1STU-S3307C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 7

44	198291-1STU-S3308C	1	FIRE WATER LAYOUT - SITE PLAN - AREA 8
45	198291-1LTA-E2600	1	KEY PLAN, GENERAL NOTES AND LEGEND SITE LIGHTING
46	198291-1LTA-E2601	1	LIGHTING - SITE PLAN - AREA 1
47	198291-1LTA-E2602	1	LIGHTING - SITE PLAN - AREA 2
48	198291-1LTA-E2603	1	LIGHTING - SITE PLAN - AREA 3
49	198291-1LTA-E2604	1	LIGHTING - SITE PLAN - AREA 4
50	198291-1LTA-E2605	1	LIGHTING - SITE PLAN - AREA 5
51	198291-1LTA-E2606	1	LIGHTING - SITE PLAN - AREA 6
52	198291-1LTA-E2607	1	LIGHTING - SITE PLAN - AREA 7
53	198291-1LTA-E2608	1	LIGHTING - SITE PLAN - AREA 8
54	198291-1STF-S3900	1	GRADING AND DRAINAGE -SITE TYPICAL MANHOLE AND CATCH BASIN DETAILS
54	198291-1STF-S3901	1	GRADING AND DRAINAGE -SITE TYPICAL OIL WATER SEPARATOR DETAIL
55	198291-1STA-S3910	1	ROADS AND PARKING - SITE TYPICAL ROADS AND PARKING DETAILS
56	198291-1STA-S3911	0	FIRE WATER RETENTION POND & OUTFALL PIPE - PLAN, SECTION & DETAILS
57	198291-1STD-S3915	1	TYPICAL FENCING DETAILS
58	198291-1STU-S3960	1	SANITARY LAYOUT - SITE TYPICAL LIFT STATION DETAILS
59	198291-1STU-S3962	1	FIRE WATER LAYOUT - SITE TYPICAL FIRE WATER DETAILS
ONSHORE LNG TERMINAL			
60	198291-SS-A4001	1	MAIN CONTROL BUILDING - LNG AREA
61	198291-SS-A4002	1	GAS METERING ENCLOSURE
62	198291-SS-A4003	1	GAS REGULATING ENCLOSURE
63	198291-SS-A4004	1	FIRE WATER PUMPS ENCLOSURE - LNG AREA
64	198291-SS-A4005	1	WAREHOUSE/WORKSHOP BUILDING - LNG AREA
65	198291-SS-A4006	1	N2 GENERATION PACKAGE CONTROL BUILDING
66	198291-SS-A4007	1	ELECTRICAL SWITCHGEAR ENCLOSURE (MAIN) - LNG AREA
67	198291-SS-A4008	1	ELECTRICAL SWITCHGEAR ENCLOSURE (SECONDARY) - LNG AREA
68	198291-SS-A4009	1	CEMS ENCLOSURE - LNG AREA
69	198291-SS-A4010	1	NITROGEN COMPRESSOR BUILDING
70	198291-SS-A4011	0	SECURITY BUILDING PLAN AND ELEVATION
71	198291-SS-A4012	0	CROSSOVER PLATFORM (TYP OF 2) AND UTILITY RACK TO AGI AREA PLANS AND ELEVATIONS
72	198291-SS-A4013	0	UTILITY SLEEPER
73	198291-SS-A4014	0	RETAINING WALL
73	198291-SS-A4015	0	LNG AREA - UTILITY RACK
72	198291-SS-A4016	0	KIOSK ENCLOSURE METERING AND REGULATING AREA PLAN ELEVATIONS AND SECTION
73	198291-SS-A4017	0	ANALYZER ENCLOSURE METERING AND REGULATING AREA PLAN ELEVATIONS AND SECTION
73	198291-SS-A4018	0	INSTRUMENT ENCLOSURE METERING AND REGULATING AREA PLAN ELEVATIONS AND SECTION
74	198291-SS-A4019	0	INDICATIVE ELECTRICAL GRID INTERFACE BUILDING PLAN ELEVATIONS AND SECTION
COMBINED CYCLE GAS TURBINE (CCGT) POWER PLANT			
75	198291-SS-A4025	1	ADMINISTRATION BUILDING
76	198291-SS-A4026	1	CENTRAL CONTROL/OPERATIONS BUILDING
77	198291-SS-A4027	1	AUXILIARY BOILER BUILDING
78	198291-SS-A4028	1	WATER TREATMENT BUILDING
79	198291-SS-A4029A, A4029B	1	WORKSHOP/STORES/CANTEEN BUILDING
80	198291-SS-A4030A, A4030B	1	ELECTRICAL (GIS) SUBSTATION BUILDING
81	198291-SS-A4031A, A4031B, A4031C, A4031D, A4031E, A4031F, A4031G	1	TURBINE HALL
82	198291-SS-A4032	1	ACC AIR EXTRACTION EQUIPMENT ENCLOSURE
83	198291-SS-A4033	1	CONDENSER POLISHER ENCLOSURE
84	198291-SS-A4034	1	AIR COOLED CONDENSER ELECTRICAL POWER DISTRIBUTION CENTER
85	198291-SS-A4035	0	FIRE WATER PUMPS ENCLOSURE - CCGT AREA
86	198291-SS-A4036	0	CCGT - UTILITY RACK

EQUIPMENT DRAWINGS - LNG AREA			
87	198291-SS-A4050	0	INSTRUMENT AIR PACKAGE
88	198291-SS-A4051	0	NITROGEN GENERATION EQUIPMENT (TYP OF 3)
89	198291-SS-A4052	0	FG WATER BATH HEATER (TYP OF 3)
90	198291-SS-A4053	1	FIRE WATER STORAGE TANKS
91	198291-SS-A4054	0	GAS TURBINE GENERATOR (TYP OF 3)
92	198291-SS-A4055	0	BLACK START DIESEL GENERATOR
93	198291-SS-A4056	0	GENERATOR BREAKER (TYP OF 3)
94	198291-SS-A4057	0	AIR COOLED HEAT EXCHANGER (TYP OF 3)
95	198291-SS-A4058	0	NITROGEN PURIFICATION SKID
96	198291-SS-A4059	0	SUS TRANSFORMER
EQUIPMENT DRAWINGS - CCGT AREA			
97	198291-SS- A4075A, A4075B, A4075D, A4075D, A4075E	1	AIR COOLED CONDENSER
98	198291-SS-A4076A, A4076B	1	AIR COOLED HEAT EXCHANGERS
99	198291-SS-A4077	1	CCGT WATER TANKS AND EFFLUENT SUMP
100	198291-SS-A4078	0	GSU TRANSFORMER
101	198291-SS-A4079	0	BATTERY ENERGY STORAGE SYSTEM (BESS)
PLANT ELEVATIONS AND SECTIONS			
102	198291-SS- A4100	0	KEY PLAN
103	198291-SS- A4101	0	SITE BUILDINGS - CONTIGUOUS ELEVATION
104	198291-SS- A4102	0	SITE BUILDINGS - CONTIGUOUS ELEVATION
105	198291-SS- A4103	0	SITE BUILDINGS - CONTIGUOUS SECTIONS

RALAPPAN AGI LEAD SHEET

REVISION ISSUED

NOTES

A
B
C
D
E
F
G
H

Drawing No.	Title	0	1	2	3	4	5	6	7	8	9	10	11	12
1227-02-D-0001	LEAD SHEET – DRAWING REGISTER	02/10/20	24/03/21	11/08/21										
1227-02-DG-0001	SITE LAYOUT	02/10/20	24/03/21											
1227-02-DG-0002	FENCES & GATES DETAILS	02/10/20	24/03/21											
1227-02-DG-0011	CHROMATOGRAPH BUILDING	02/10/20	24/03/21	11/08/21										
1227-02-DG-0012	CONTROL & INSTRUMENTATION BUILDING	02/10/20	24/03/21	11/08/21										
1227-02-DG-0013	METERING BUILDING	02/10/20	24/03/21	11/08/21										
1227-02-DG-0014	BOILER UNIT	02/10/20	24/03/21	11/08/21										
1227-02-DG-0015	REGULATOR BUILDING	02/10/20	24/03/21	11/08/21										
1227-02-DG-0016	GENERATOR KIOSK	02/10/20	24/03/21	11/08/21										
1227-02-DG-0023	ODORANT TANKS DETAILS	07/07/21												
1227-02-DG-0021	ELEVATION VIEW A – SOUTH ELEVATION	02/10/20	24/03/21											
1227-02-DG-0022	ELEVATION VIEW B – EAST ELEVATION	02/10/20	24/03/21											

ISSUE FOR PLANNING

Applicant
Shannon LNG Limited

REV.	DATE	REVISION	BY	CHKD.	APPR.
2	11/08/21	ISSUE FOR PLANNING	RMD	MC	BF
1	24/03/21	ISSUE FOR PLANNING	MAH	MC	BF
0	02/10/20	CONCEPTUAL ISSUE	MAH	MC	BF

Client

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Consultant

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 Ireland
 T:(00353)(0)57 866 5400
 www.fingleton.ie

Project
SHANNON TECHNOLOGY AND ENERGY PARK (STEP)

Title
LEAD SHEET

Drawn M.ABOUHAJAR	Scale N.T.S/A3	Drawing Number 1227-02-D-0001	Rev. 2
Chkd. M.CONROY	Date 24/03/21		
Apprd. B.FINGLETON	Status ISSUED		

LETTER OF CONSENT

T: +353 (0) 61 710 000
E: info@shannonproperties.ie

www.shannonproperties.ie

RÉADMHAOIN TRÁCHTÁLA NA **sionainne**
shannon COMMERCIAL PROPERTIES



The Secretary,
An Bord Pleanála
64 Marlborough Street
Dublin 1

21st July 2021

Dear Sirs,

Re: Proposal by Shannon LNG Limited for a development which will principally comprise a power plant and LNG terminal on a site in the townlands of Kilcolgan Lower and Ralappane, Ballylongford, Co. Kerry (the “Development”).

I confirm that Shannon Commercial Enterprises DAC trading as Shannon Commercial Properties consents to an application being made by Shannon LNG Limited for permission for the Development on a site in the townlands of Kilcolgan Lower and Ralappane, Ballylongford, Co. Kerry.

Yours faithfully,

Rachael Leahy
Company Secretary
Shannon Commercial Properties
Email: rachael.leahy@shannongroup.ie
DD: 061-712875
M: 086-8170576

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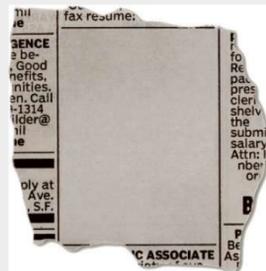
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PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED

Notice of Direct Planning Application to An Bord Pleanála for Planning Permission in respect of a Strategic Infrastructure Development (SHANNON TECHNOLOGY AND ENERGY PARK)

KERRY COUNTY COUNCIL

In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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:

In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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 170,000m³ (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 giga watt 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: 5no. 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. PLO8.GA0003 and PLO8.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 wind 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 –

- the implications of the proposed development for proper planning and sustainable development in the area concerned;
- the likely effects on the environment of the proposed development; and
- 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:

- 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,
- the subject matter of the submission or observation, and
- 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:

- to grant the permission, or
- 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
- to grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind), or
- 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 85881100).

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.

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PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED

Notice of Direct Planning Application to An Bord Pleanála for Planning Permission in Respect of a Strategic Infrastructure Development (Shannon Technology and Energy Park)

KERRY COUNTY COUNCIL

In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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:

In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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);
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- 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 giga watt 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.

PUBLIC NOTICE

PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED

Notice of Direct Planning Application to An Bord Pleanála for Planning Permission in Respect of a Strategic Infrastructure Development (SHANNON TECHNOLOGY AND ENERGY PARK) KERRY COUNTY COUNCIL

In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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:

In accordance with section 37E of the Planning and Development Act, 2000, as amended, Shannon LNG Limited gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the Shannon Technology and Energy Park, herein referred to as the 'proposed development'. The proposed development 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 vapourisation process equipment, designed to meet a send-out capacity of up to 22.6 million standard cubic metres per day (Msm³/d) of natural gas, which is equivalent to approximately 250 giga watt 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 catwalks;
- 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. PLO8.GA0003 and PLO8.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, Rathaus, Tralee, Co. Kerry V92 HVT7

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 37(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.



CASEY STEPHENSON
ACCOUNTANTS
AUDIT • TAX • ADVISORY

We wish to recruit a suitably qualified person to head up our

VAT and Payroll Department

The successful candidate should have:

- Minimum of three years experience in a similar roll.
- Excellent administration and data entry skills with knowledge of TheSaurus, Colsoft, Big Red Book, Excel and Revenue on-line procedures a distinct advantage.
- Ability to maintain good communication and professional relationships with clients and team members.
- Ability to work to deadlines and schedule workflow for the department.

Applications in the strictest confidence prior to **10th September 2021**

to Chris Murray, Casey Stephenson,
3 Day Place, Tralee, Co. Kerry
Email: chris.murray@caseystephenson.ie



CERTIFIED
PUBLIC
ACCOUNTANTS



St. Joseph's Nursing Home
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Full Time and Part Time

HEALTH CARE ASSISTANTS

FOR DAY AND/OR NIGHT DUTY

- Experience is preferred and training will be given.
- Completion of Fetac / QQI Level 5 is necessary.
- Wages commence at €12 per hour plus pension and public holiday & Sunday allowance.

Please apply to Helen Ryan
helenr@stjosephsnursinghome.com



QQI LEVEL 5 HEALTHCARE SUPPORT MAJOR AWARD
MODULES ONLINE

STARTING 13th September

(This course is running in conjunction with Healthcare Training Solutions & KARE PLUS recruitment agency Tralee)

QQI LEVEL 6 MANUAL HANDLING INSTRUCTOR COURSE

Tralee: 20th September

For more details, please contact: Mairead Hickey, Sales Manager
Hickey Safety Services, Mullaghmarky, Castletown, Co. Kerry V92CK28
M: 087 9181383 E: Mairead@hickeyssafety.ie W: www.hickeyssafety.ie

BEGINNERS FORKLIFT
4, 11, 18th September (Castletown)

EXPERIENCED FORKLIFT
4th, 11th September (Castletown)

PHCC FAR FIRST AID
Dates: 27, 28, 29 September (Tralee)

MANUAL HANDLING
EVERY FRIDAY AFTERNOON

MANUAL HANDLING INSTRUCTOR COURSE
Starting 20th September

MOYDERWELL MERCY PRIMARY SCHOOL,
Tralee, Co. Kerry,
Roll No. 135300



Part-Time – Morning Route
(7.15 – 9.00am)
SCHOOL TRANSPORT BUS ESCORT
REQUIRED

Please email letter of application and CV to
bommojderwellmercy2015@gmail.com
Closing date for applications: Friday, 3rd September 2021

COPY OF SITE NOTICE

SITE NOTICE

PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED

Notice of Direct Planning Application to An Bord Pleanála for Planning Permission in Respect of a Strategic Infrastructure Development
(Shannon Technology and Energy Park)

KERRY COUNTY COUNCIL

In accordance with section 37E of the Planning and Development Act, 2000, as amended, **Shannon LNG Limited** gives notice of its intention to seek planning permission from An Bord Pleanála for a 10 year planning permission for the proposed development of the **Shannon Technology and Energy Park**, herein referred to as the 'proposed development'. The proposed development 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 giga watt 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.



Signed: _____

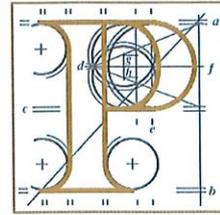
Barry Sheridan, Technical Director, Environment & Sustainability Lead Republic of Ireland, AECOM Infrastructure & Environment Ireland Limited
Address: AECOM Infrastructure & Environment Ireland Limited, 4th Floor, Adelphi Plaza, Adelphi Centre, George's Street Upper, Dun Laoghaire, Co. Dublin, Ireland.

Date of Erection of Site Notice: 25th August, 2021

NOTICE FROM AN BORD PLEANÁLA AND INSPECTOR'S REPORT

Our Case Number: ABP-304007-19

Your Reference: Shannon LNG Limited T/A Shannon LNG



**An
Bord
Pleanála**

Aiden O'Neill
Coakley O'Neill Town Planning Ltd.
NSC Campus
Mahon
Cork

Date: 3rd June 2021

Re: Proposed development of a liquefied natural gas (LNG) regasification terminal together with already permitted CHP Plant (Ref. PA0028) including an LNG jetty to facilitate the berthing of a Floating Storage Unit, onshore vaporisation process equipment and administrative and associated buildings Ballylongford, Co. Kerry

Dear Sir,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Board hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a), (b) and (c) of the Act. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act, 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The attachment contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Kieran Somers
Executive Officer
Direct Line: 01-8737250

PC09

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Judicial Review Notice

Judicial review of An Bord Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(6) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Board. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The

general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

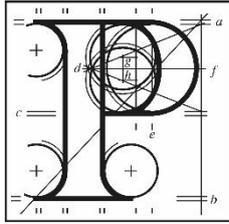
General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

ABP-304007-19

The following is a schedule of prescribed bodies considered relevant by the Board:

- Kerry County Council
- Clare County Council
- Minister for Housing, Local Government and Heritage
- Minister for Environment, Climate and Communications
- Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Minister for Agriculture, Food and the Marine
- The Southern Regional Assembly
- Environmental Protection Agency
- Commission for Regulation of Utilities
- Transport Infrastructure Ireland
- Fáilte Ireland
- An Taisce
- The Heritage Council
- Inland Fisheries Ireland
- Irish Water
- Health and Safety Authority



An
Bord
Pleanála

Inspector's Report ABP-304007-19

Development

**Proposed alteration to Shannon LNG regasification terminal to provide for a reduced footprint, less onshore facilities and equipment and the omission of four onshore storage tanks and associated pond for hydrotesting.

Location

Ballylongford, Co. Kerry

Planning Authority

Kerry County Council

Prospective Applicant

Shannon LNG Limited T/A Shannon LNG

Type of Application

SID Pre-application – whether project is or is not strategic infrastructure development.

Dates of Pre-Application Meetings

21 May 2019, 22 January 2020, 22 May 2020 & 25 March 2021

Date of Site Inspection

9 April 2021

Inspector

Una Crosse

**see Sections 1 and 9.1 of report in respect of description of development.

1.0 Introduction

- 1.1. This report relates to pre-application discussions held with Shannon LNG Limited to determine whether their proposed development of an LNG terminal and CCGT power plant constitutes strategic infrastructure, as defined by the Planning and Development Act, 2000 (as amended).
- 1.2. This report describes the location and nature of the proposed development, the applicant's submission, the consultations held and the legal provisions which are relevant to the proposed development. It recommends that the proposed development constitutes strategic infrastructure and it sets out reasons and considerations to support this conclusion.
- 1.3. The proposed development has been altered during the course of the pre-application consultation process. This is detailed in Section 3 as it relates to the proposed development and Section 6 as it relates to the applicant's submission.
- 1.4. I would also note that the description given to the proposal upon receipt of the pre-application consultation request refers, in error, to the proposed development being an alteration. This matter has been addressed in Section 9.1 of my assessment below.
- 1.5. The prospective applicant noted during the course of the consultations that Foreshore Licences and Leases had been obtained.
- 1.6. The prospective applicant sought closure of the pre-application process by way of correspondence dated 30 March 2021.

2.0 Site Location and Description

The proposal is located on a site, which has a stated area of c.110 hectares (as per original submission). It lies between the coast road (L1010) from Tarbert to Ballylongford, to the south, and the estuary to the north and is surrounded to the east and west by agricultural lands. Access to the site is from the L1010 Coast Road to the southwest of the main development site. The site comprises a number of fields currently in grassland bounded by hedgerows with the lands rising from c.3 mOD at the shoreline, to over 25 mOD at its south western extremity. There is a farmhouse to the south of the terminal site accessed via a laneway from the L1010. The wider

area includes farmland with a number of houses and some forestry to the west. There are a number of small stone structures/outbuildings on and within the immediate vicinity of the site. It is outlined that the estuary provides a safe and deep-water access at this location (14m+ in depth and 2km wide) within a sheltered location (waves <1.5m). Other industrial activities in the wider area include the currently coal-fired power station at Moneypoint on the opposite side of the estuary at a distance of c.3km; the oil-fired power station at Tarbert c.5km to the east; and the Russal Aughinish facility c.26km to the west at Foynes and Foynes Port itself. It is stated that the lands are owned by Shannon Commercial Enterprises DAC with Shannon LNG having entered into an agreement to purchase the lands.

3.0 The Proposed Development

The proposal now before the Board for determination, which was outlined in detail at the fourth and final pre-application consultation meeting, comprises an LNG regasification terminal and CCGT power plant located on the shore of the Estuary as follows:

3.1. LNG Terminal

Onshore

- Onshore Above Ground Installation (AGI) which includes an odourisation facility, gas heater building, gas metering and pressure control equipment.
- Onshore adjustment facility, control room, guard house, workshop and maintenance buildings, instrument air generator and fire water system.
- Final send-out capacity of up to 22.6 MMscm/d.

(The AGI facilitates the connection of the LNG Terminal to the consented Shannon pipeline).

Offshore (connecting to onshore)

- Jetty and access trestle capable of receiving and providing secure berthing for LNG ships with piping infrastructure to safely deliver LNG from the LNG ship to the onshore terminal infrastructure.

- The jetty comprises an unloading platform with cryogenic arms, six mooring dolphins and four breasting dolphins, level set at +9m OD with overall length between outer mooring dolphins 400m with a trestle length of c.345m.
- Mooring location on the jetty proposed for up to four tugboats.
- A Floating Storage Regasification Unit (FSRU) berthed at the LNG jetty with a storage capacity of c.180,000m³.
- LNG vapourisation process equipment to regasify the LNG to natural gas is located on board the FSRU.
- Heat for the LNG regasification to be taken from seawater via a heat exchanger supplemented by heat from gas fired heaters when water temperature inadequate.
- Loading of LNG onto the FSU will be via a ship-to-ship transfer from another LNG Ship berthed alongside.

Other Elements

- Power supply (likely c.20kV) required to meet power demand of proposal which will likely connect to the existing 220kV substation at Kilpaddoge (subject to separate consent).
- It is stated that the proposed development would operate outside of the main navigational channel.

3.2. **Power Plant (CCGT)**

- 600 MW flexible multi-shaft power plant with three blocks of CCGT (combined cycle gas turbine) with each block up to 200MW.
- Each block contains two gas turbine generators (six in total), two heat recovery steam generators (six in total) and a steam turbine generator (three in total).
- Cooling proposed by means of air-cooled steam condensers.
- Battery storage facility of 120MW for 1 hour (120MWh).

The following is of note:

- Power plant will generate power for its own needs and for LNG terminal and for sale to the market via proposed 220Kv connection. Power plant was successful in recent ECP 2.1 process.

- CRU confirmed that diesel not required as a secondary fuel for the power plant although small amounts may be on site for emergency generators.
- 220kV offer not yet received but expected that the 220kV cable will run for c. 5km to the east along the L1010 to the Kilpaddock 220kV substation.
- 220kV connection would be subject to separate consent.

Power plants similar to the proposed are located Tynagh Energy in Galway and BGE at Whitegate in Cork.

3.3. Other Matters of Note

It should be noted that as will be evident from the presentations provided by the applicant and the record of the meetings held that elements of the proposed development evolved during the course of the application.

The following matters are also noted:

- Proposal would likely be classified as an Upper Tier COMAH establishment with a detailed quantitative risk Assessment (QRA) to be carried out of the terminal for submission to the Health and Safety Authority (HSA).
- A Marine Safety Assessment is proposed to be undertaken (this was also undertaken of the shipping activities associated with the terminal permitted in 2008).

Already permitted infrastructure related to the proposal was outlined as follows:

- CHP Plant granted by the Board (Ref. 08.PA0028) adjacent to the LNG Terminal.
- Gas Pipeline connecting the terminal to the gas network permitted by the Board (Ref. 08.GA0003).

Previously Permitted LNG Terminal

The prospective applicant was requested to provide a comparison between the previously permitted (now expired) and proposed development during the pre-application process. In summary the proposed development differs most significantly in relation to the reduced footprint and less onshore facilities and equipment in the current proposed. Specifically, there is no requirement for the four 200,000m³ onshore storage tanks and associated pond for hydrotesting previously permitted in the now expired permission.

4.0 Policy Context

4.1. National Planning Framework

- 4.1.1. National Strategic Outcome (NSO) 8 addresses the ‘Transition to a Low Carbon and Climate Resilient Society’ stating that: *“Ireland benefits from interconnection with the UK gas pipeline network and while there are two gas pipelines with two separate entry points into the island of Ireland, both pipelines are connected through a single facility in Moffat, Scotland. In addition, our gas storage capacity is limited, which poses a security of supply risk and constrains smoothing of seasonal fluctuation in gas prices”*.
- 4.1.2. Chapter 7 of the Framework is entitled “Realising our Island and Marine Potential”. Within this Chapter the Shannon Estuary and in particular the Strategic Integrated Framework Plan is included as a case Study. This Plan is specifically addressed in Section 4.3.1 below.

4.2. National Development Plan 2018-2027

- 4.2.1. The National Development Plan 2018 - 2027 (NDP) sets out the investment priorities that will underpin the implementation of the National Planning Framework, through a total investment of approximately €116 billion. In relation to commercial and private sector investments within NSO8 reference is made to the development of gas infrastructure projects to support regional and rural development and the low-carbon transition. It is stated that *“a high proportion of Ireland’s electricity needs have historically been met through gas-fired power generation. However, the growth in renewable power generation as part of the overall decarbonisation agenda along with increased interconnection has meant a reduction in the volume of gas-fired power generation and, in turn, a lower volume of gas being transported through Ireland’s gas infrastructure. A significant proportion of this renewable power generation is being delivered from wind energy but given the intermittent nature of this technology, a proportion of Ireland’s electricity needs will likely continue to be generated from gas over the medium to longer term. It will therefore remain necessary for a certain level of gas fired generation to continue to be available to*

ensure continuity of supply and the integrity of the electricity grid during the transition towards a low-carbon energy system”.

- 4.2.2. It is also stated that *“from a gas-supply perspective, the delivery of indigenous gas from the Corrib gas field has enhanced the security of supply but Ireland will still need to import gas via the UK on a long-term basis as Corrib production is projected to decline over the medium term. An important project in this regard that is now nearing completion is the c. €100 million gas pipeline twinning project (South-West Scotland On-shore System project), which involves the construction of 50 km of gas transmission pipeline from Cluden to Brighthouse Bay, Scotland”.*

4.3. **National Energy & Climate Action Plan 2021-2030**

- 4.3.1. This 2019 National Energy and Climate Plan (NECP) was prepared in accordance with Regulation (EU) 2018/1999 on the Governance of the Energy Union and Climate Action to incorporate all planned policies and measures that were identified up to the end of 2019 and which collectively deliver a 30% reduction by 2030 in non-ETS greenhouse gas emissions (from 2005 levels). It is stated that Ireland is submitting the 2021-2030 NECP to facilitate the ongoing analysis at EU level and it will be revised to bring it in line with the 7% trajectory and to include policies and measures currently being developed to achieve the 7% trajectory. It is outlined that Ireland is currently developing those policies and measures and intends to integrate the revision of the NECP into the process which will be required for increasing the overall EU contribution under the Paris Agreement.
- 4.3.2. In terms of energy security, it states that *“a review of the security of energy supply of Ireland’s natural gas and electricity systems is being carried out. The focus of the review is the period to 2030 in the context of ensuring a sustainable pathway to 2050. Given the increasing dependence of electricity production on natural gas and the increasing dependence on imports from the UK, it is important that close co-operation on security of supply continues with EU Member States and the UK”.*
- 4.3.3. Section 2.3 addresses ‘Dimension Energy Security’ and at subsection (iii) which, where applicable refers to national objectives with regard to reducing energy import dependency from third countries it states that:

“Given Ireland’s high and increasing reliance on gas for electricity, our low import route diversity, Ireland’s relatively high dependence on imported gas, which is likely to increase as the Corrib gas field progressively depletes, and the potential increasing role of gas in the energy mix for heat, transport and power generation including as a back-up for intermittent power generation, our objectives are to:

- Ensure the resilience of the gas network to a long-duration supply disruption, in the context of EU and national climate objectives;*
- Actively participate in EU and regional initiatives to maintain and enhance security of supply including national, regional and EU co-operation on emergency planning and response for gas and electricity networks, including risk assessments, preventative plans and emergency plans;*
- Following the withdrawal of the United Kingdom from the EU, engage with our EU partners to put in place an EU/UK framework for continued necessary regional co-operation between Ireland and the UK on matters related to gas and electricity security of supply, including emergency preparedness and response and solidarity in an emergency situation”.*

4.3.4. Table 12 of this document refers to Shannon LNG (PCI number 5.3) as being on the fourth PCI list.

4.3.5. Section 4.5.2 addresses Energy Transmission Infrastructure and states that *“Ireland has no LNG terminal, although there are a number of commercial proposals, one of which was included in the EU’s fourth list of PCIs. Future applications by LNG or other infrastructure projects for EU Connecting Europe Facility (CEF) funding will be considered in context of national and EU climate policy objectives”.*

4.4. Climate Action Plan 2019

4.4.1. A case study included in the Plan (pg. 53) on the cost of renewable electricity notes that *“Renewable generation is intermittent and often unpredictable. This creates new challenges for utilities, market participants, and policy makers. Intermittency also creates the need for a range of technology solutions which may include large-scale interconnection, storage, and dispatchable capacity (e.g., natural gas plants that can generate electricity at times where there is no wind). There is no one-size-fits-all answer to supporting 70% renewables”.*

4.4.2. Section 7.2 of the Plan refers to targets in respect of meeting the required level of emissions reduction by 2020 and notes that “achieving 70% renewable electricity by 2030 will involve phasing out coal- and peat-fired electricity generation plants, increasing our renewable electricity, reinforcing our grid (including greater interconnection to allow electricity to flow between Ireland and other countries), and putting systems in place to manage intermittent sources of power, especially from wind”.

4.5. **Regional Spatial Economic Strategy for the Southern Region**

4.5.1. The RSES for the Southern Region came into effect in January 2020 and includes County Kerry. The RSES provides the implementation strategy for the NPF. Section 3.8 of the RSES addresses settlement networks one of which is defined as the North Kerry/ West Limerick/Shannon Estuary/Clare area. It is stated that “*the RSES recognises and supports the economic role and potential of settlements including Listowel, Abbeyfeale Newcastle West (Key Town), Kilrush as economic drivers in a potential North Kerry/West Limerick/Clare network connected with the Shannon Estuary (and Shannon Foynes Port). Their attributes extend to include the Shannon Integrated Framework Plan (SIFP) area and strategic locations identified under the SIFP as a Shannon Estuary Coastal Network. Reference to the SIFP network is also included as an example of our Region’s strategic marine and coastal assets in Chapter 4*”.

4.5.2. **Regional Policy Objective 79** relates to the Shannon Estuary and Other Harbour Plans as follows:

(a) The RSES recognises the national and international importance of the Shannon Estuary, its potential to attract multinational development and the significant work that has been undertaken to progress its promotion and development. It is an objective to support and promote the delivery of the Strategic Development Locations as set out in the SIFP for the Shannon Estuary subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on SIFP and zoned in the Local Authority Development Plans.

(b) It is an objective to promote the SIFP initiative as a good practice model for the Southern Region and to seek the preparation of similar initiatives for Cork Harbour and Waterford Harbour between the relevant stakeholders.

(c) It is an objective to support the promotion, marketing and seeking of financial and expertise support for the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary and specific projects emerging there from.

(d) Such initiatives shall be subject to the relevant environmental assessment requirements including SEA, EIA SFRA and AA as appropriate.

4.5.3. The RSES includes the SIFP for the Shannon Estuary as a good practice example. It states that “it has identified an additional 1,200 hectares for marine related development (9 no. strategic development locations) by building on existing industry connectivity and synergy as well as the existing infrastructure to create a more sustainable and attractive network for further investment. Significant tracts of land have been zoned for marine related industry in Counties Clare, Limerick and Kerry because of the preparation of the SIFP and these sites present prime opportunities for employment generating development in the Region”.

4.5.4. It also states that “the zoned lands at Tarbert/Ballylongford in North Kerry with extant planning for strategic energy and marine related industry including the Shannon Gas LNG project are a further example of the regional and national potential of the location”.

4.5.5. **Regional Policy Objective 142** refers to ports and the objective “to strengthen investment to deliver actions under National Ports Policy and investment in sustainable infrastructure projects that:

(e) Support the sustainable development of the 9 no. strategic development locations adjoining sheltered deep-water in line with the recommendations of the SIFP for the Shannon Estuary and subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on the SIFP.

and

(f) Development proposals will be subject to environmental assessment, implementation of mitigation measures outlined in applicable SEAs and AAs and feasibility studies to establish that any expansions can be achieved without adverse

effects on any European sites and within the carrying capacity of the receiving environment of the ports”.

- 4.5.6. Section 8.3 of the Strategy deals specifically with Gas Networks where the Tarbert-Ballylongford lands are addressed as an ‘Energy Hub Case Study’, and following a description of the previously permitted developments on and in the vicinity of the site which are expired/extant, it is stated that *“it is anticipated that the project would position the area as a major National Centre for CHP and facilities requiring access to deep water with substantial requirements for electricity and natural gas”.*
- 4.5.7. RPO 225 deals with the Gas Network stating that *“subject to appropriate environmental assessment and the planning process where required, it is an objective to: (e) “Strengthen the gas network sustainably to service settlements and employment areas in the Region, support progress in developing the infrastructures to enable strategic energy projects in the Region. An example is the Tarbert/Ballylongford landbank in Co Kerry which is a strategic development site under the Strategic Integrated Framework Plan for the Shannon Estuary and support for the extension of the Gas Network from Listowel into the Kerry Hub and Knowledge Tri-Angle settlements of Tralee, Killarney and Killorglin”.*

4.6. Kerry County Development Plan 2015-2021

- 4.6.1. Chapter 4 of the plan addresses Economic Development and Employment with Section 4.7 dealing specifically with the Tarbert/Ballylongford Land Bank. It is stated that *“this Plan zones 390 hectares of land, known as the Tarbert/ Ballylongford Land Bank, for marine-related industry, compatible or complimentary industries and enterprises which require deep water access. The land bank is adjacent to the Lower Shannon cSAC 002165 and the River Shannon and River Fergus SPA 04077 as well as several pNHA designations. Within the land bank planning permission has been secured for the construction of a Liquefied Natural Gas (LNG) regasification terminal. This site is 104 hectares in size. In addition planning permission has also been granted within the LNG site for a Combined Heat & Power plant. These two developments were extensively environmentally assessed and have the potential to sustainably create substantial employment both at the construction and operation phases and can act as a catalyst for future industrial development and employment arising from the availability of secure gas and electricity supply in this region. For the*

most part the Tarbert / Ballylongford landbank is located outside of known flood risk areas and therefore is appropriately zoned. Notwithstanding this, development proposals will be required to be supported with detailed site level flood risk assessments, as appropriate in order to ensure that the overall landbank resource is protected and developed in a sustainable manner A small portion of the overall landbank is deemed to be located within Flood Zone B for which a Justification Test was carried out and passed as per Table 3.2 of the DEHLG guidelines on Flood Risk Management. Accordingly, this area is deemed to be a zoned area pending a Site Specific Flood Risk Assessment at development consent stage”.

4.6.2. The Plan then refers to the Shannon Integrated Framework Plan noting that it is an objective of the Council to:

ES-22 – *“Support the implementation of the Shannon Integrated Framework Plan (SIFP) to facilitate the sustainable economic development of the Shannon Estuary”.*

ES-23 – *“Promote and facilitate the sustainable development of these lands for marine related industry, utilising the presence of deep water, existing infrastructure, natural resources, and waterside location to harness the potential of this strategic location. Alternative proposals for general industrial development, compatible or complimentary with marine related industry and / or those creating a synergism with existing or permitted uses and / or those contributing to the sustainable development of a strategic energy hub at this location will also be encouraged. Development will be subject to compliance with the objectives of this Plan, particularly as they relate to the protection of the environment and will also be subject to compliance with the Environmental Reports prepared in support of the SIFP, where appropriate”.*

ES-24 – *“Ensure that development proposals for the Tarbert / Ballylongford landbank are supported with detailed site level flood risk assessments. As part of this, the probability of flooding within the site together with the vulnerability of proposed land uses shall be taken into consideration and appropriate mitigation measures incorporated, where necessary, so as to adequately manage flood risk. In addition, only water compatible industrial type land uses, including flood control infrastructure and compatible industrial activities requiring a waterside location will be permitted on lands which have an annual exceedance probability of coastal flooding of 0.1% AEP (Extreme Flood Extent)”*

Section 12.3.2 of the Plan deals with Zoning designations two of which are as follows:

- 4.6.3. **Tarbert/Ballylongford Landbank** - Land known as the Tarbert/Ballylongford Land Bank comprises 390 hectares of land and is zoned for development as set out in S4.7 of this Plan (see above).
- 4.6.4. **Shannon Estuary** - The Strategic Integrated Framework Plan (SIFP) for the sustainable development of the Shannon Estuary identifies land for a variety of land and marine based development. Developers should have regard to the provisions of this Plan in formulating proposals for development in this area.
- 4.6.5. **Strategic Integrated Framework Plan for the Shannon Estuary 2013-2020**
- 4.6.6. This Plan which, is referenced in both the NPF and RSES as outlined above, is referenced in Sections 4.7 and 12.3.1 of Kerry County Development Plan as detailed above. The Plan describes itself as *“an inter-jurisdictional land and marine based framework to guide the future development and management of the Shannon Estuary”*. By way of introduction it is stated that: *“The Estuary is the largest in Ireland, with a water body of some 31,500 ha, covering a distance of approximately 100km from Limerick City to Loop Head. It has a long established history of facilitating major industries, including Shannon Foynes Port at Foynes and Limerick Docks. The Port has grown to become Ireland second largest port operation, handling the largest vessels entering Irish waters, up to 200,000dwt. Shannon International Airport, ESB Moneypoint, Tarbert Power Station, NORA Fuel Storage, Aughinish Alumina have also grown and become major industrial and employment hubs within the Estuary, operating efficiently and sensitively within the estuarine environment”*.
- 4.6.7. In relation to ‘economy, Section 2.1.3 of the Plan states that *“the Estuary is also likely to benefit from other significant foreign investment of around €500 million through implementation of planning approval for the first LNG terminal in Ireland at the Tarbert- Ballylongford Landbank near Tarbert. The scheme will contain four insulated storage tanks of 200,000 cubic metres capacity and a re-gasification facility linked to the existing gas transmission system. Such significant investments, particularly in energy infrastructure are likely to be a catalyst for other major foreign investment in the region”*.

- 4.6.8. The subject site is located within the landbank designated as 'Strategic Development Location H' - Tarbert-Ballylongford Land Bank, Ballylongford within the Plan.
- 4.6.9. It is stated that *"the lands at this location, lie adjacent to a relatively well sheltered significant deepwater resource on the Shannon Estuary close to the N69. The lands comprise a considerable development hinterland adjacent to the deepwater resource close to a ready, reliable natural gas and electric power supply"*.
- 4.6.10. It further states that *"this SDL is identified and prioritised for marine related industry. The location offers significant potential for future development, with the LNG acting as a catalyst for additional industrial development at this location in the future. With the extension of the natural gas network and the existing electricity distribution infrastructure in place the SDL lends itself to development in a sustainable manner as a power generation centre for the region"*.
- 4.6.11. The strategic development location of Tarbert-Ballylongford has the following development objectives of specific note:
- SIFP MRI 1.2.13** – *"To promote and facilitate the sustainable development of these lands for marine related industry, utilising the presence of deep water, existing infrastructure, natural resources, and waterside location to harness the potential of this Strategic Location. Alternative proposals for general industrial development, compatible or complementary with marine related industry, with the level of flood risk, and those creating a synergism with existing uses, and contributing to the development of a strategic energy hub at this location will also be encouraged. Development will be subject to compliance with the criteria set out in Objective SIFP MRI 1.2"*.
- 4.6.12. In relation to the 'Shipping and Navigation Strategy in the Plan (Section 5.5.3) it is noted that "the capacity to accommodate bigger ships (Photo 40) in the Estuary is intricately related to growing economic activity. It will also improve the current marketing, attractiveness and investment potential within the Estuary and increase future growth potential in new maritime industries, including oil and gas exploration, offshore renewable energy, the Cruise Industry and Liquefied Natural Gas (LNG) within the Estuary. The Shannon Estuary is considered an ideal location for these activities due to its naturally occurring deepwater and its relatively uncongested waters from a maritime navigational perspective".

4.7. European Sites

The site is within and adjoins the Shannon Estuary which is part of the Lower River Shannon SAC – site code 002165 and River Shannon and River Fergus Estuaries SPA – site code 004077. The sites are outlined as follows:

4.7.1. Lower River Shannon SAC – site code 002165

The qualifying interests for this site are as follows:

Priority habitats denoted by *

- Freshwater Pearl Mussel *Margaritifera margaritifera* - 1029
- Sea Lamprey *Petromyzon marinus* - 1095
- Brook Lamprey *Lampetra planeri* - 1096
- River Lamprey *Lampetra fluviatilis* - 1099
- Atlantic Salmon *Salmo salar* (only in fresh water) - 1106
- Sandbanks which are slightly covered by sea water all the time - 1110
- Estuaries - 1130
- Mudflats and sandflats not covered by seawater at low tide - 1140
- *Coastal lagoons - 1150
- Large shallow inlets and bays - 1160
- Reefs - 1170
- Perennial vegetation of stony banks - 1220
- Vegetated sea cliffs of the Atlantic and Baltic coasts - 1230
- *Salicornia* and other annuals colonizing mud and sand - 1310
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) - 1330
- Bottlenose Dolphin *Tursiops truncatus* - 1349
- Otter *Lutra lutra* - 1355
- Mediterranean salt meadows (*Juncetalia maritimi*) - 1410
- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation - 3260

- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) - 6410
- *Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) -91E0 -

Conservation Objectives for the site are dated August 2012.

4.7.2. River Shannon and River Fergus Estuaries SPA – site code 004077

The special conservation interests for this site are as follows:

- Cormorant (*Phalacrocorax carbo*) [A017]
- Whooper Swan (*Cygnus cygnus*) [A038]
- Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]
- Shelduck (*Tadorna tadorna*) [A048]
- Wigeon (*Anas penelope*) [A050]
- Teal (*Anas crecca*) [A052]
- Pintail (*Anas acuta*) [A054]
- Shoveler (*Anas clypeata*) [A056]
- Scaup (*Aythya marila*) [A062]
- Ringed Plover (*Charadrius hiaticula*) [A137]
- Golden Plover (*Pluvialis apricaria*) [A140]
- Grey Plover (*Pluvialis squatarola*) [A141]
- Lapwing (*Vanellus vanellus*) [A142]
- Knot (*Calidris canutus*) [A143]
- Dunlin (*Calidris alpina*) [A149]
- Black-tailed Godwit (*Limosa limosa*) [A156]
- Bar-tailed Godwit (*Limosa lapponica*) [A157]
- Curlew (*Numenius arquata*) [A160]
- Redshank (*Tringa totanus*) [A162]
- Greenshank (*Tringa nebularia*) [A164]
- Black-headed Gull (*Chroicocephalus ridibundus*) [A179]
- Wetland and Waterbirds [A999]

Conservation Objectives for the site are dated September 2012.

5.0 Planning History

5.1. Subject Site

5.1.1. ABP Ref. PL08.PA0002

Permission was granted by the Board on 31 March 2008 for the development of a proposed Liquefied Natural Gas (LNG) regasification terminal located on the Southern shore of the Shannon Estuary in the townlands of Ralappane and Kilcolgan Lower, County Kerry.

Condition 2 of the permission stated:

This permission shall, in accordance with the application, be for a period of ten years from the date of this order.

Reason: *In order to allow a reasonable period for the completion of this extensive development.*

As per the legal proceedings referenced in section 5.1.3 below, this permission has expired.

5.1.2. ABP Ref. PL08.PM0002

An amendment was sought under section 146B of the Planning and Development Act, 2000 (as amended), to make modifications/alterations to approved development (outlined above) comprising the option to construct one storage tank in phase 1, rather than 2 storage tanks, slight alteration to jetty head, reduction in width of trestle decking, alterations to pipeline supports close to sea-water pump-house, running of pipes under rather than over a section of the outer perimeter road and other amendments including the relocation of minor elements and reduction in width of some service roads from 9.0m to 6.0m. The Board determined on 4 March 2013 that the proposed alteration would not constitute the making of a material alteration of the terms of the permission and amended the terms of Condition 3.

5.1.3. ABP Ref. PL08.PM0014

An amendment was sought under Section 146B of the Planning and Development Act 2000, as amended to alter the terms of the permission. The alteration sought related to Condition No. 2 of the permission in respect of the duration of permission seeking an extension of duration of the permission from 10 to 15 years. The Board determined on 13 July 2018 that the proposed alteration would not constitute the making of a material alteration of the terms of the permission. The validity of the amendment granted by the Board under PL08.PM0014 was challenged in September 2018 by way of *Friends of the Irish Environment CLG v An Bord Pleanala*, High Court 2018 No. 734JR. The matter was referred to the Court of Justice of the European Union ([2019] IHEC 8 and Case C-254/19) and following same, an order was made on 9 November 2020 quashing the amendment.

5.1.4. **ABP Ref. 08.PA0028**

Permission was granted on 9th July 2013 to construct a 500MW 'CHP' combined heat & power plant within the overall lands to the northwest of the subject site on Knockinglas Point. Condition no. 2 states that the permission is for a period of ten years.

5.2. **Other Related Developments**

5.2.1. **ABP Ref. 08.GA0003 & 08.DA0003**

Permission for the construction of a 26km underground pipeline to link the proposed LNG terminal at Ralappane, with the national gas transmission grid near Foynes, Co. Limerick was granted and compulsory acquisition of the necessary lands was consented by the Board on 17 February 2009.

6.0 **The Applicant's Submission**

- 6.1. In their correspondence to the Board seeking a determination as to whether the proposed development is strategic infrastructure development (received 20 March 2019) the applicant provided details of the proposed development, planning history, comparison to previously permitted LNG facility, stakeholder consultations and planning policy context all of which is addressed elsewhere in this report.

6.2. In relation to their position in respect of the need for the proposed development and in particular its compliance with the requirements to be determined as strategic infrastructure development the following is summarised:

- Proposal complies with national, regional and EU energy policies and plans.
- National Strategic Outline 8 of NPF, Transition to a Low-Carbon and Climate Resilient Society, reference is made under Commercial and Private Sector Investments to the need for the development of gas infrastructure projects to support regional and rural development and the low carbon transition.
- Objective 217 of Southern RSES references proposal stating it is an objective to support progress in developing the infrastructures to enable permitted gas energy supply facilities such as the Tarbert/Ballylongford landbank in Co. Kerry to enhance the natural gas grid.
- Further reference in RSES to positioning the area as a major National centre for CHP and facilities requiring access to deep water with substantial requirements for electricity and natural gas.
- Proposal rooted in need to enhance energy security and to provide a reliable supply of gas to meet demand as part of a sustainable energy transition to a low carbon future. Ireland's Transition to a Low Carbon Future 2015-2030 under Section 3.4 states that in the short- to medium term the mix of non-renewables will shift from more carbon-intensive fuels like peat and coal to lower carbon fuels like gas. Reference to Section 6.2 in relation to projects which could enhance energy security/security of supply and reference (188) to successive IEA reviews of Ireland which note no strategic gas storage and limited operational gas storage capacity making Ireland vulnerable in the event of a prolonged gas supply disruption in Europe.
- Outlined that forehorse licences and leases have been obtained for the proposed development.
- Reference is made to the proposal complying with the classes within the Seventh Schedule which include within energy Infrastructure for – *'an onshore terminal, building or installation whether above or below ground associated with an LNG facility and for the purpose of this provision, 'LNG facility' means a terminal which*

is used for the liquefaction of natural gas or the importation, offloading and re-gasification of liquefied natural gas, including ancillary services’.

- In terms of the eligibility criteria in Section 37A(2) stated that the previously permitted LNG regasification terminal was determined to be strategic infrastructure development (PC.0002).
- Proposal is of a class in the Seventh Schedule and is strategic infrastructure given the need for the project as outlined, the nature and scale of the proposal and the fact that the previously permitted LNG project was determined to be strategic infrastructure.

Any further arguments to support the applicant’s submission put forward in the consultation meetings undertaken are summarised in the next section.

7.0 Consultations

7.1. Consultations with An Bord Pleanála

- 7.1.1. Four pre-application meetings were held with the prospective applicant (21 May 2019, 22 January 2020, 22 May 2020 & 25 March 2021). A record of all meetings held are attached to the file. The presentations made to the Board’s representatives at these meetings are also attached to the file (note there was no presentation at the first meeting).
- 7.1.2. The principal matters arising at these meetings related to:
- Nature of proposed development as it evolved during the meetings with proposal at outset including a data centre element which was subsequently excluded with the development now proposed including a CCGT power plant;
 - Masterplan proposed for overall landholding.
 - Provision of a comparison between the current proposal and previously permitted development. Noted that while proposed jetty infrastructure similar to previously permitted, configuration on site different given onshore storage tanks no longer required, significantly less earthworks required in proposed scenario with no pond and embankment or damming of river required.

- Need for proposed development related to enhancement of energy security given depletion of Corrib gas field and single supply point from UK; addressing electricity capacity shortfalls from generation capacity and urgent need for new gas fired power plants; and supporting the 70% (generation of electricity by renewables) target for 2030.
- Key policies and statements in National Energy & Climate Plan (2021-2030), Climate Action Plan (2019), EirGrid's Generation Capacity Statement (2020) and Gas Networks Ireland (GNI) Vision 2050 (2019) support proposal complying with test in Section 37A(2)(a) – strategic economic or social importance to the State or Region.
- Key policies and statements in NPF, National Development Plan 2018-2027 and RSES for Southern Region 2020 support proposal falling under Section 37A(2)(b) – contribute to fulfilment of any of the objectives in the NPF or in any RSES.
- Proposed development subject to navigational protocols of the Shannon Foynes Port Company in Co. Limerick and shipping route passes lands within jurisdiction of County Clare therefore considered proposal falls within Section 37A(2)(c) - would have a significant effect on the area of more than one planning authority.
- In relation to statements in Programme for Government on fracked gas noted that most of the LNG in the world is not sourced from fracked gas with proposal not dependent on fracked gas with applicant confident it can source gas from non-fracked sources to meet energy demand and security of supply.
- Both power plant and terminal are 'future-proofed' by having ability to transition to hydrogen fuel once technology and public policy developed, subject to future consent.
- EIAR to address all elements of project including direct and indirect effects including significant effects on the environment arising from major accidents/disasters and cumulative impacts/in-combination effects from other proposed elements such as the grid connection.
- Public Consultation advised particularly with key stakeholders and prescribed bodies;

- Requirement for robust NIS and early engagement/consultations with NPWS was advised with details of consultations undertaken with the NPWS and other relevant stakeholders, including the Irish Whale & Dolphin Group were provided during the course of the meetings (details of consultation with the NPWS separately in section 7.2 below, with consultations ongoing with the IWDG).
- Details of survey work including bottlenose dolphin monitoring and underwater noise modelling provided.
- Change in regulatory framework since previous application including EIA and Habitats Directives, legal judgements and Climate Action Plan.
- Sensitive location of site outlined, loss of habitat detailed and requirement to justify same required. In-depth/robust scientific analysis required in NIS in relation to habitats conservation objectives, targets and attributes which may be most greatly affected.
- Process by which proposal would be assessed for the purposes of the habitats Directive was discussed vis-à-vis, Article 6(3)/Article 6(4) of the Habitats Directive.
- List of all consents required was requested and provided with detailed list of all permits, licences/authorisations set out and the awarding body for same.
- Rationale for FSU outlined with Board's representatives outlined that the direct and indirect effects from the FSU require thorough consideration.
- Requirement for robust consultations with list of all consultations undertaken provided.
- Consideration of a community gain proposal were advised;
- Consultations with the HSA regarding the proposed Quantitative Risk Assessment (QRA) required which will consider the FSRU.
- Meeting with the Shannon Foynes Port Company wherein it was agreed that a new marine navigation risk assessment would be completed.
- Prospective applicant clarified that it is not a PCI project.
- SID application process was outlined;

7.2. Consultations with NPWS

- 7.2.1. The Board's representatives sought details from the prospective applicant at the second pre-application meeting (22 January 2020) on the extent of consultations undertaken with the NPWS, a prescribed body, and other relevant stakeholders such as the Irish Whale and Dolphin Group. At the third meeting (22 May 2020) the prospective applicant stated that they had consultation with the NPWS on 21 February 2020 and outlined the discussion which had taken place which is detailed in the presentation and record of the meeting (22 May 2020). Following same, the Board's representatives met with representatives of the NPWS on 23 June 2020 to discuss the matter. The NPWS representatives outlined that no formal request for consultations had been received. The prospective applicant was forwarded a copy of the record of this meeting which noted this fact. On the 19th January 2021, formal consultations were undertaken by the prospective applicant with the NPWS and the record of that meeting is on the file.

8.0 Legislative Provisions

8.1. Strategic Infrastructure Development

8.1.1. Section 37A

Section 37A(1) of the Planning and Development Act 2000, as amended states that:
"An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Board under section 37E and not to a planning authority.

(2) That condition is that, following consultations under section 37B, the Board serves on the prospective applicant a notice in writing under that section stating that, in the opinion of the Board, the proposed development would, if carried out, fall within one or more of the following paragraphs, namely—

(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate,

(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate,

(c) the development would have a significant effect on the area of more than one planning authority”.

8.1.2. **Seventh Schedule**

The Seventh Schedule of the Planning and Development Act, 2000, as amended sets out the Infrastructure Developments for the purposes of Sections 37A and 37B. Energy Infrastructure is included within Class 1 of the Seventh Schedule and includes the following:

“An onshore terminal, building or installation, whether above or below ground, associated with an LNG facility and, for the purpose of this provision, ‘LNG facility’ means a terminal which is used for the liquefaction of natural gas or the importation, offloading and re-gasification of liquefied natural gas, including ancillary services”.

and

“A thermal power station or other combustion installation with a total energy output of 300 megawatts or more”.

8.2. **Environmental Impact Assessment**

8.2.1. Section 37E(1) of the Planning and Development Act, 2000 as amended states that *“an application for permission for development in respect of which a notice has been served under section 37B(4)(a) shall be made to the Board and shall be accompanied by an environmental impact assessment report in respect of the proposed development”.*

8.2.2. Part 1 of Schedule 5 sets out development for which EIA is mandatory. The following types of development are included:

2(a) A thermal power station or other combustion installation with a heat output of 300 megawatts

Part 2 of Schedule 5 sets out development for which certain types of development require EIA with the following developments included:

3(c) Installations for surface storage of natural gas, where the storage capacity would exceed 200 tonnes.

8.3. Appropriate Assessment

- 8.3.1. The site is within and adjoining the Shannon Estuary which is part of the Lower River Shannon SAC – site code 002165 and River Shannon and River Fergus Estuaries SPA – site code 004077.

9.0 Assessment

9.1. Procedural Matter

- 9.1.1. Following receipt of the request for a fourth pre-application consultation meeting by letter dated 22 January 2021, the prospective applicant was requested by the Board's representatives to consider whether it was appropriate to continue with the existing pre-application consultation process having regard to the description of the proposal as set out in the current pre-application and given that the previous permission on the site had expired; or whether a fresh pre-application process was required. I would note that, as stated in the prospective applicant's legal correspondence summarised below, it was clear to the Board's representatives during the first pre-application consultation meeting that the proposed development was not an alteration of the previous development. However, in the interest of clarity the request to the prospective applicant was sought.
- 9.1.2. The prospective applicant responded by way of a letter from their legal representatives, McCann Fitzgerald, dated 11 February 2021. The following is a summary of the arguments put forward to support the conclusion that the reference to 'alteration' in the brief summary used by the Board and the High Court Order of November 2020 do not provide any legal reason to withdraw the current pre-application consultation and commence a fresh process:

- Letter of 20 March 2019 to ABP, commencing the process, describes proposal in detail and did not describe proposal as a mere amendment or alteration to now expired 2008 permission;
- Only possible cause for confusion is brief summary of proposal used by the Board on its website and correspondence/records noting that the description used by the Board normally relates to the public notices which outline the development to the public and if public participation had been completed using this language there may be some risk of confusion but given no public notices provided and no public participation there is no risk of confusion on this basis. While Section 37C(4) does facilitate consultations with any person who may have information relevant, the only consultation undertaken by the Board was with the NPWS (23/06/2020) where no substantive discussion took place.
- Only risk of confusion is to the Board's understanding of the proposal and having reviewed records of the three meetings held, clear that proposal has never been described as dependent on now expired 2008 permission.
- Request for consultation was made under Section 37B and not Section 146B.
- While understandable interest in difference from what was previously permitted, the scope of the application is clearly recorded in minutes of first meeting as one that would 'include all constituent elements'. The proposal is different from before which is worth emphasis, but this does not make the proposal dependent or contingent on the now expired 2008 permission.
- Summary used by the Board does not delimit the nature and extent of the proposal and necessary analysis of Seventh Schedule and of eligibility criteria in Section 37A(2) does not and cannot rest on the summary particularly where the summary is not one produced by the prospective applicant.
- Any person reading beyond the brief summary should not be confused with the prospective applicants obligation under Section 37C(1) to provide sufficient information to enable the Board assess the development which is considered has been provided with the Board able to alert and invite any more information it may require.

- Any doubt in relation to the matter can easily be resolved by use of clear language in final written records setting out in more precise terms the nature and scale of what is proposed and what is being assessed;
- Note for sake of completeness that Board is not free to rely on merits or content of the quashed decision which is strictly an irrelevant consideration (*Balscadden Road SAA Residents Association Ltd v An Bord Pleanala* [2020] IHEC 586) but note that prospective applicant did not invite the Board to rely on quashed decision.
- Quashed decision remains a relevant consideration as part of the planning history of the site and clear Board does understand permission has expired and whatever weight might have been given before 9 November 2020 can be recalibrated accordingly.

9.1.3. Having regard to the arguments put forward by the prospective applicant, following receipt of the legal consideration above, it was considered by the Board's representatives, that the description set out in the Board's pre-application description was an administrative interpretation of the proposal when the pre-application request was received by the Board. I would note that there is no application form for the process which would require the prospective applicant to provide a description of the development it is proposing and therefore the summary description is an interpretation by the administrative officers who receive the documentation. It is clear from the documentation presented by the applicant that the proposed development does not comprise an alteration to a previously permitted development but rather the reference to the previously permitted development was provided for reference purposes. On this basis, it was considered acceptable to proceed with a fourth pre-consultation meeting within the current process.

9.1.4. I am satisfied that what has been presented to the Board in respect of the proposed development is clear and comprises a development distinct from and not related to anything previously permitted on the lands, which has now expired. The Board may wish to direct that the description provided for the pre-application consultation process is amended in the case management system to the following to appropriately describe the development sought in the initial correspondence of 20

March 2019, which as noted above has been subject to some amendment during the process:

The proposed development of a liquefied natural gas (LNG) regassification terminal together with already permitted CHP plant (Ref. 08.PA0028) including an LNG jetty to facilitate the berthing of a Floating Storage Unit, onshore vaporisation process equipment and administrative and associated buildings.

9.1.5. I will move forward in the next sections to the consideration of the matter before the Board – that being whether the proposed development is or is not strategic infrastructure.

9.2. **Strategic Infrastructure**

There are two matters which require consideration in respect of whether the proposed development comprises 'Strategic Infrastructure Development'. Firstly, whether the proposal comprises a development specified in the Seventh Schedule and secondly, if it does comprise a development specified in same, whether it falls within one or more of the criteria set out in Section 37A(2). I will address each in turn.

9.2.1. **Seventh Schedule**

Energy Infrastructure is included within Class 1 of the Seventh Schedule and includes "*an onshore terminal, building or installation, whether above or below ground, associated with an LNG facility and, for the purpose of this provision, 'LNG facility' means a terminal which is used for the liquefaction of natural gas or the importation, offloading and re-gasification of liquefied natural gas, including ancillary services*". Given that the development as set out by the prospective applicant in the presentation included in the final presentation comprises an onshore installation associated with an LNG facility the LNG terminal would comprise a Seventh Schedule development.

Class 1 also includes "*a thermal power station or other combustion installation with a total energy output of 300 megawatts or more*". Given that the CCGT has a total energy output of up to 600MW and therefore would exceed the 300MW threshold it

would also comprise a Seventh Schedule development. The development in its entirety is therefore a Seventh Schedule development.

9.2.2. **Tests in Section 37A(2)**

At the outset I would note that the previously permitted facility and the extant permission for the CHP power plant were both determined to comprise Strategic Infrastructure Development (References PC0002 & PC0137 apply). Other than stating that the CHP power plant would meet the tests in Section 37A(2)(a), there is little information for the Boards information in respect of the previous determinations/reports.

I would also note that the proposed development comprises the provision of both a gas supply and a power plant. The gas supply is proposed to (a) supply the national gas network via the permitted gas pipeline and (b) power the CCGT power plant proposed in this application which would generate power for the grid.

The applicant's case is set out in their presentations to the Board which are summarised in Section 6 above.

I will address each of the tests in Section 37A(2) in turn.

Section 37A(2)(a)

(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate.

The prospective applicant's case in respect of this test is that the proposed development is required as it enhances energy security, it addresses electricity capacity shortfalls and it supports 70% renewables by 2030. This is outlined by reference to a number of National Plans/Statements. The prospective applicant refers to a number of plans and documents which they consider support the consideration of the proposal. I will address the matters firstly as it relates to gas supply (terminal) and secondly as it relates to generation (proposed CCGT).

Gas Supply

- 9.2.3. I would draw the Boards attention to the NPF which at National Strategic Outcome (NSO) 8 addresses the 'Transition to a Low Carbon and Climate Resilient Society' and states that: *"Ireland benefits from interconnection with the UK gas pipeline network and while there are two gas pipelines with two separate entry points into the*

island of Ireland, both pipelines are connected through a single facility in Moffat, Scotland. In addition, our gas storage capacity is limited, which poses a security of supply risk and constrains smoothing of seasonal fluctuation in gas prices". This is also repeated in the National Development Plan 2018-2027, where it is stated that "while a significant proportion of renewable power generation is being delivered from wind energy, given the intermittent nature of this technology, a proportion of Ireland's electricity needs will likely continue to be generated from gas over the medium to longer term. Reference is also made to supply and while the Corrib gas field has enhanced the security of supply, Ireland will still need to import gas via the UK on a long-term basis as Corrib production is projected to decline over the medium term. Reference is made to the gas pipeline twinning project (South-West Scotland On-shore System project), which involves the construction of 50 km of gas transmission pipeline from Cluden to Brighthouse Bay, Scotland".

I would also note the comments referenced by the prospective applicant from the National Energy and Climate Plan (NECP) 2021-2030 which states that *"given Ireland's high and increasing reliance on gas for electricity, our low import route diversity, Ireland's relatively high dependence on imported gas, which is likely to increase as the Corrib gas field progressively depletes, and the potential increasing role of gas in the energy mix for heat, transport and power generation including as a back-up for intermittent power generation, our objectives are to: Ensure the resilience of the gas network to a long-duration supply disruption, in the context of EU and national climate objectives".*

The prospective applicants argue that, given the rapidly depleting Corrib Gas supply and the reliance on a single point from the UK for 90% of gas by 2030, there is a security of supply issue with the potential for disruption to the single gas supply having potentially disastrous impacts on the Irish State. The proposed development is therefore seeking provide a new import route which they consider is necessary to protect Ireland from a potential disruption to the UK supply thereby limiting the exposure to distribution that reliance on one route provides.

Generation

In relation to potential shortfalls in generation, I would refer the Board to the Climate Action Plan 2019 which acknowledges that *"renewable generation is intermittent and often unpredictable. This creates new challenges for utilities, market participants,*

and policy makers. Intermittency also creates the need for a range of technology solutions which may include large-scale interconnection, storage, and dispatchable capacity (e.g., natural gas plants that can generate electricity at times where there is no wind). There is no one-size-fits-all answer to supporting 70% renewables". It is therefore apparent that an alternative to renewable energy is required when such shortfalls arise and I note reference by the prospective applicant to EirGrid's All-Ireland Generation Statement 2020-2029 that new additional gas fired conventional power plants are urgently required on the grid. It is the applicant's contention that the proposed CCGT would comprise such an additional plant and this appears reasonable.

In conclusion, on the basis of the aforementioned I consider that the proposal could be considered to be of strategic economic importance to the State and the region in which it would be situate. I therefore consider that the proposed development would meet the test in Section 37A(2)(a).

Section 37A(2)(b)

(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate.

Firstly, the Shannon Integrated Framework Plan is outlined as a case study/example in the National Planning Framework (NPF). Chapter 7 of the Framework is entitled "*Realising our Island and Marine Potential*". Within this Chapter the Shannon Estuary and in particular the Strategic Integrated Framework Plan is included as a case Study. The subject site is designated as a strategic development location (H) in the Shannon Integrated Framework Plan.

In relation to the RSES, Regional Policy Objective 79 includes as an objective the support and promotion of the "*delivery of the Strategic Development Locations as set out in the SIFP for the Shannon Estuary subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on SIFP and zoned in the Local Authority Development Plans*".

In addition, Regional Policy Objective 142 refers to ports with the objective *to strengthen investment to deliver actions under National Ports Policy and investment in sustainable infrastructure projects that with Part (e) of same, seeking to support*

the sustainable development of the 9 strategic development locations adjoining sheltered deep-water in line with the recommendations of the SIFP for the Shannon Estuary and subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on the SIFP. The RSES also specifically state that “the zoned lands at Tarbert/Ballylongford in North Kerry with extant planning for strategic energy and marine related industry including the Shannon Gas LNG project are a further example of the regional and national potential of the location”.

I note the prospective applicant specifically references RPO225(e), which deals with the gas network and which seeks to “*Strengthen the gas network sustainably to service settlements and employment areas in the Region, support progress in developing the infrastructures to enable strategic energy projects in the Region. An example is the Tarbert/Ballylongford landbank in Co Kerry which is a strategic development site under the Strategic Integrated Framework Plan*”.

I consider that given that the subject site is a designated strategic development location within the SIFP that it would come within the criteria for contributing substantially to the fulfilment of objectives in the National Planning Framework and the regional spatial and economic strategy in force in respect of the area or areas in which it would be situate. I consider that the proposed development would meet the test in Section 37A(2)(b).

Section 37A(2)(c)

The third test is whether *(c) the development would have a significant effect on the area of more than one planning authority*

The applicant, in their presentation at the fourth pre-application meeting, consider that the proposal would meet this test for two reasons. The first is that the construction and operation of the proposal will be subject to the navigation protocols of the Shannon Foynes Port Company and secondly that the shipping route for the proposed development also passes lands in the jurisdiction of Clare County Council.

While I do not consider that either of these arguments would meet the test of significant effect for the purposes of land use planning or environmental effects, I would suggest that given the significant change to the visual context of the site that it could be reasonably considered that the proposal would have a significant visual effect when viewed from the County Clare side of the estuary. I would point out that a significant change to the visual context has previously been permitted by way of

the previous permission on the site and the extant CHP plant. Notwithstanding, for the purposes of Section 37A(2)(c) I consider that this test would be met on the basis of visual effect.

Conclusion

The proposed development, therefore, meets all of the three tests in Section 37A(2)(a), (b) & (c).

9.3. Environmental Impact Assessment

9.3.1. As I outlined in Section 8.2.1 above, Section 37E(1) of the Planning and Development Act, 2000 as amended states that “*an application for permission for development in respect of which a notice has been served under section 37B(4)(a) shall be made to the Board and shall be accompanied by an environmental impact assessment report in respect of the proposed development*”.

9.3.2. An EIAR is mandatory for the following classes of development as outlined in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended:

- *A thermal power station or other combustion installation with a heat output of 300 megawatts (Class 2(a) Part 1 of Schedule 5)*

The proposed CCGT power plant has a proposed output of up to 600 MW and therefore exceeds the threshold.

- *Installations for surface storage of natural gas, where the storage capacity would exceed 200 tonnes (Class 3(c) Part 2 of Schedule 5)*

It is stated that the Floating Storage Regasification Unit (FSRU) berthed at the LNG jetty would have a storage capacity of c.180,000m³. Converted to tonnes 180,000m³ would comprise 63,566 tonnes and therefore would exceed the threshold.

Therefore, an Environmental Impact Assessment Report is required to accompany any application for the proposed development which may be submitted to the Board.

9.4. Appropriate Assessment

- 9.4.1. The proposed development is located within and directly adjacent to two European sites, the Lower River Shannon SAC – site code 002165 and the River Shannon and River Fergus Estuaries SPA – site code 002165. The applicant has indicated that it is their intention to include an NIS with the application which is considered to be appropriate.

9.5. Prescribed Bodies

- 9.5.1. In view of the scale, nature and location of the proposed development, as described in this report, it is recommended that the prospective applicant should consult with the prescribed bodies listed in the attached Appendix in respect of any future application for approval.

9.6. Conclusion

- 9.6.1. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant under section 37B(4)(a) of the Planning and Development Act, 2000, as amended, stating that it is of the opinion that the proposed development constitutes strategic infrastructure development.

10.0 Recommendation

Having regard to the provisions of the Planning and Development Act, 2000, as amended, and the nature of the development as set out in the documentation and particulars submitted, which comprises an LNG Terminal and a CCGT power plant at Ballylongford, Co. Kerry, it is considered that the proposed development comprises a Seventh Schedule development and falls within the scope of Section 37A(2)(a), (b) and (c) of the Planning and Development Act, 2000 (as amended). Accordingly, the proposed development would be strategic infrastructure within the meaning of the Act and any application for approval must therefore be made directly to the Board under Section 37E and should be accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.

Una Crosse

Senior Planning Inspector

April 2021

Appendix

Prescribed Bodies

Minister for Housing, Local Government and Heritage
Minister for Environment, Climate and Communications
Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
Minister for Agriculture, Food and the Marine
Kerry County Council
Clare County Council
The Southern Regional Assembly
Environmental Protection Agency
Commission for Regulation of Utilities
Transport Infrastructure Ireland
Fáilte Ireland
An Taisce
The Heritage Council
Inland Fisheries Ireland
Irish Water
Health and Safety Authority

PRE-APPLICATION CONSULTATION UNDERTAKEN

PRE-APPLICATION CONSULTATION SUMMARY

1. CONSULTATION TO INFORM THE EIAR

Consultee and Summary of Comments

	Response
Local Authorities	
<p>KCC Planning Department (including KCC Biodiversity Officer)</p> <p>KCC Planning Department indicated that the potential for marine pollution would need to be addressed in the EIAR. They also raised the issues of discharges, emissions and waste, and commented that the EIAR and NIS would need to address these matters, as well as cumulative impacts.</p>	<p>The potential for marine pollution is addressed in Chapter 06 of the EIAR – Water and Chapter 07 – Biodiversity.</p> <p>Discharges, emissions and waste are discussed in Chapter 06– Water, Chapter 08 – Air Quality and Chapter 16 – Waste of the EIAR</p> <p>Cumulative impacts are addressed within each technical chapter (Chapters 05 to 17 of the EIAR).</p>
<p>KCC Chief Fire Officer</p> <p>KCC Fire Officers enquired about the fire capability of the tugs, requested that the risk of both firewater tanks being lost in one event be considered, requested clarity on the internal fire and rescue plan, requested details on typical fire and rescue systems commonly used in other similar facilities, how many people would be onsite and what would their capability and training be for fire, confirmation that there be self-inflating life rafts on the jetty.</p>	<p>Refer to Chapter 02 of the EIAR – Project Description.</p>
<p>KCC County Archaeologist</p> <p>Requested detailed mapping of all recorded archaeological features in relation to the Proposed Development (scaled). Noted the testing of untested areas and excavation of all identified/ potential archaeological features and/ or strata within the development boundary will be recommended, and the proposals to carry out this work should be detailed in the application.</p> <p>Given the archaeology that has been uncovered and recorded KCC noted that archaeological, licensed monitoring of all topsoil stripping associated with the development will be required. Requested that any proposals to deal with foreshore and/ or underwater archaeological potential are outlined in the EIAR.</p>	<p>Addressed in Chapter 12 of the EIAR – Cultural Heritage.</p>
<p>KCC Roads Department</p> <p>KCC discussed that the L1010 is to be widened prior to the start of the main construction elements.</p> <p>KCC discussed that, as part of the traffic analysis, consideration be given for construction staff arriving from the N69 Listowel direction.</p> <p>KCC commented that each abnormal load may require its own abnormal load permit to be transferred from Foynes Port to the Proposed Development.</p> <p>KCC recommended that the number of HGVs arriving from the N69 Listowel direction is to be limited due to high kerbs and potential oversailing at the junction.</p>	<p>See Chapter 11 of the EIAR – Traffic and Transport.</p>
<p>Limerick Co. Council</p> <p>No response to date.</p>	-
<p>Clare Co. Council</p> <p>No response to date.</p>	-
State/ Semi-State Bodies	
<p>Gas Networks Ireland (GNI)</p> <p>GNI referred the Applicant to the security of supply study commissioned by the Department of Communications, Climate Action and Environment, with support from the Commission for Regulation of Utilities (CRU); the GNI/ EirGrid Long Term Resilience Study 2018. This study notes that Ireland fails to meet the EU Security of Supply Regulation (Regulation (EU) 2017/1938) and has a key recommendation that: <i>'The most economically advantageous option to improve the resilience of Ireland's gas supply is a floating LNG terminal'</i>.</p>	<p>Addressed in Chapter 03 of the EIAR – Need and Alternatives.</p>
<p>EirGrid</p> <p>EirGrid noted the ambitious and strategic nature of the development. EirGrid noted the design seems aligned with what the grid needs in the future to support increased renewable penetration. Specifically, fast acting, low minimum stable generation, and high inertia gas fired power generation. In the context of predicted future capacity shortfall, EirGrid enquired would the Applicant be participating in the 2025/26 T-4 Capacity auction which will be held in March 2021.</p>	<p>Addressed in Chapter 03 of the EIAR – Need and Alternatives.</p>
<p>Commission for Regulation of Utilities</p> <p>The CRU advised of the predicted generation capacity shortfall and agreed that the proposed Power Plant would be well placed to address this. The CRU advised that the LNG Terminal will need a safety case. The CRU advised of two policy documents – EirGrid plan to 2030 'Pathway to 2030' and EirGrid's Tomorrow's Energy Scenario – both of which outline the enduring role of natural gas fired power plants in supporting intermittent renewable generation.</p>	<p>See Chapter 01 – Introduction (this chapter), Chapter 03 – Need and Alternatives and Chapter 04 – Policy of the EIAR</p>

Environmental Protection Agency

The EPA noted the Applicant’s proposal. The EPA suggested that the Applicant commence the IE licence application shortly after the planning application to ABP.

Refer to Chapter 01 – Introduction of the EIAR

National Parks & Wildlife Service

NPWS noted that the scope of surveys and models as presented look like best practice. NPWS noted that the recent surveys seem to build upon the surveys done in earlier years, and that the Applicant should now have a good ecological understanding of the Proposed Development site. NPWS advised of the conservation objectives that Qualifying Interest habitat area should be stable or increasing. NPWS noted that the requirement, in the context of an appropriate assessment, is to demonstrate the absence of adverse effects on European Sites. NPWS advised that in combination effects both for construction and operation would need to be considered in the application. NPWS advised that a full AA is required. NPWS advised that oil spills need to be considered in the application and that NFE should engage with the estuary river pollution protection plan. NPWS requested that an assessment of management of ballast water should be included in the EIAR. Potential for invasive species in ballast or attached to ship’s hull should be addressed. NPWS requested an assessment of hull cleaning/ hull fouling in the EIAR. NPWS enquired on potential impacts on birds offshore and within shipping routes. NPWS enquired would the jetty be illuminated at night and would night time lighting pose a collision risk to birds. NPWS requested that if blasting is required, then impacts on fauna including birds and dolphins be assessed. NPWS advised that full accounting of construction and demolition waste needs to be considered in the plan. NPWS advised of the requirement for cumulative impact assessment of the ancillary developments that are functionally dependent on the instant application. NPWS requested that hydrogeological impact be considered in the EIAR. NPWS enquired would the development impact on bat movement.

Addressed in Chapter 07 – Biodiversity of the EIAR

NPWS queried the need to update the EIA and appropriate assessment for the gas pipeline, being an integral part of the whole project.

This application does not propose or request permission for any extraction, refining or liquefaction of natural gas. The potential sources of liquefied natural gas are varied and, although not possible to identify, will all be located outside of the State and almost all will be located outside of the European Union. The pre-application observations made by the Development Applications Unit of the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media suggest that the impacts of source gas extraction should be examined, where such data is available. In accordance with the decision of the High Court in *An Taisce v. An Bord Pleanála* [2021] IEHC 254 and 422, any impacts on the environment from extraction, refining or liquefaction of source gas are too remote from the proposed development to require examination, analysis and evaluation within the environmental impact assessment and appropriate assessment of the proposed development. We are advised that, for this reason, it is neither necessary nor appropriate to include particulars of any one place where source gas might be extracted.

Noted from previous meetings that the Proposed Development is not dependent on the use of shale (fracked) gas. However, in the event that this remains a possible option which is not strictly excluded from the proposed project, questioned if it should be taken into account in the EIAR citing potential concerns raised in Pennsylvania to the listed species rayed bean and snuffbox mussel.

The 26km gas pipeline that will connect the Proposed Development to the existing natural gas network is already permitted. By decision dated 17 February 2009, An Bord Pleanála granted approval for this gas pipeline under section 182D of the Planning and Development Act, 2000 (as amended) (Board ref. PL08.GA0003). It follows that the permitted pipeline is an ‘approved project’, to which Annex IV(5)(e) of the EIA Directive applies. This means the EIA of the Proposed Development must include effects resulting from the cumulation of effects with the permitted pipeline. Similarly, the permitted pipeline is a project for the purposes of the ‘in combination’ assessment under the Habitats Directive. The pre-application observations made by the Development Applications Unit of the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media suggest that a revised assessment of the permitted pipeline would appear to them to be necessary. That revised assessment will be included within the required future application for consent under section 39A of the Gas Act 1976 (as amended). We are advised that no such revised assessment is necessary to complete necessary cumulative and in combination assessments. The necessary cumulative and in combination assessments have been completed, on the basis that the permitted pipeline is built in accordance with its existing approval. Refer to the cumulative assessment within each technical chapter (05 to 17) of the EIAR.

Shannon Foynes Port Company (SFPC)

SFPC completed a navigation risk assessment for the Proposed Development. SFPC concluded that the navigational risk as a result of the presence of the Proposed Development is acceptable and should have minimal impact on the existing navigational risk profile, assuming compliance with embedded, and the implementation of proposed, mitigation measures. SFPC noted the comparatively large geographical size of the estuary, the substantial amount of deep navigable water available and the relatively low density of commercial shipping.

Refer to Appendix A2-1 Marine Navigation Risk Assessment (Volume 4) of the EIAR

Health and Safety Authority (HSA)

The HSA requested that a Quantitative Risk Assessment (QRA) be submitted at the time of the submission of the overall planning application to ABP. The HSA also advised the Applicant of the recent HSA consultation document, *Guidance on Technical Land-use Planning Advice for Planning Authorities and Operators of Establishments under the COMAH Regulations* and requested that the Applicant consider this guidance in preparation of the QRA.

See Chapter 02 – Project Description of the EIAR

Geological Survey of Ireland (GSI)

The GSI records show that there are no unaudited County Geological Sites (CGSs) in the vicinity of the Proposed Development site. The GSI Groundwater Data Viewer indicates the Proposed Development site is underlain by a 'Locally Important Aquifer – Bedrock which is Moderately Productive only in Local Zones'. The Groundwater Vulnerability Map indicates the area covered is variable. Landslide susceptibility in the Proposed Development area is classed from Moderately Low to Moderately High at the coastal margins. GSI recommend AECOM utilise the range of data and resources provided by them, as well as their online map viewers, to fully determine site conditions, as often conditions onsite are variable.

Addressed in Chapter 05 – Land and Soils of the EIAR

GSI have also stated that, should development go ahead, all other factors considered, they would much appreciate a copy of reports detailing any site investigations carried out. Should any significant bedrock cuttings be created, GSI ask that they will be designed to remain visible as rock exposure rather than covered with soil and vegetated, in accordance with safety guidelines and engineering constraints. In areas where natural exposures are few, or deeply weathered, this measure would permit on-going improvement of geological knowledge of the subsurface and could be included as additional sites of the geoheritage dataset, if appropriate. Alternatively, GSI ask that a digital photographic record of significant new excavations be provided. Potential visits from GSI personnel to document exposures could also be arranged.

Inland Fisheries Ireland (IFI)

IFI have raised the following concerns. Fire water will likely be required for the plant and the BESS: the source of this should be addressed. Detail should be provided as to the treatment and disposal of wastewater from onsite hygiene facilities. A pollution prevention and rapid response plan should be prepared in the event of an oil spill during refuelling or a spill of LNG during the unloading/ regasification process. The management of ballast water to prevent the further introduction of alien invasive species should be dealt with. IFI are also concerned about the impact of construction/ piling noise on the auditory and migratory response of resident estuarine and migrant fish species.

Refer to Chapter 02 – Project Description and Chapter 07 – Biodiversity of the EIAR

IFI request modelling of the impact and dispersion of the outlet water and its impact on the temperature and salinity regime in the vicinity of the proposed plant. IFI also request detail of the proposals to prevent fish impingement/ entrainment on any water intake pipes and the adequacy of any proposed systems to prevent same. Regarding tanker access to the new jetty, IFI have asked if additional dredging of the channel is required and if so, the impact of this must be adequately assessed.

IFI have asked that the in-combination effects of all of the above with the Data Centre and 220 kV connection be addressed.

Irish Aviation Authority (IAA)

The IAA noted that no information in relation to general heights or elevations of the Proposed Development are provided. Nevertheless, the Authority would consider it prudent for AECOM to engage with Shannon Airport Authority and the IAA's Air Navigation Service Provider at Shannon Airport to undertake a preliminary assessment of the proposal to ensure that there is no potential impact on Shannon's obstacle limitation surfaces, flight procedures and communication, navigation and surveillance equipment.

More detail is provided in Chapter 02 – Project Description of the EIAR

The IAA advised that, based on the information provided, it is likely that during a formal planning process, it will only make general observations in relation to the construction process and the notification of proposed crane operations with at least 30 days notification to the IAA.

Department of Housing, Local Government and Heritage (Foreshore Unit)

The Department requested that a copy of their response letter be sent to ABP and to Aquafact for their information, as they are also currently working on the project. They asked for AECOM's consent to copy both of these parties on any observations the Department sends to AECOM.

Refer to Chapter 01 – Introduction (this chapter) of the EIAR

Underwater Archaeology Unit c/o Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media

The Department recommended that a cultural heritage section submitted with a new application should include a full overview of all previous archaeological results – these to include terrestrial, foreshore and subtidal data.

Included in Chapter 12 – Cultural Heritage of the EIAR

The Department also recommended a renewed foreshore/ intertidal archaeological survey by way of updated Underwater Archaeological Impact Assessment (UAIA) be undertaken to assess if any cultural heritage has been revealed within the footprint of the newly revised Shannon Technology and Energy Park. This should concentrate particularly on any parts of the foreshore which will be the focus of disturbance, e.g. for outfall works, plant and machinery movements, etc.

Consultee and Summary of Comments**Response****Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media**

The Department advised that a co-ordinated heritage related response would be issued within 6 weeks.

-

No response has been received to date.

The Heritage Council

No response.

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Irish Water

Irish Water provided feedback on the capacity to supply water for the Proposed Development.

See Chapter 06 – Water of the EIAR

Office of Public Works

No response received to date.

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Garda Síochána Traffic Corps

No response received to date.

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ESB Networks

An application was made to ESN to import up to 10 MW of power from the electricity distribution system.

See Chapter 15 – Material Assets of the EIAR

Fáilte Ireland

No response received to date.

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Birdwatch Ireland

Contacted for background information on the Shannon Estuary and I-WeBS data.

Refer to Chapter 07 – Biodiversity of the EIAR

Southern Regional Assembly

No response received to date.

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South West Regional Authority

No response received to date.

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Mid West Regional Authority

No response received to date.

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An Taisce

No response.

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2. PUBLIC CONSULTATION**Kilcolgan, Tarbert and Ballylongford Residents and Development Associations**

Addressed in Chapter 01 – Introduction (this chapter) and Chapter 02 – Project Description of the EIAR

An online public consultation event was held with the Kilcolgan, Tarbert and Ballylongford Associations. The consultation was held via MS Teams due to Covid-19. Key discussion points included the requirement to satisfy the SID Public Consultation obligations in light of Covid-19 restrictions, the Applicant's engagement in the media, source of LNG suppliers and Ship to Ship LNG transfer safety.

An online public consultation event was held with the Kilcolgan, Tarbert and Ballylongford Associations on 8th April, 2021. The Applicant also undertook a period of public engagement from 23rd June 2021 to 10th July 2021, to provide information to the public on the proposed development. A virtual public information room was established online (<http://step.consultation.ai/>). The virtual public information room received 1,112 visitors and 36 public comments during the engagement period.

3. PRE-APPLICATION CONSULTATION

Pre-application consultation was undertaken with Kerry County Council Planning Department on 24th January 2020 and 19th January, 2021. Key matters discussed were as follows:

- The proposed site is referenced in the new Listowel MD LAP 2020-2026, and also advised that the existing policies of the Kerry County Development Plan remain in place

- Further consultation with Kerry County Council Fire, Roads, Water Services, and Archaeology Departments
- Address the construction phase of the proposed development in the application
- Address the potential for marine pollution and include details of a marine navigation risk assessment in the application
- Address the issue of fracked gas in the application
- From an ecology perspective, the principal issues were being addressed by the applicant; the potential impact on birds (SPA) would also need to be addressed in the NIS; and noted the loss of Annex I habitat
- The issues of discharges, emissions and waste, would need to be addressed in the EIAR and NIS, as well as cumulative impact

The applicant also engaged in pre-application consultation with An Bord Pleanála on 21 May 2019, 22 January 2020, 22 May 2020, and 25 March 2021.

The Board advised, as per the Inspector's Report attached at Appendix B to this planning report, that, having regard to the Seventh Schedule of the Planning and Development Act, 2000, as amended, energy Infrastructure is included within Class 1 and includes the following:

"An onshore terminal, building or installation, whether above or below ground, associated with an LNG facility and, for the purpose of this provision, 'LNG facility' means a terminal which is used for the liquefaction of natural gas or the importation, offloading and re-gasification of liquefied natural gas, including ancillary services".

and

"A thermal power station or other combustion installation with a total energy output of 300 megawatts or more".

The Inspector concluded that the proposed development in its entirety is therefore a Seventh Schedule development.

The Inspector also concluded that the proposed development falls within the scope of Section 37A(2)(a), (b) and (c) of the Planning and Development Act, 2000 (as amended), having regard to:

- National Strategic Outcome (NSO) 8 of the National Planning Framework, in relation to the 'Transition to a Low Carbon and Climate Resilient Society', which states that *our gas storage capacity is limited, which poses a security of supply risk and constrains smoothing of seasonal fluctuation in gas prices*
- the National Development Plan 2018-2027 which states that *a proportion of Ireland's electricity needs will likely continue to be generated from gas over the medium to longer term*
- the National Energy and Climate Plan (NECP) 2021-2030 which seeks to *Ensure the resilience of the gas network to a long-duration supply disruption, in the context of EU and national climate objectives*
- the Climate Action Plan 2019 which acknowledges that *Intermittency... creates the need for a range of technology solutions which may include large-scale interconnection, storage, and dispatchable capacity (e.g., natural gas plants that can generate electricity at times where there is no wind). There is no one-size-fits-all answer to supporting 70% renewables*
- EirGrid's All-Ireland Generation Statement 2020-2029 which states that new additional gas fired conventional power plants are urgently required on the grid
- The Shannon Integrated Framework Plan which designates the proposed development site as a strategic development location (H)
- Regional Policy Objective 79 of the Regional Spatial and Economic Plan for the Southern Region, which includes as an objective the support and promotion of the *delivery of the Strategic Development Locations as set out in the SIFP for the Shannon Estuary subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on SIFP and zoned in the Local Authority Development Plans*. Regional Policy Objective 142 of the RSES also seeks to *support the sustainable development of the 9 strategic development locations adjoining sheltered deep-water in line with the recommendations of the SIFP for the Shannon Estuary and subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on the SIFP*. The RSES also includes objective RPO225(e) which seeks to *Strengthen the gas network sustainably to service settlements and employment areas in the Region, support progress in developing the infrastructures to enable strategic energy projects in the Region. An example is the Tarbert/Ballylongford landbank in Co Kerry which is a strategic development site under the Strategic Integrated Framework Plan*. It also specifically states that *the zoned lands at Tarbert/Ballylongford in North Kerry with extant planning for strategic energy and marine related industry including the Shannon Gas LNG project are a further example of the regional and national potential of the location*
- In relation to a significant effect on one or more planning authority, the Inspector commented that *I would suggest that given the significant change to the visual context of the site that it could be reasonably considered that the proposal would have a significant visual effect when viewed from the County Clare side of the estuary*.

Accordingly, the Inspector concluded that proposed development would be strategic infrastructure within the meaning of the Act and any application for approval must therefore be made directly to the Board under Section 37E and should be accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.

SCHEDULE OF PRESCRIBED BODIES AND SAMPLE OF SUCH NOTIFICATION

ABP-304007-19

The following is a schedule of prescribed bodies considered relevant by the Board:

- Kerry County Council
- Clare County Council
- Minister for Housing, Local Government and Heritage
- Minister for Environment, Climate and Communications
- Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Minister for Agriculture, Food and the Marine
- The Southern Regional Assembly
- Environmental Protection Agency
- Commission for Regulation of Utilities
- Transport Infrastructure Ireland
- Fáilte Ireland
- An Taisce
- The Heritage Council
- Inland Fisheries Ireland
- Irish Water
- Health and Safety Authority

24 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**

You are being contacted as a Prescribed Body to be notified of the making of the above referenced planning application.

Specifically, the planning 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.

A soft copy in DVD format of the full application is enclosed with this letter for your convenience.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Barry Sheridan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Barry Sheridan
Technical Director, Environment and Sustainability
AECOM Ireland Limited

EIA PORTAL NOTIFICATION

Aiden O Neill

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Tuesday 24 August 2021 09:56
To: Aiden O Neill
Subject: EIA Portal Confirmation Notice Portal ID 2021172

An EIA Portal notification was received on 24/08/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 24/08/2021 under EIA Portal ID number **2021172** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2021172

Competent Authority: An Bord Pleanála

Applicant Name: Shannon LNG Limited

Location: The townlands of Kilcolgan Lower and Ralappane, Ballylongford, Co. Kerry and on the Shannon Estuary

Description: The proposed Shannon Technology and Energy Park, to include a power plant; a Battery Energy Storage System; a Floating Storage and Regasification Unit, jetty, onshore facilities; an AGI

Linear Development: No

Date Uploaded to Portal: 24/08/2021

Regards

Nicole Coughlan
EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
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