

10 February 2023

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

Our Reference: 20210038

Dear Sir/Madam,

Re: Strategic Infrastructure Development - Proposed Open Cycle Gas Turbine power plant (350MW) and associated infrastructure on land to the north of Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway

We are instructed by our client, EP Energy Developments Ltd.¹, to submit a planning application for Strategic Infrastructure Development ('SID') for an Open Cycle Gas Turbine ('OGCT') power plant and associated infrastructure on land to the north of the existing Tynagh Power Station facility in Derryfrench, Tynagh, Loughrea, Co. Galway.

Proposed Development

The development description reads as follows:

An Open Cycle Gas Turbine power plant (350MW) and associated infrastructure on land to the north of Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway.

The proposed development will include: Demolition of existing vacant shed structure on site; Installation of an Open Cycle Gas Turbine (OCGT) unit and associated plant [Including GT enclosure; air intake; stack (40m high); circuit breaker; main, auxiliary and ancillary transformers; switchyard; acoustic barriers; electrical rooms; finfan coolers; skids (to include gas skid, distillate fuel skid, lube oil skid, CO2 fire fighting skid); propane store; Continuous Emissions Monitoring System (CEMS); pump out kiosk; gantry; hardstanding maintenance area]; Secondary fuel storage area [1 no. bunded fuel oil storage tank; sludge tank; fuel forwarding building; fuel unloading area]; Fuel pipe gantry; Demineralised water storage tank; Firewater storage tank and pumphouse; And all associated

¹ 3rd Floor, The Crescent Building, Northwood Park, Santry, Dublin 9, D09 X8W3

ancillary development, site works and services including underground pipework and cabling, drainage infrastructure, fencing and access gate, internal roadways, etc.

The proposed plant provides quick response electricity generation capability which will help to maintain security of supply while supporting Ireland in its transition to a low carbon economy in line with National Development Plan and Climate Action Plan objectives. It will also help to replace generation capacity that will be lost through the planned retirement of more carbon-intensive power stations in the coming years.

Need for the Proposed Development

The National Development Plan (2021-2030) (NDP) is clear that maintaining security of energy supply is a key national priority for the coming decade and beyond. This has been further underlined by the Government's 'Policy Statement on Security of Electricity Supply', published in November 2021, and Eirgrid's 'Ireland Capacity Outlook 2022 – 2031', published in October 2022. The latest Climate Action Plan ('CAP23') also emphasises the need for urgent delivery of new gas-fired generation capacity.

The NDP identifies an urgent requirement to deliver circa 2 GW of new conventional (mainly gas-fired) generation capacity by 2030, alongside c. 15.5 GW of new renewable capacity within the next ten years just to keep pace with increased demand for electricity, with Eirgrid's Capacity Outlook identifying capacity deficits for each year up to 2031. The position is stark, and has been exacerbated by:

- Lower than expected availability of some existing power stations
- Anticipated new power stations not being developed as planned
- Exceptional growth in demand for electricity due to increased economic activity, including the growth of large energy users such as data centres
- The expected closure over the coming years of power stations which make up approx. 25% of existing conventional generation capacity

Approximately 1,650MW of generation capacity is scheduled to be retired in the Republic of Ireland over the coming years, with a further 500-600MW retiring in Northern Ireland. Risks around extended periods of low renewable generation output and delays in the delivery of planned offshore capacity must also be countered. New conventional generation capacity, in particular 'open cycle' technology which can respond quickly to shortfalls in power generation at times of high demand, is therefore essential and its delivery must be prioritised.

This has been explicitly stated in the Government's 'Policy Statement on Security of Electricity Supply' and the accompanying Circular Letter (12/2021) issued to An Bord Pleanála and the Directors of Planning of each local authority in December 2021. The Departmental Circular states that *"the development of new conventional generation (including gas-fired and gasoil distillate-fired generation) is a national priority"* and that the determination of applications for such infrastructure *"should be prioritised as much as possible"*.

The latest Climate Action Plan further emphasises the need for urgent delivery, stating that *"rapid delivery of flexible gas generation is required at scale and in a timeframe to replace emissions from*

coal and oil generation before the second budget period” (2026-2030)². Key measures identified for the energy sector in CAP23 include that “The CRU and Eirgrid will ensure an adequate level of conventional dispatchable generation capacity and deliver at least 2GW of new flexible gas-fired generation”³. The proposal which is the subject of this application is for exactly this type of infrastructure. It will perform a critical role for the State as a responsive power generator in helping to maintain security of supply and facilitating the integration of more renewable generation into the electricity network.

Development Site

The site of the Proposed Development measures 5.53 ha. and lies to the immediate north of the existing Tynagh Power Station Combined Cycle Gas Turbine (‘CCGT’) facility. It is vacant, with the exception of an unused shed structure which is to be demolished as part of the proposed development. The site benefits from proximity to a range of supply and transmission infrastructure including an existing high pressure buried gas pipeline, electricity substation and a 220kV overhead power line. It is ideally suited for the provision of new generation capacity.

The Applicant

The applicant, EP Energy Developments Ltd., is a subsidiary of EP UK Investments Ltd. (EPUKI) which owns and operates several power stations in Ireland and the UK. They are acutely aware of the unprecedented pressure on the national grid at present and are committed to optimising the contribution of the Tynagh site and adjoining lands to maintaining security of supply in the coming years.

Live Planning Appeal on Adjoining Land

Planning Application Ref: 21/2192 was submitted to Galway County Council (‘GCC’) in November 2021, with a Notification of Decision to Grant Planning Permission issued in April 2022. The decision of Galway County Council was subsequently appealed by a third party. The appeal is currently awaiting determination by An Bord Pleanála (ABP Ref: 313538-22). The application proposes to demolish the existing Tynagh Power Station site workshop, administration building and car park, relocate these items to lands adjoining and to the immediate north of the existing power station facility and develop an OCGT on the western portion of the Power Station Site. Subject to planning approval, the Applicant intends to develop both GCC Ref: 21/2192/ABP Ref: 313538-22 and the Tynagh North OCGT (i.e. the subject of this application).

Application Submission

Two hard copies of the following documents are submitted:

- ABP SID Planning Application form and Appendices
- Planning Statement
- Environmental Impact Assessment Report⁴

² CAP23, p. 123

³ CAP23, p. 139

⁴ Includes AA Screening and COMAH Land Use Planning Risk Assessment

- Application Drawings⁵

6 no. electronic copies (USB) of the full application are also included.

A dedicated project website includes a copy of the submitted planning application material, and is referenced in the public notices for the application. The website can be found at: www.tynaghnorthocgt.ie.

Notification of the application has been provided to the EIA Portal, and a copy of the confirmation notice is attached. A copy of the application and EIAR has also been provided to Galway County Council, for display at its offices.

The required SID application fee of €100,000 is to be paid directly to An Bord Pleanála by the Applicant by way of an EFT (electronic fund transfer).

We trust that the enclosed information is clear and look forward to hearing from you in due course.

Yours faithfully,



Ed Barrett
Director, Planning

⁵ Note: Due to the extent of the site and scale of the proposed development, site-wide elevations and section drawings are not at the standard scale specified in the Planning and Development Regulations 2001, as amended. This has been agreed in advance with officers at ABP.

Attachments

1. Schedule of Documents & Drawing Schedule
2. Newspaper Notices
3. Site Notice
4. EIA Portal Confirmation Notice
5. Landowner Letters of Consent

Attachment 1 – Schedule of Documents and Drawing Schedule

Schedule of Documents and Drawings Schedule

	Document Name	Printed Copies
1.	Cover Letter and Appendices	2
2.	ABP SID Planning Application Form and Appendices	2
3.	Planning Statement	2
4.	Environmental Impact Assessment Report	2
5.	Landowner Letters of Consent and associated folio maps	2
6.	Site Notices	2
7.	Newspaper Notices	2

Drawing Ref:	Drawing Title	Scale	Sheet	Printed Copies
TYN-TOD-ZZ-ZZ-DR-A-1001	Rural Place map	1:10000	A1	2
TYN-TOD-ZZ-ZZ-DR-A-1002	Site Location map	1:2500	A1	2
TYN-TOD-ZZ-ZZ-DR-A-1003	Existing Site plan	1:500	A0	2
TYN-TOD-ZZ-ZZ-DR-A-1004	Proposed Site Plan	1:500	A0	2

S3577-8310-0001 Rev. 4.0	OCGT Plan	1:2500	A3	2
S3577-8310-0004 Rev. 4.0	Proposed OCGT Layout Plan	1:200	A1	2
S3577-8310-0005 Rev 1.0	Proposed Fuel Storage, Treatment & Unloading Plan	1:200	A1	2
S3577-8310-0006 Rev 1.0	Proposed Demin Tank Plan	1:200	A3	2
S3577-8310-0007 Rev 1.0	Proposed Firewater Tank Plan	1:200	A3	2
TYN-NTH-AEC-DRAIN-01	Proposed Drainage Plan	1:500	A0	2

TYN-TOD-ZZ-ZZ-DR-A-3001	Existing & Proposed Site Elevations (West & North)	1:500	A1	2
TYN-TOD-ZZ-ZZ-DR-A-3002	Existing and Proposed Site Elevations (East & South)	1:500	A1	2
S3577-8330-0001 Rev. 3.0	Proposed OCGT East and West Elevations	1:200	A1	2
S3577-8330-0002 Rev. 4.0	Proposed North and South Elevations	1:200	A0	2
S3577-8330-0004 Rev. 4.0	Proposed Fuel Unloading Area Elevation	1:200	A1	2
S3577-8330-0005 Rev. 3.0	Proposed Demin Tank Elevation	1:200	A2	2
S3577-8330-0003 Rev. 4.0	Proposed Firewater Tank Elevation	1:200	A3	2
TYN-TOD-ZZ-ZZ-DR-A-8004	Proposed Access Gate and Fencing	1:20	A1	2

S3577-8340-0003 Rev 2.0	Proposed OCGT Section	1:200	A0	2
TYN-TOD-ZZ-ZZ-DR-4001	Proposed Site Section 1	1:500	A1	2
TYN-TOD-ZZ-ZZ-DR-4002	Proposed Site Section 2	1:500	A1	2
S3577-8340-0004 Rev. 2.0	Proposed Fuel Storage, Treatment & Unloading Area Section	1:200	A2	2
S3577-8340-0002 Rev. 4.0	Proposed Distillate Pipe Gantry (Typical Section)	1:50	A3	2
S3577-8340-0005 Rev 1.0	Proposed Demin Tank Section	1:200	A3	2
S3577-8340-0006 Rev 2.0	Proposed Firewater Tank Section	1:200	A3	2

Attachment 2 – Newspaper Notices

Planning and Development Act (As Amended)

Notice of Direct Planning Application to An Bord Pleanála in respect of a Strategic Infrastructure Development

Galway County Council

In accordance with Section 37E of the Planning and Development Act 2000 (as amended), EP Energy Developments Ltd. gives notice of its intention to make an application to An Bord Pleanála for permission to develop an Open Cycle Gas Turbine power plant (350MW) and associated infrastructure on land to the north of Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway.

The proposed development will include: Demolition of existing vacant shed structure on site; Installation of an Open Cycle Gas Turbine (OCGT) unit and associated plant [Including GT enclosure; air intake; stack (40m high); circuit breaker; main, auxiliary and ancillary transformers; switchyard; acoustic barriers; electrical rooms; finfan coolers; skids (to include gas skid, distillate fuel skid, lube oil skid, CO2 fire fighting skid); propane store; Continuous Emissions Monitoring System (CEMS); pump out kiosk; gantry; hardstanding maintenance area]; Secondary fuel storage area [1 no. bunded fuel oil storage tank; sludge tank; fuel forwarding building; fuel unloading area]; Fuel pipe gantry; Demineralised water storage tank; Firewater storage tank and pumphouse; And all associated ancillary development, site works and services including underground pipework and cabling, drainage infrastructure, fencing and access gate, internal roadways, etc.

The application relates to development for the purposes of an activity requiring a license from the Environmental Protection Agency under the Industrial Emissions Directive. It also relates to a Lower Tier COMAH establishment and therefore falls under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015. An Environmental Impact Assessment Report (EIAR) will be submitted with the application.

The planning application and EIAR may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) during public opening hours for a period of seven weeks commencing on 13th February 2023 at the following locations:

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902;
- The offices of Galway County Council, County Hall, Prospect Hill, Galway, H91 H6KX;

The planning application and EIAR may also be viewed or downloaded on the following website: www.tynaghnorthocgt.ie.

Submissions or observations may be made only to An Bord Pleanála (“the Board”), 64 Marlborough Street, Dublin 1, D01 V902; or via the Board’s website, www.pleanala.ie/en-ie/observations, during the aforementioned period of seven weeks relating to:

- i. The implications of the proposed development for proper planning and sustainable development; and
- ii. The likely effects on the environment of the proposed development; and
- iii. The likely significant effects of the proposed development on a European site, if carried out.

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on 03rd April 2023. Such submissions or 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; and
- The subject matter of the submission or observation; and
- The reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

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 (refer to 'A Guide to Public Participation in Strategic Infrastructure Development' at www.pleanala.ie).

The Board may, in respect of an application for permission/approval, decide to:

- a) (i) grant the permission/approval; or
(ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified;
or
(iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions; or
- b) Refuse permission to grant the permission/approval.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 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 by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed on the Board's website (www.pleanala.ie) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website (www.citizensinformation.ie).

Attachment 3 – Site Notice

SITE NOTICE

Planning and Development Act, 2000 (As Amended)

Notice of Direct Planning Application to An Bord Pleanála in respect of a Strategic Infrastructure Development

Galway County Council

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The application relates to development for the purposes of an activity requiring a license from the Environmental Protection Agency under the Industrial Emissions Directive. It also relates to a Lower Tier COMAH establishment and therefore falls under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015. An Environmental Impact Assessment Report (EIAR) will be submitted with the application.

The planning application and EIAR may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) during public opening hours for a period of seven weeks commencing on 13th February 2023 at the following locations:

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902;
- The offices of Galway County Council, County Hall, Prospect Hill, Galway, H91 H6KX;

The planning application and EIAR may also be viewed or downloaded on the following website: www.tynaghnorthocgt.ie.

Submissions or observations may be made only to An Bord Pleanála (“the Board”), 64 Marlborough Street, Dublin 1, D01 V902; or via the Board’s website, www.pleanala.ie/en-ie/observations, during the aforementioned period of seven weeks relating to:

- i. The implications of the proposed development for proper planning and sustainable development; and
- ii. The likely effects on the environment of the proposed development; and
- iii. The likely significant effects of the proposed development on a European site, if carried out.

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on 03rd April 2023. Such submissions or 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; and
- The subject matter of the submission or observation; and
- The reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

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The Board may, in respect of an application for permission/approval, decide to:

- a) (i) grant the permission/approval; or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified; or
- (iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions; or
- b) Refuse permission to grant the permission/approval.

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Signed:



Ed Barrett, Gravis Planning, 41 Baggot Street Lower, Dublin 2, D02 NN67 (Agent on behalf of the Applicant)

Date of Erection of Site Notice: 10/02/2023

Attachment 4 – EIA Portal Confirmation Notice

Sean Breslin

Subject: RE: EIA Portal Confirmation Notice Portal ID 2023020

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: 09 February 2023 13:13
To: Ed Barrett <ebarrett@gravisplanning.com>
Subject: EIA Portal Confirmation Notice Portal ID 2023020

Dear Ed

An EIA Portal notification was received on 09/02/2023 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 09/02/2023 under EIA Portal ID number **2023020** and is available to view at

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

Portal ID: 2023020

Competent Authority: An Bord Pleanála

Applicant Name: EP Energy Developments Ltd.

Location: Land to the north of Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway

Description: Open Cycle Gas Turbine power plant (350MW) and associated infrastructure

Linear Development: No

Date Uploaded to Portal: 09/02/2023

Regards
Grace

EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing



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

Attachment 5 – Landowner Letters of Consent

Galway County Council
Planning and Sustainable Development Unit
Ground Floor
Áras an Chontae
Prospect Hill
Galway

16.11.2021

To whom it may concern

RE: Proposed Power Generation Development at Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway

I, Hasan Levent TOPÇAK, am a Director of Orange Limited a company registered in the Cayman Islands who own part of the proposed application site for the above-referenced planning application. The part of the site owned by Orange Limited, is part of the land registered in Folio 83920F of the Register of County Galway, as shown on the enclosed location map.

I confirm that Orange Limited consent to EP Energy Developments Limited submitting a planning application for a power generation development with associated infrastructure and facilities, on the land under its ownership.

Yours faithfully

Signed:



Hasan Levent TOPÇAK
Director
For and on behalf of Orange Limited





**The Property
Registration Authority**
An tÚdarás
Clárúcháin Maoinne

Folio: GY83920F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.prl.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

-  Freehold
-  Leasehold
-  Subleasehold



Burdens (may not all be represented on map)

-  Right of Way / Wayleave
-  Turbary
-  Pipeline
-  Well
-  Pump
-  Septic Tank
-  Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system.

The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





TYNAGH ENERGY
L I M I T E D

9th February 2023

To whom it may concern;

RE: Proposed Power Generation Development at Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway

I, Tarloke Singh Bains, am a Director of Tynagh Energy Limited (CRO Number 378735), which owns part of the proposed application site for the above-referenced planning application. The part of the site owned by Tynagh Energy Limited is part of land registered in Folio 83916F of the Register of County Galway, as shown on the enclosed location map.

I confirm that Tynagh Energy Limited consent to EP Energy Developments Ltd. submitting a planning application for a power generation development with associated infrastructure and facilities, on the land under its ownership.

Tarloke Singh Bains
Director

**Block A, The Crescent Building, Northwood Park, Santry
Dublin 9, D09 X8W3
IRELAND**

TEL: +353 (0) 1 857 8700

FAX: +353 (0) 1 857 8701

DIRECTORS

Jan Špringl (CZ)

Tarloke Singh Bains (UK)

Bran Keogh (US)

REGISTERED NUMBER: 378735

This correspondence is TEL proprietary and confidential

The Property Registration Authority

An tÚdarás Clárúcháin Maoine



Land Registry

County Galway

Folio 83916F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	09-FEB-2004 D2004GY001427H	JOHN MC CARTHY of 46 Cairnhill, Westminister Road, Foxreek, Dublin 18 and MICHAEL MC CARTHY of 13 Willow Park, Derrymullen, Ballinasloe, County Galway are full owners.
	Cancelled	D2004GY002349R 08-MAR-2004
2	08-MAR-2004 D2004GY002349R	TYNAGH ENERGY LIMITED of 30 Herbert Street, Dublin 2 is full owner.

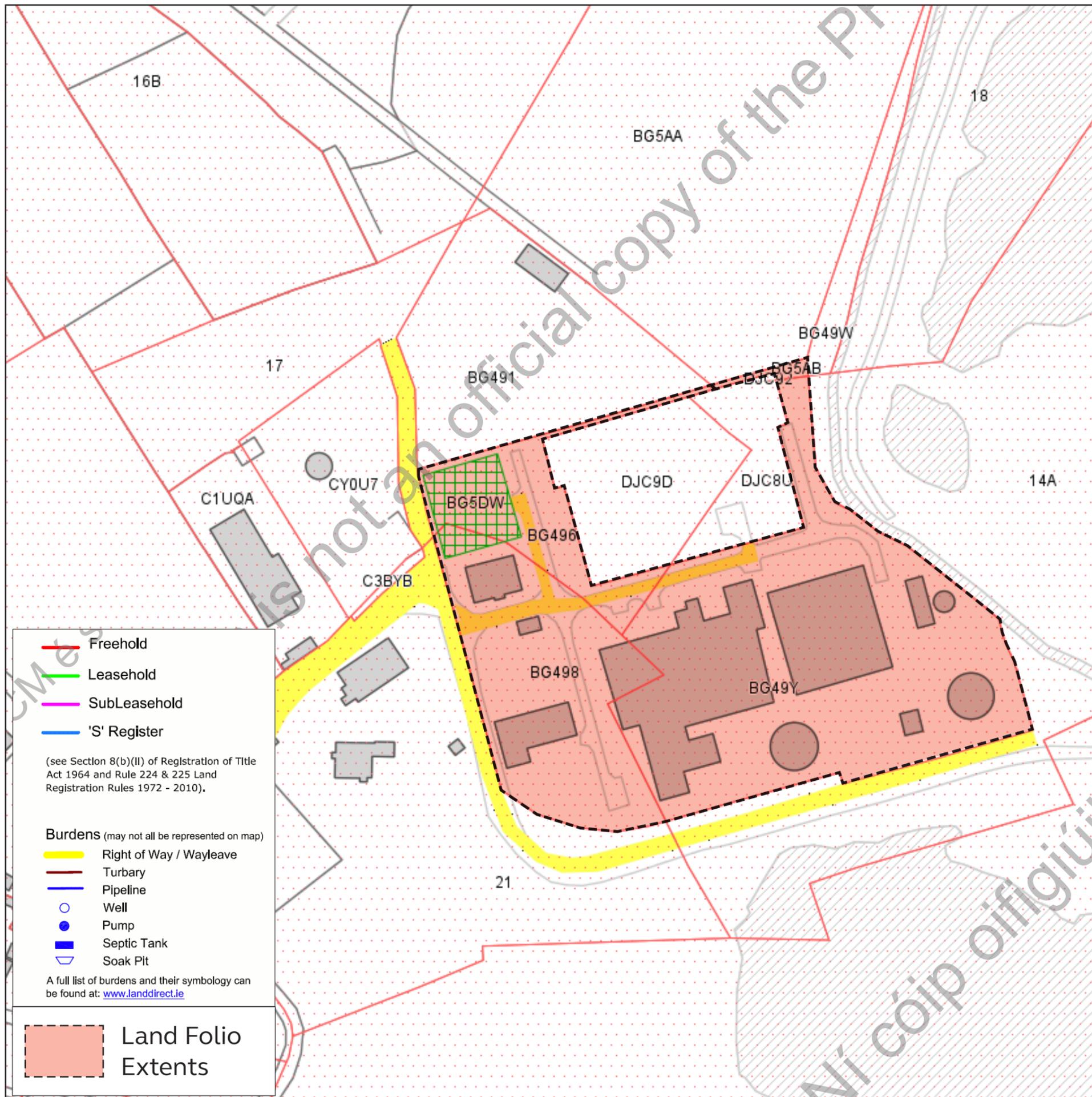
Page 3 of 4

Folio Number: GY83916F

Area: 5.03Ha

Ownership:

TYNAGH ENERGY LIMITED of 30 Herbert Street, Dublin 2 is full owner.



- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Land Folio Extents