

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 37A of the Planning and Development Act 2000, as amended
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2. **Applicant:**

Name of Applicant:	EP Energy Developments Ltd.
Address:	3 rd Floor, the Crescent Building, Northwood Park, Santry, Dublin 9, D09 X8W3
Telephone No:	+353 (0) 86 410 1943
Email Address (if any):	aaron.mcclean@epuki.co.uk

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

Name(s) of company director(s):	T.S. Bains, V.R. Pearson, J. Springl
Registered Address (of company)	3 rd Floor, The Crescent Building, Northwood Park, Santry, Dublin 9, D09 X8W3
Company Registration No.	694611
Telephone No.	N/A
Email Address (if any)	N/A

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

Name:	Ed Barrett, Gravis Planning
Address:	41 Baggot Street Lower, Dublin 2, Ireland, D02 NN67
Telephone No.	+353 (0) 1224 1590
Mobile No. (if any)	
Email address (if any)	ebarrett@gravisplanning.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:

Contact agent.

5. Person responsible for preparation of Drawings and Plans:

Name:	Hannah Eisenberg (Fichtner) Penny Linton (Todd Architects)
Firm / Company:	Fichtner Todd Architects
Address:	Fichtner 3rd Floor, Arnott House, 12-16 Bridge Street Belfast BT1 1LU Todd Architects The Old Barracks 4A Lad Lane Hagan's Court Dublin 2 D02 T997
Telephone No:	+44 (0)28 9544 2249 (Fichtner) +353(0) 1 6620 500 (Todd Architects)
Mobile No:	
Email Address (if any):	HannahEisenberg@fichtner.co.uk penny.linton@toddarch.ie

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.

Refer to schedule attached to cover letter and application form.

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Land to the north of Tynagh Power Station, Derryfrench, Tynagh, Loughrea, Co. Galway	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	Map Sheet: 3635 Irish Grid Reference: 174450; Y: 213165	
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 IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	5.53 ha	
Site zoning in current Development Plan for the area:	Unzoned	
Existing use of the site & proposed use of the site:	Existing use: Vacant Proposed use: OCGT Power Station	
Name of the Planning Authority(s) in whose functional area the site is situated:	Galway 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.		
Site ownership: Tynagh Energy Limited and Orange Limited (refer to letters of consent submitted).		

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.

Orange Limited
C/o Matheson Ormsby Prentice Solicitors
70 Sir John Rogersons Quay
Dublin 2

Tynagh Energy Limited
Block A
The Crescent Building
Northwood Park
Santry
Dublin 9
D09 X8W3

Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.

No*

*It should be noted however, that EP Energy Developments Ltd. is a subsidiary of EP UK Investments Ltd., which has an ownership interest in the existing Tynagh CCGT Power Station to the south of the site.

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:

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

Yes: [] No: []

If yes, please give details:

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
21/2192	Open Cycle Gas Turbine power plant (299MW) and associated infrastructure and buildings on land to the south of the Proposed Development to the west of the existing Tynagh Power Station.	Galway County Council (GCC) provided notification of a decision to grant planning permission on 13 April 2022. A third-party appeal was subsequently submitted on 10 May 2022 (see below).
041974	220 kV overhead transmission line from ESB transmission network to 400 MW power station. This runs from the north of the site to the existing Tynagh Power Station.	This was granted by GCC in June 2004.
042511	An amendment of buildings and structures previously permitted under Planning Ref 03/2943 and the construction of gate house, fin-fan cooler, carpark in switch yard, gas cylinder storage shed, feed pump building, emergency generator and liquid fuel unloading station at Derryfrench, Tynagh, Loughrea.	This was granted by GCC in July 2004.
032943	Construction of electricity generating facility at Derryfrench, Tynagh, Loughrea.	This was granted by GCC in September 2003.

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.

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.:

*Land to the south of the subject site is the subject of an appeal [ABP-313538-22 (Galway County Council Ref. 21/2192)] as detailed in the table above. This includes a small area in the south-east of the subject site.

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>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.</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:

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	405m ²
Gross floor space of proposed works in m ²	474m 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)	405m 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							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing: N/A

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.</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)
Vacant
Proposed use (or use it is proposed to retain)
Power plant
Nature and extent of any such proposed use (or use it is proposed to retain).
Refer to development description

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.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
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			✓
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?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): Existing licensed extraction from groundwater well _____ Name of Group Water Scheme (where applicable): N/A _____
Proposed Wastewater Management / Treatment:
Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____
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: Surface water drainage system to connect to the existing Tynagh Power Station drainage infrastructure.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
The Irish Times, 10/02/2023 The Irish Independent, 10/02/2023 Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of site notice, if any, - location and date of erection
3no. site notices erected 10/02/2023. Refer to submitted Site Location Maps for detail of locations. Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of other forms of public notification, if appropriate e.g. website
Website on which the submitted application may be viewed: www.tynaghnorthocgt.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
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. Pre-application consultation meeting with An Bord Pleanála, 18 th January 2023 – Refer to Ch. 6 of the submitted EIAR for detail. 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: <input type="checkbox"/> No: <input checked="" type="checkbox"/>


19. Confirmation Notice:

Copy of Confirmation Notice
Please see copy of EIA Portal confirmation notice attached to cover letter and application form

20. Application Fee:

Fee Payable	€100,000
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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)	
Date:	10/02/2023

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

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	1:5000	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

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://housinggovie.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

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Department of Housing,
Local Government and Heritage