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15.0 LAND USE

15.1 Introduction

- 15.1.1 This chapter of the Environmental Impact Assessment Report (EiAR) assesses the Land Use impacts associated with the Proposed Development.
- 15.1.2 A full description of the existing Site is presented in Chapter 4: Existing Site and Conditions of this EiAR, while details of the Proposed Development are presented in Chapter 5: The Proposed Development of this EiAR.

15.2 Methodology

- 15.2.1 In terms of assessment guidance, this assessment has adhered to the European Union (Planning and Development) (Environment Impact Assessment) Regulations 2018 and the EU Commission's guidance on Environmental Impact Assessment in 2018.
- 15.2.2 With regard to Sensitivity, Magnitude and Significance of Impact (EU, 2017):
- Sensitivity has generally been defined according to the relative value or importance of the feature, i.e., whether it is of international, national, regional or local importance;
 - Magnitude is a measure of the impact in terms of relative impact, for example Minor Adverse or Moderate Beneficial; and
 - The resulting Significance of Impact is a combination of Sensitivity and Magnitude value to give an overall impact before mitigation.
- 15.2.3 For this land use assessment, the Sensitivity, Magnitude and Significance of Impact methodologies outlined in Chapter 1: Introduction of this EiAR have been adhered to in full. Tables 15.1 – 15.4 outline how Sensitivity and Magnitude has been adhered to with respect to this land use assessment.

Sensitivity

- 15.2.4 Factors considered in assessing environmental sensitivity are outlined in Chapter 1: Introduction of this EiAR. The typical descriptors in the tables below have been amended and modified to allow a greater understanding of their meaning with regard to this land use assessment.

Table 15.1: Environmental Value (or Sensitivity) and Typical Descriptors

SENSITIVITY VALUE	TYPICAL LAND USE DESCRIPTORS
Very High	Very high importance and rarity, international scale and very limited potential for substitution, i.e., International Landscape Character Assessment (LCA).
High	Existing beneficial land uses (i.e., active property, agricultural land, private land associated with active property, community lands and woodlands).
Medium	Areas designated for future usage with a developer interest (i.e., localised planning applications, land-use planning policy designations contained within the Galway Area).
Low	Existing land uses of less beneficial nature (i.e., inactive property, private land associated with an inactive property) and without developer interest.
Negligible	Very low importance and rarity, local scale.

Magnitude

15.2.5 Factors considered in assessing magnitude of land use impacts are outlined in Table 15.2. The typical descriptors have been amended and modified to allow a greater understanding of their meaning with regard to this land use assessment.

Table 15.2: Factors Considered when Assessing Magnitude of Land Use Impacts

MAGNITUDE OF IMPACT	TYPICAL LAND USE CRITERIA DESCRIPTORS
Major	Loss of resource and/ or quality and integrity of resource; severe damage to key characteristics, features or elements. Demolition of property. Land take from property and/ or severance which would preclude or significantly affect current or future use (Adverse). Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (Beneficial).
Moderate	Loss of resource, but not adversely affecting the integrity; partial loss of/ damage to key characteristics, features or elements. Land take from property which would moderately affect current or future use (Adverse). Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality (Beneficial).
Minor	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements. Land take from property which would slightly affect current or future use (Adverse). Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (Beneficial).
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Barely perceptible impact upon current or future use (Adverse). Very minor benefit to or positive addition of one or more characteristics, features or elements (Beneficial).

MAGNITUDE OF IMPACT	TYPICAL LAND USE CRITERIA DESCRIPTORS
No change (Unchanged)	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Significance

15.2.6 Factors considered in assessing significance of land use impacts are outlined in Table 15.3. The typical descriptors have been amended and modified to allow a greater understanding of their meaning with regard to this land use assessment.

Table 15.3: Significance Categories

SIGNIFICANCE CATEGORY	TYPICAL DESCRIPTORS OF EFFECT
Very Large	Only adverse effects are normally assigned this level of significance. They represent key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity i.e. international land use site.
Large	These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process.
Moderate	These beneficial or adverse effects may be important but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
Slight	These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

15.2.7 Table 15.4 shows how the interaction between sensitivity and magnitude results in the significance of an environmental effect.

Table 15.4: Matrix for Determining Significance

		MAGNITUDE OF IMPACT				
		No change	Negligible	Minor	Moderate	Major
SENSITIVITY	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate

		MAGNITUDE OF IMPACT				
		No change	Negligible	Minor	Moderate	Major
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

15.2.8 The principal issues considered in this land use assessment include the following:

- Planning policy land use zonings;
- The identification of any private property and housing (including demolition of any private property);
- The identification of any community land use (zoned or otherwise);
- Industry and business development land zoned for development;
- Planning applications of relevance;
- Loss and severance of agricultural land; and
- Relevant consultation responses.

Planning Policy Land Use Zonings

15.2.9 Any land use planning policy zonings with respect to the Proposed Development have been outlined within 100m distance from the Application Site (the ‘Site’) boundary. Any other relevant land use designations outside 100m of the Site have also been outlined as shown on Figure 15.1 (refer to Volume III of this EIAR).

Residential Land Use

15.2.10 Where properties need to be demolished or private land loss required for any scheme to be built, the impact of their loss and associated land take is included within such an assessment. Demolition can give rise to a range of other effects including loss of facilities, loss of attractive buildings or townscape, or the opening of a view for other properties previously screened. For this assessment, there is no residential land use within the Site and there will be no residential or industrial buildings to be demolished as part of the Proposed Development, with the exception of a vacant industrial shed within the Site.

Community Land Use

15.2.11 Land used by the public is considered as ‘common’ and includes, for example, land laid out as public open space or other recreational areas. Any areas of land used by the public within 100m of the Site are outlined within the assessment. The distance of 100m ensures all relevant areas of community lands are detailed. Any areas of community lands beyond 100m will not be directly impacted upon and so are not considered within the assessment. Additionally, any land zoned by relevant County Development Plans (CDP’s) is also detailed in this assessment.

15.2.12 Community land and assets does not refer to private community facilities as outlined in guidance presented in Design Manual for Roads and Bridges (NRA DMRB) Volume 11 and these are not detailed as part of this land use assessment.

15.2.13 There are no areas of land used by the public within the Site as shown on Figure 15.1 (refer to Volume III of this EIAR), therefore no land will be lost.

Industry and Business Development Land

- 15.2.14 The assessment takes account of future changes in land use due to new development which would likely occur in the absence of the Proposed Development. The assessment methods in relation to industry and business development land take account of policy frameworks and broad land use proposals contained within the Galway County Council County Development Plan (GCC's CDP) 2022-2028.
- 15.2.15 The CDP provides guidance on the amount and nature of development which can be expected, and where it can be best located through the zoning of land. The CDP designations relate to either development land, or limitations/ restrictions on the development of land. Land use designations within the study area include areas for future development (e.g., housing/ industry) and areas zoned for industrial development.
- 15.2.16 In terms of impact on existing business, an assessment was made of the risk to any business which may be impacted by the scheme.

Planning Applications

- 15.2.17 An assessment and statement of how the Proposed Development would affect local planning applications (both residential and commercial) was undertaken, culminating in Table 15.5 showing the existing planning applications which could potentially be directly or indirectly impacted by the proposals.

Decommissioning

- 15.2.18 Decommissioning is assessed within this assessment. The Proposed Development will be decommissioned when it reaches the end of its useful life at some point after 2052. At that time detailed decommissioning procedures will be produced in line with prevailing best practice.

15.3 Regulatory/ Policy Framework

- 15.3.1 A hierarchy of strategies, policies and legislation operates to underpin the management of land use. Some of these enable statutory designation at national level and others provide for local designations and appropriate management, with the aim of conserving and protecting the quality of the landscape.

The Planning and Development Act, 2000

- 15.3.2 The strategic infrastructure provisions of the Planning and Development (Strategic Infrastructure) Act 2006 (the 2006 Act) came into effect on 31st January 2007. The Act, which amended the Planning and Development Act 2000 (the 2000 Act), provides generally for applications for permission/approval for specified private and public strategic infrastructure developments to be made directly to the Board. The application area lies entirely within the administrative boundary of Galway County Council, and notice of the application has been served to Galway County Council accordingly.

Galway County Council – County Development Plan 2022-2028

- 15.3.3 Galway County Council's (GCC) County Development Plan (CDP) 2022-2028 sets out an overall strategy for the planning and sustainable development of the functional area of the GCC. It builds on the strategies, policies, and objectives of the CDP 2015 – 2021, taking into account recent key development trends and national, regional and local policy

developments, and “*seeking to develop in a sustainable and environmentally sensitive manner*”¹.

- 15.3.4 The CDP came into effect in June 2022. Chapter 7 of the plan outlines the ambitions within the county to deliver infrastructure and utilities in a sustainable manner, recognising that this is of critical importance with regards to the future development of the county. Section 7.7 of the plan relates specifically to electricity infrastructure and the transmission grid, which is seen as “*essential for the county in order to attract and retain high-tech industrial investment, to ensure competitive energy supplies, to achieve balanced development, to reduce dependency on fossil fuels, and to achieve climate change targets*”².

CDP Appendix 4: Landscape and Landscape Character Assessment

- 15.3.5 The Site is identified in ‘Appendix 4 of the CDP 2022-2028: Landscape Character Assessment’ as part of the Kilcrow Basin Unit, which falls within the wider ‘Central Galway Complex Landscape’. The character of the Kilcrow Basin is described as a “*working landscape, locally elevated. Larger areas of bog and forestry. Elevated concentrations of settlements and infrastructure*”³.
- 15.3.6 The Appendix contains a Landscape Sensitivity Assessment designed to aid policy makers in deciding what objectives are appropriate for each Landscape Character Type based on their ability to accommodate new types of development. In terms of landscape sensitivity, the Site is designated as ‘Low’, which is defined as an area which is “*unlikely to be adversely affected by change*”⁴. This marks a reduction in the sensitivity of the surrounding landscape in comparison with the 2015-2021 plan which identified it as ‘Class 2 – Moderate’.

National Planning Framework

- 15.3.7 ‘Project Ireland 2040 - National Planning Framework’, hereafter referred to as the NPF, is a 20-year planning framework designed to guide public and private investment, to create and promote opportunities for Irish citizens, and to protect and enhance Ireland’s built and natural environment.
- 15.3.8 The NPF notes that the population of Ireland is projected to increase by approximately 1 million people by 2040 which will result in a population of roughly 5.7 million. This growth will place further demand on both the built and natural environment as well as the social and economic fabric of the country. In order to strengthen and facilitate more environmentally focused planning at the local level, the NPF states that future planning and development will need to: “*tackle Ireland’s higher than average carbon-intensity per capita and enable a national transition to a competitive low carbon, climate resilient and environmentally sustainable economy by 2050, through harnessing our country’s*

¹ Galway County Council (June 2022), Galway County Development Plan 2022-2028 (Page 2)

² Galway County Council (June 2022), Galway County Development Plan 2022-2028 (Page 212)

³ Galway County Council (June 2022), Galway County Development Plan 2022-2028 – Appendix 4: Landscape & Landscape Character Assessment (Page 21)

⁴ Galway County Council (June 2022), Galway County Development Plan 2022-2028 – Appendix 4: Landscape & Landscape Character Assessment (Page 22)

prodigious renewable energy potential." The NPF states that Ireland National energy Policy is focused on three pillars; Sustainability, Security of Supply and Competitiveness.

15.3.9 Key National Policy Objectives aimed at sustainable rural development in areas such as Tynagh:

- **National Policy Objective 21:** *Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.*
- **National Policy Objective 23:** *Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.*
- **National Policy Objective 25:** *The Department of Rural and Community Development, the Department of Agriculture, Food and the Marine, and other relevant Departments and Agencies will continue to invest in rural Ireland, including through the Rural Regeneration and Development Fund, and will work together to establish a mechanism to co-ordinate structures for funding rural development to align with other national strategies.*

15.3.10 The Proposed Development clearly complements the national policy objectives around the creation of a more distributed energy generation system, as well as National Policy Objectives promoting innovation in the rural economy including support for industries addressing climate change and sustainability, and the growth of the energy and bio-energy sectors. The method of energy generation proposed by this Proposed Development (an OCGT fuelled by natural gas) has been selected as the most appropriate technology for the development as it is able to respond to changes in electricity demand by starting up quickly and achieving full output within a short period of time.

15.3.11 In addition to exceeding the electrical efficiency requirements specified by Best Available Techniques published for the energy sector, a natural gas fired OCGT produces less unabated NOx than alternative technologies such as gas engines, which fulfils National Policy Objective 54.

National Development Plan

15.3.12 Complementary to the broad objectives of the National Planning Framework (NPF), the National Development Plan (NDP) provides the context for the permitting of projects such as the Proposed Development. The NDP identifies the need for investment in renewable energy sources, enabling increased renewable generation, ongoing capacity renewal, and future technology that affords Ireland the opportunity to comprehensively decarbonise our energy generation.

Regional Spatial and Economic Strategy

15.3.13 The Proposed Development is strongly supported by, and in line with, the Regional Spatial and Economic Strategy (RSES) for the North-West region. The RSES identifies 'Five Growth Ambitions' which aim to link strategic and operational challenges with prioritised capital interventions. One of these growth ambitions is 'Infrastructure Ambition', with the Strategy noting that the '*provision and maintenance of economic*

infrastructure, such as energy, water, and wastewater, are key to delivering compact growth and a connected, vibrant, inclusive, resilient and smart region.’ (emphasis added).

- 15.3.14 The objectives within the Regional Spatial and Economic Strategy aim to ensure that the development of the electrical network is undertaken in a safe and secure way which meets the projected demand levels, Government Policy and the need to achieve a long-term, sustainable and competitive energy future for Ireland. These objectives are listed in detail in Section 2.2.34 of this EIAR.

15.4 Baseline Environmental Conditions and Constraints

- 15.4.1 The section outlines the existing baseline conditions in conjunction with Figure 15.1 Land Use Constraints (refer to Volume III of this EIAR).

Planning Policy Land Use Zonings

- 15.4.2 The Proposed Development is located on lands bordered to the north and east by the former Tynagh mine and to the immediate south by the existing Tynagh Power Station. Sperrin Galvanisers Ltd., an IPPC licensed facility, is located adjacent to the south-western corner of the Site boundary.
- 15.4.3 There are several key planning policies within the CDP which are specifically relevant to land use. The surrounding area of the Site is located in an area of countryside as defined by the Landscape Character Assessment contained within the CDP.. The Proposed Development is situated in a Landscape Character Type category of ‘Central Galway Complex Landscape’, defined as “*an extensive plain of grasslands comprising medium-to-large fields with low enclosures and many areas of low stone walls*” that “*contains the majority of the county's population with associated high levels of rural housing, roads and settlements*”. These settlements vary in size from large to small.
- 15.4.4 The Site sits in a predominantly pastureland agricultural landscape with poorly developed hedgerows, stone walls, and undulating terrain. The area is undeveloped apart from the existing Tynagh Power Station which consists of power station buildings, a gas Above Ground Installation (AGI), existing substation, internal roads, car parking and fencing, and Sperrin Galvanisers Ltd. There are few residential properties near to the Site. The closest residential properties are located on the LP4310 Gurytmadden (note - some public documents refer to this road as Gortymadden) to Tynagh Road.
- 15.4.5 The Tynagh Power Station Site is a lower tier SEVESO site designated by The SEVESO III Directive (relating to the prevention of major accidents involving dangerous substances) and the European Communities Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the “COMAH Regulations”).
- 15.4.6 This therefore means all development proposals involving an existing or proposed facility which are classified under the Seveso III Directive are to be referred to the Health and Safety Authority (HSA) by the planning authority within three weeks of receipt of the application, under Article 137 of the Planning and Development Regulations. Technical advice on SEVESO III received shall be considered by the Board in addition to normal planning considerations.
- 15.4.7 An assessment of the risks that the Proposed Development could present to the surroundings based on the HSA guidance has therefore been undertaken (and includes,

for cumulative assessment, the existing Tynagh Power Station and the Approved Development Ref: 21/2192 should it be developed – refer to EIAR Chapter 1, plus the associated combined inventory) and the Technical Land Use Planning (TLUP) assessment undertaken and a copy included in Appendix 18A (refer to EIAR Volume II).

Residential Land Use

- 15.4.8 The village of Tynagh is located approximately 1.8km to the south of the Site. In the centre of the village the dwellings are mainly detached or semi-detached and placed by the roadside. Beyond the centre of Tynagh Village the residential dwellings are mainly large, detached dwellings with associated gardens.
- 15.4.9 A number of rural residential properties are located within 500m of the Site (refer to Figure 4.3 in EIAR Volume III). The measurements are taken from the closest section of the Site boundary to the perimeter of the receptor (i.e., fence/ hedgerow). These properties include a Dwelling located on the LP4310 approximately 330m to the west of the Site boundary, Dwelling with outbuildings at Derryfrench approximately 420m to the south-west of the Site boundary; and a Dwelling with outbuildings (note: only outbuildings within 500m buffer) located on the LP4310 approximately 420m to the north-west of the Site boundary.

Community Land Use

- 15.4.10 There are no areas of community land zoned within the Site or within 100m of the Site.
- 15.4.11 Throughout the GCC area, there are a number of parks, gardens and demesnes of special historic interest, reflecting planned and managed landscape. However, there are no registered parks, gardens, or demesnes of special historic interest within the Site or within 1km of the Site.
- 15.4.12 There are no designated walking and cycling routes located within or adjacent to the Site.
- 15.4.13 Within Tynagh village, approximately 1.8km from the Site, there are community areas which include Tynagh Cemetery and Tynagh Gaelic Athletic Association (GAA) Community Pitch.

Conservation Areas

- 15.4.14 Conservation Areas are areas of special architectural or historic interest designated by the Local Government (Planning and Development) Act, 1999 and the Planning and Development Act, 2000 (Part IV Architectural Heritage). They range in scale from city and town centres to villages and relatively small residential parks and streets. Conservation Area designation introduces control over the demolition of unlisted properties in the area. The prime consideration in assessing whether development proposals are acceptable will be the desirability of preserving or enhancing the character and appearance of these areas.
- 15.4.15 There are no Natural Heritage Areas or proposed Natural Heritage Areas within the Site. There are also no Architectural Conservation Areas within 1km of the Site, with Portumna approximately 13km away being the closest Architectural Conservation area to the Site.

Industry and Business Development Land

- 15.4.16 In terms of development land within the study area, the majority of industry and business areas are located within the settlement development limit of Tynagh. The village of Tynagh is within extensive rural hinterland, consisting of a mixture of land uses providing

services and facilities for local inhabitants. Due to the rural setting, there is limited industry and business development land.

- 15.4.17 The closest lands to the Site used for industry or business development is located at the site of Sperrin Galvanisers Ltd adjacent to the Site.

Planning Applications

- 15.4.18 A desktop planning history search was undertaken for the Proposed Development using the An Bord Pleanála Online Planning System and GCC's Online Planning System to assess historical and current land use. The results are set out in the Table 15.5 and Figure 15.1 (refer to Volume III of this EIAR). For the purposes of Table 15.5, planning applications submitted and/ or approved within the last 5 years ago and within 1km of the Site are the only applications included.

Table 15.5: Study Area – Historic Planning Applications within the vicinity of the Proposed Development

PLANNING APPLICATION	DATE SUBMITTED	SUMMARY DETAILS	ADDRESS/ APPLICANT	STATUS
23203	18/05/2023	Retention permission for the reconstruction and extension of fully serviced private dwelling house to include new porch; 2. Conversion of existing building to habitable use; and 3. Private garage / store to include all associated works.	Rahyconor Gurymadden Loughrea Co. Galway	Further Information request issued 12/07/2023, no response issued at this stage. Closing date for response is 12/01/2024.
23190	11/05/2023	Construction of a single dwelling with wastewater treatment system and private store to include all associated site works.	Shanvoher Tynagh Loughrea Co. Galway	Further Information request issued 05/07/2023, no response issued at this stage. Closing date for response is 05/01/2024.
212192	24/11/2021	For the construction of an OCGT plant (299MW) and associated infrastructure and buildings, to the west of the existing Tynagh Power Station site.	EP Energy Developments Ltd.	Approved by GCC (April 2022). Subsequently appealed and approved by An Bord Pleanála (ABP-313538-22) (May 2023)
201972	18/12/2020	For the construction of a Dwelling House, Domestic garage, Treatment Unit, Percolation area and all associated site services. Gross floor space of proposed works: 270m ² .	S. Loughrey & N. Briscoe C/o OPC Design & Planning	Granted with conditions on 07/06/2021

PLANNING APPLICATION	DATE SUBMITTED	SUMMARY DETAILS	ADDRESS/ APPLICANT	STATUS
19633	26/04/2019	To extend workshop and to complete all associated site works. Permission is also sought to erect acoustic fencing along a section of the existing site boundary. The site is located within the confines of a Major Accident Site under the Seveso Directive. Gross floor space of proposed works: 600m ²	Sperrin Galvanisers (IRE) Ltd. Derryfrench	Granted (Conditional) 29/07/2019
18221	26/02/2018	To extend workshop and complete all associated site works. Permission is also sought to erect acoustic fencing along a section of the existing site boundary. Gross floor space of proposed works 600m ² . The proposed site is located at Derryfrench, Tynagh, Co. Galway and is within the confines of a Major Accident Site as determined by the Seveso Directive.	Sperrin Galvanisers (IRE) Ltd. Derryfrench	Granted (Conditional) 20/04/2018

Source: Galway County Council Online Planning System and An Bord Pleanála Online Planning System – Date 08 August 2023

15.5 Predicted Impacts

Do Nothing Scenario

- 15.5.1 In the absence of the Proposed Development, it is likely that the land will continue under the same land use.

Construction Phase

- 15.5.2 The construction of the Proposed Development is expected to take place over a period of approximately 18-24 months. There will be ground preparation works, establishment of site facilities, materials storage, and the erection of plant and buildings.

Planning Policy Land Use Zonings

- 15.5.3 The assessment has determined that because the Site lies in the Central Galway Complex Landscape Type which has been afforded a Landscape sensitivity principally of Low, the Site's sensitivity will not be impacted during construction.
- 15.5.4 The existing Tynagh Power Station Site is within a lower tier SEVESCO site designated by The European Communities 'SEVESCO II Directive 96/82/EC', however as the Proposed Development will be located within and immediately adjoining the lands of the existing CCGT Power Station Site the impact will be **neutral**.

- 15.5.5 Planning policy land use zonings have a low sensitivity due to their regional importance as planning designated areas as outlined in Table 15.1, areas designated for future usage with a developer interest. The magnitude of impact during construction is unchanged (no impact) resulting in Neutral significance of impact.

Residential Land Use

- 15.5.6 It is determined that there will be no direct or indirect impact to residential land uses during the construction period. There are no private residential land uses due for demolition as a result of the Proposed Development.
- 15.5.7 There are no indirect impacts on residential areas during the construction phase associated with air and noise. Chapter 7: Air Quality and Climate of this EiAR, determined that there are no residential receptors close enough to be impacted by the construction. Chapter 11: Noise and Vibration of this EiAR, determined construction noise levels are below the relevant 'Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities' (NG4) values at all receptors for all time periods.
- 15.5.8 Residential land use has a high sensitivity as they are areas of active residential land use as outlined in Table 15.1 existing beneficial land uses (i.e. Active property, agricultural land, private land associated with active property, community lands and woodlands). The magnitude of impact during construction is unchanged (no impact) resulting in a **Neutral** significance of impact.

Community Land Use

- 15.5.9 From an air quality perspective predicted pollutant concentrations in the Construction scenario show that concentrations of all pollutants are below all environmental standard values for all pollutants, indicating that air quality in the vicinity of the Site remains of a good quality.
- 15.5.10 There are no areas of community land within the Site or within 100m of the Site boundary.
- 15.5.11 Community land has a high sensitivity due to its beneficial importance in the wider area. The magnitude of impact during construction is unchanged (no impact) resulting in a **Neutral** significance of impact.

Industry and Business Development Land

- 15.5.12 The existing businesses located within proximity to the Site will not be directly impacted by the construction phase. Sperrin Galvanisers Ltd is the only business within 500m from the Site. Most activities by this business are logistics or manufacturing and would be considered of low sensitivity but there also are some aspects such as traffic and noise that could be considered of medium sensitivity. The sensitivity of the area can be considered "low" both for dust soiling impacts and for human health impacts from PM₁₀ releases from all activities, on account of the distance from the activity source to the receptors, and the existing low background concentration particulates (<24µg/m³).
- 15.5.13 Additionally, the Site on which the Proposed Development will be located is adjacent to the footprint of the existing Tynagh Power Station Site. Activities by this business are power generation and would be considered of low sensitivity to the Proposed Development, also power generation.
- 15.5.14 Industry and business development has a high sensitivity due to its localised importance as designated industry and its important for generating jobs, developing key industries, and keeping the economy moving forward. The magnitude of impact during construction

is unchanged (no impact) resulting in a Neutral significance of impact. There will be no indirect impact to industry and business development land.

Planning Applications

- 15.5.15 During the construction period of the Proposed Development, there will be no direct or indirect impact on the permitted planning application by Sperrin Galvanisers Ltd (Reference Number: 19633) outlined in Table 15.5. The acoustic barriers permitted in that application are constructed while construction on the permitted extension to the existing workshop at Sperrin Galvanisers has not commenced.
- 15.5.16 'Approved Development Ref: 21/2192' - relates to planning application Ref. 21/2192 (submitted as an application to Galway County Council in November 2021, subsequently appealed and approved by ABP under Ref. PL07.313538) – that is a separate 299MW development and project to that of the Proposed Development which is for a 350MW facility. Submitted Development Ref: 21/2192 is to be located to the south of the Proposed Development, primarily to the west of the existing Tynagh Power Station. Planning approval was obtained for the Approved Development Ref: 21/2192 however the Applicant is unable to implement it (i.e. will not build/operate the Approved Development Ref: 21/2192') for the foreseeable future due to a range of viability constraints.
- 15.5.17 No other pending or permitted planning applications (received or approved within the last 5 years) within the vicinity of the Site (as per Table 15.5), including that of the Approved Development Ref: 21/2192, will be impacted directly or indirectly by the construction phase of the Proposed Development. The magnitude of impact during construction is unchanged (no impact) resulting in a Neutral significance of impact.

Operational Phase

Planning Policy Land Use Zonings

- 15.5.18 No LCA's will be directly impacted in the operational phase. The Proposed Development would be operated adjacent to the existing Tynagh Power Station which is operated by Tynagh Energy Limited. That plant has been operational for over 15 years and stores approximately 8,000 tonnes of distillate fuel and therefore is regulated as a Lower Tier Installation in accordance with the Chemicals Act (Control of Major Accident Hazards (COMAH) involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015). The Chemical Act Regulations 2015 implement the Seveso III Directive (2012/18/EU). Installations subject to these Regulations are commonly referred to as either COMAH or Seveso Sites.
- 15.5.19 The 'Approved Development Ref: 21/2192' - relates to planning application Ref. 21/2192 (submitted as an application to Galway County Council in November 2021, subsequently appealed and approved by ABP under Ref. PL07.313538) - that is a separate 299MW development and project to that of the Proposed Development which is for a 350MW facility. The Tynagh North OCGT would be accessed via the existing Tynagh Power Station to the south but would function independently of both it and independently of the Approved Development Ref. 21/2192 (if that application be developed), with a separate diesel offloading and storage facility (required in the emergency event of an interruption to the gas supply at the same time as a high demand for electricity generation). The facilities associated with the Approved Development will include an inventory of 5,120 tonnes of distillate fuel (6,000m³).
- 15.5.20 The facilities associated with the Proposed Development will include an inventory of 5,400 tonnes of distillate fuel (6,600m³).

15.5.21 The total inventory of the existing Tynagh Power Station CCGT (8,000 tonnes), the Approved Development OCGT (5,120 tonnes) and the Proposed Development OCGT (Tynagh North OCGT) (5,400 tonnes) is less than 25,000 tonnes and therefore the overall complex is maintained within the Lower Tier COMAH threshold.

15.5.22 Planning policy land use zonings have a medium sensitivity due to their regional importance as planning designated areas. Planning policy land use zonings aim to make sure there is enough land available for the area's housing, employment, and community facilities, while protecting important landscape and environmental features. The magnitude of impact during construction is unchanged (no impact) resulting in **Neutral** significance of impact.

Residential Land Use

15.5.23 There are no residential land use areas directly or indirectly impacted by the Operational Phase of the Proposed Development. Chapter 7: Air Quality and Climate of this EiAR, concluded that the overall effect of changes in NO₂, PM₁₀ and PM_{2.5} concentrations due to emissions from the Proposed Development is considered to be not significant. Chapter 11: Noise and Vibration of this EiAR, assessed the operational noise levels to be below the relevant Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities' (NG4) values at all receptors for all time periods. The residual effects of noise emissions from the operation of the Proposed Development are assessed to be not significant.

15.5.24 Residential land use areas have a high sensitivity due to their localised importance as active land uses and to manage housing growth to achieve sustainable patterns of residential development. The magnitude of impact during construction is unchanged (no impact) resulting in **Neutral** significance of impact.

Community Land Use

15.5.25 There are no areas of community land use within the Site.

15.5.26 Community land has a high sensitivity due to its localised importance as active beneficial land uses areas. Community land develops a culture of wellbeing across social, mental, and physical health. The magnitude of impact during operation is unchanged (no impact) resulting in **Neutral** significance of impact.

Industry and Business Development Land

15.5.27 The existing businesses located within proximity to the Site will remain unaffected directly and indirectly by the operational phase of the Proposed Development.

15.5.28 There are no lands zoned for industry or business which are directly impacted by the Site. There will be no indirect impacts to industry and business development land.

15.5.29 Industry and business development has a high sensitivity due to its localised importance. The magnitude of impact during operation is unchanged (no impact) resulting in **Neutral** significance of impact.

Planning Applications

15.5.30 No other proposed planning applications (received or approved within the last 5 years as shown in Figure 15.1 in Volume III of this EiAR) will be impacted directly or indirectly within the operational phase.

- 15.5.31 Planning applications have a medium sensitivity depending on their size and regional importance. The magnitude of impact during operation is unchanged (no impact) resulting in a **Neutral** significance of impact.

Decommissioning Phase

- 15.5.32 The relevant best practice mitigation measures will be in place during any decommissioning and demolition works, and the surrounding environment and receptors at the time of decommissioning will be identified through due process and documented in a Demolition Environmental Management Plan. The decommissioning works will be similar in impacts to the construction phase and have been assessed accordingly. The Significance of impact is **Neutral or Slight Adverse**.

15.6 Mitigation Measures

Construction Phase

- 15.6.1 In terms of residential land use, community land use, and industry and business development land, there will be no direct or indirect impacts, therefore no mitigation measures are required.
- 15.6.2 The construction phase timing of the proposed Tynagh North OCGT is 18-24 months and will commence in 2024. Mitigation measures will involve engagement by the contractor to ensure construction impacts are minimised as much as possible (refer to oCEMP, Appendix 5A, EIAR Volume II).

Operational Phase

- 15.6.3 In terms of residential land use, community land use, and industry and business development land, no direct or indirect impacts have been identified, therefore no mitigation measures are required.
- 15.6.4 There will be no impacts associated with the Proposed Development with respect to nearby planning applications therefore no mitigation measures are proposed.

15.7 Residual Effect

- 15.7.1 During construction and operation phase, the Proposed Development will have no direct or indirect impacts on land use and therefore there are no residual effects.

15.8 Cumulative Effects

- 15.8.1 Cumulative effects associated with land use for the Proposed Development are associated with planning applications which have been assessed as part of this land use assessment.
- 15.8.2 On permitted planning application by Sperrin Galvanisers Ltd (Reference Number: 19633) outlined in Table 15.5, the acoustic barriers permitted in this application have been constructed, while construction on the permitted extension to the existing workshop has not begun. The permitted extension lies within the current site boundary of Sperrin Galvanisers Ltd and therefore there will be no direct impacts or Cumulative effects from the Proposed Development with respect to construction or operational phase.

- 15.8.3 'Approved Development Ref: 21/2192' - relates to planning application Ref. 21/2192 (submitted as an application to Galway County Council in November 2021, subsequently appealed and approved by ABP under Ref. PL07.313538) - that is a separate 299MW development and project to that of the Proposed Development which is for a 350MW facility. While the Approved Development Ref:21/2192 is not able to be developed (refer to EiAR Chapter 1) to ensure the Approved Development Ref: 21/2192 is adequately considered cumulatively in the EiAR, a 'future baseline' scenario is assessed where appropriate rather than an existing baseline scenario. There will be no direct impacts or cumulative effects from the Proposed Development with respect to construction or operational phase on this planning application.
- 15.8.4 There will be no cumulative effects in terms of land use on the existing Tynagh Power Station on site.
- 15.8.5 There will be no cumulative effects associated with the Proposed Development associated with planning applications or permitted developments.

15.9 References

The Planning and Development Act, 2000

Galway County Council –County Development Plan 2022-2028

Galway County Council County Development Plan 2022-2028 Appendix 4: Landscape & Landscape Character Assessment

European Commission (2017) Environmental Impact Assessment of Projects: Guidance on the Preparation of the Environmental Impact Assessment Report

Galway County Council Online Planning System

An Bord Pleanála Online Planning System