

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

19 April 2024

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 (STEP) Power Plant

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

1. A proposed Power Plant, which will 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 (HRSG) 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. Distributed Control System (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 water treatment building (approximately 630m² and approximately 7.445m in height);
 - 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
 - 1no. effluent sump;
 - 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
 - 2no. demineralised water storage tanks (approximately 15.65m in height);
 - 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
 - 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 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);
 - 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
 - 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
 - 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height);
 - 2no. fuel oil storage tanks (approximately 21.15m in height);
 - 3no. fuel oil storage day tanks (approximately 15.65m in height); and
 - 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height).
2. A proposed 120 megawatt hour (MWh) (1-hr) 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:
- 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
 - 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
 - 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.
3. 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the import 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).

4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (COMAH)) 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 29th April, 2024, 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, EIAR and NIS may also be viewed/downloaded on the following website:
<https://www.steppowerplant.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 17th June, 2024. Such submissions/observations must also include the following information:

- i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,

- ii) the subject matter of the submission or observation, and
- iii) the reasons, considerations and arguments on which the submission or observation is based in full.

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

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

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

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

or

- b) refuse to grant the permission.

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

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

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

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

The planning application includes 8no. soft copies (USB) and 2no. hard copies of the following:

- (a) This cover letter
- (b) Copy of the cover letter issued to Kerry County Council
- (c) Completed application form, including:
 - a. Copies of the newspaper notices from each of the following publications
 - i. Irish Examiner – published 10th April, 2024
 - ii. Kerryman – published 10th April, 2024
 - iii. Kerry's Eye – published 11th April, 2024
 - b. Copy of the Site Notice erected on site on 10th April, 2024
 - c. The written correspondence from ABP dated confirming the proposed development to be SID and the accompanying Inspector's Report
 - d. A schedule of the pre-application consultation undertaken
 - e. A schedule of the prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification is attached to this application form, and
 - f. A copy of the EIA Portal confirmation notice. The EIA Portal ID number is **2024063**
- (d) The following drawings:
 - a. Site Location, Existing and Proposed Site Layout Plans and Landscape Plans, prepared by Sheehan Nagle Hartray Architects in accordance with the Drawing Schedule
 - b. The proposed Power Plant and Battery Energy Storage System prepared by Black & Veatch in accordance with the Drawing Schedule
 - c. The proposed Above Ground Installation (AGI) prepared by Fingleton White and Gas Networks Ireland in accordance with the Drawing Schedule
- (e) Environmental Impact Assessment Report (EIAR): Non-Technical Summary; Volume 2 (Main Text); Volume 3 (Drawings); and Volume 4 (Appendices) prepared by AECOM Ireland Limited
- (f) Natura Impact Statement (NIS): Volume 1 (Main Text); and Volume 2 (Appendices) prepared by AQUAFAC International Services Ltd, and
- (g) Planning Report prepared by Coakley O'Neill Town Planning Ltd.

4no. copies of the information specified in the Third Schedule of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I.209 of 2015) is also included under separate cover.

A CD of the ESRI shapefile is also enclosed.

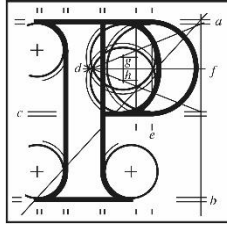
The planning application fee of €100,000 has been transferred by EFT (ref: BD01453523_ABP31651823_04122024) on 15th April, 2024.

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

Yours sincerely,



Peter O'Connor
Technical Director, Environment
AECOM Ireland Limited



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 27 Market Street, Listowel, Co. Kerry, V31 Y436 Ireland
Telephone No:	068-53427
Email Address (if any):	mahern@newfortressenergy.com

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:	Peter O'Connor (Agent)
Address:	AECOM Environment Ireland Limited 4th Floor Adelphi Plaza Adelphi Centre George's Street Upper Dun Laoghaire Co. Dublin A96 T927
Telephone No.	N/A
Mobile No. (if any)	+ 44 7503627897
Email address (if any)	peter.oconnor@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 Drawing Schedule	

Name:	David Curry (re. 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 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 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 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, between Tarbert and 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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	502623.9023	648962.6424
<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	41ha	
Site zoning in current Development Plan for the area:	Strategic Development Location (SDL) for its potential as an Energy Hub and for industrial development at a regional and national level.	
Existing use of the site & proposed use of the site:	Existing use: Agriculture Proposed use: Industry – energy	
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 <input checked="" type="checkbox"/>	Occupier <input type="checkbox"/>
	Other <input checked="" type="checkbox"/>	<input type="checkbox"/>
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p>The Applicant is the owner of the proposed development site.</p> <p>The Applicant has also 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>		
N/A		
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>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
ABP-319245-24	Townlands of Kilcolgan Lower and Ralappane, Ballylongford, Co. Kerry	TBC
VC08.318119	Townlands of Ralappane, Kilcolgan Lower, Carhoonakineely, Carhoonakilla, Cockhill, Coolnagoonagh, Carhoona, Farranawana and Kilpaddoge, Tarbert, Co. Kerry	TBC
ABP-311233-21	Ralappane and Kilcolgan Lower, Co. Kerry	Refused, currently subject to JR proceedings
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: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]		
If yes please specify N/A		
An Bord Pleanála Reference No.: _____		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<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 (STEP) Power Plant, 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, between Tarbert and Ballylongford, Co. Kerry and on the Shannon Estuary. The proposed development will consist of:</p> <p>1. A proposed Power Plant, which will 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:</p> <ul style="list-style-type: none">- 2no. gas turbines with generators;- 2no. heat recovery steam generators (HRSG) 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. Distributed Control System (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);- 1no. single-storey ACC air extraction and equipment enclosure (approximately 196m² and approximately 10.25m in height). <p>The Power Plant will also include the following ancillary structures:</p> <ul style="list-style-type: none">- 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);
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	<ul style="list-style-type: none"> - 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 water treatment building (approximately 630m² and approximately 7.445m in height); - 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height); - 1no. effluent sump; - 2no. raw/service/fire water storage tanks (approximately 24.15m in height); - 2no. demineralised water storage tanks (approximately 15.65m in height); - 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall; - 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 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); - 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height); - 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height); - 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height); - 2no. fuel oil storage tanks (approximately 21.15m in height); - 3no. fuel oil storage day tanks (approximately 15.65m in height); and - 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height). <p>2. A proposed 120 megawatt hour (MWh) (1-hr) 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:</p> <ul style="list-style-type: none"> - 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height); - 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
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	<ul style="list-style-type: none"> - 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall. <p>3. 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); - 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units. <p>The AGI will facilitate the import 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).</p> <p>4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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.</p> <p>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> <p>The proposed development relates to development which comprises an activity requiring an Industrial Emission Licence.</p>
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	<p>The proposed development is an establishment for the purposes of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances (COMAH)) 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	35,576.1m 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
Nature and extent of any such proposed use (or use it is proposed to retain).
Power Plant, Battery Energy Storage System, 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 SAC 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 10 th April, 2024 Kerryman – published 10 th April, 2024 Kerry's Eye – published 11 th April, 2024 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 10 th April, 2024 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://www.steppowerplant.com/

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
The applicant commenced pre-application consultation with An Bord Pleanála on 24 th April, 2023, and held a pre-application consultation meeting on 28 th September, 2023, under case reference ABP-316518-23. Written correspondence from ABP dated 15 th November, 2023 confirmed the proposed development to be SID. This correspondence, and the Inspector's Report, are attached to the Planning Report that accompanies this application. 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 with this application form.

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.


EIA Portal Confirmation Notice ID 2024063 is attached to the application form.

20. Application Fee:

Fee Payable

€100,000, paid by EFT on 15th April, 2024, Ref: BD01453523_ABP31651823_04122024.

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 Ireland Limited
Date:	19 th April, 2024

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

COPY OF COVER LETTER TO KERRY COUNTY COUNCIL

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

19 April 2024

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 (STEP) Power Plant**

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

1. A proposed Power Plant, which will 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 (HRSG) 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. Distributed Control System (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 water treatment building (approximately 630m² and approximately 7.445m in height);
 - 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
 - 1no. effluent sump;
 - 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
 - 2no. demineralised water storage tanks (approximately 15.65m in height);
 - 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
 - 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 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);
 - 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
 - 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
 - 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height);
 - 2no. fuel oil storage tanks (approximately 21.15m in height);
 - 3no. fuel oil storage day tanks (approximately 15.65m in height); and
 - 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height).
2. A proposed 120 megawatt hour (MWh) (1-hr) 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:
- 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
 - 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
 - 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.
3. 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the import 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).

4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (COMAH)) 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 29th April, 2024, 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, EIAR and NIS may also be viewed/downloaded on the following website:
<https://www.steppowerplant.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 17th June, 2024. Such submissions/observations must also include the following information:

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

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

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

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

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

or

- b) refuse to grant the permission.

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

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

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

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

The planning application includes 1no. soft copy (USB) and 6no. hard copies of the following:

- (a) This cover letter
- (b) Copy of the cover letter issued to An Bord Pleanála
- (c) Completed application form, including:
 - a. Copies of the newspaper notices from each of the following publications
 - i. Irish Examiner – published 10th April, 2024
 - ii. Kerryman – published 10th April, 2024
 - iii. Kerry's Eye – published 11th April, 2024
 - b. Copy of the Site Notice erected on site on 10th April, 2024
 - c. The written correspondence from ABP dated confirming the proposed development to be SID and the accompanying Inspector's Report
 - d. A schedule of the pre-application consultation undertaken
 - e. A schedule of the prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification is attached to this application form, and
 - f. A copy of the EIA Portal confirmation notice. The EIA Portal ID number is **2024063**
- (d) The following drawings:
 - a. Site Location, Existing and Proposed Site Layout Plans and Landscape Plans, prepared by Sheehan Nagle Hartray Architects in accordance with the Drawing Schedule
 - b. The proposed Power Plant and Battery Energy Storage System prepared by Black & Veatch in accordance with the Drawing Schedule
 - c. The proposed Above Ground Installation (AGI) prepared by Fingleton White and Gas Networks Ireland in accordance with the Drawing Schedule
- (e) Environmental Impact Assessment Report (EIAR): Non-Technical Summary; Volume 2 (Main Text); Volume 3 (Drawings); and Volume 4 (Appendices) prepared by AECOM Ireland Limited
- (f) Natura Impact Statement (NIS): Volume 1 (Main Text); and Volume 2 (Appendices) prepared by AQUAFAC International Services Ltd, and
- (g) Planning Report prepared by Coakley O'Neill Town Planning Ltd.

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

Yours sincerely,



Peter O'Connor
Technical Director, Environment
AECOM Ireland Limited

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CLASSIFIEDS

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 (STEP) Power Plant)**

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 (STEP) Power Plant, 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, between Tarbert and Ballylongford, Co. Kerry and on the Shannon Estuary. The proposed development will consist of:

1. A proposed Power Plant, which will 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 (HRSG) 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. Distributed Control System (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 water treatment building (approximately 630m² and approximately 7.445m in height);
- 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
- 1no. effluent sump;
- 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
- 2no. demineralised water storage tanks (approximately 15.65m in height);
- 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
- 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 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);
- 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
- 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
- 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height);
- 2no. fuel oil storage tanks (approximately 21.15m in height);
- 3no. fuel oil storage day tanks (approximately 15.65m in height); and
- 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height).

2. A proposed 120 megawatt hour (MWh) (1-hr) 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:

- 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
- 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
- 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.

3. 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the import 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).

4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (COMAH)) 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 29th April, 2024, 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, EIAR and NIS may also be viewed/downloaded on the following website: <https://www.steppowerplant.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 17th June, 2024. 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,

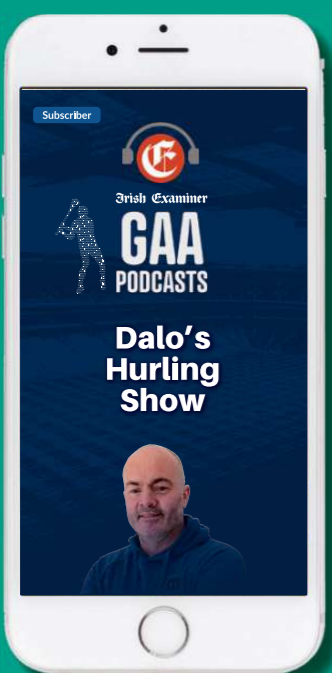
Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone: 01 8588100).

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.



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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 (STEP) Power Plant)
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 (STEP) Power Plant**, 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, between Tarbert and Ballylongford, Co. Kerry and on the Shannon Estuary. The proposed development will consist of:

- A proposed Power Plant, which will 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 (HRSG) 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. Distributed Control System (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);
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- 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
- 1no. effluent sump;
- 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
- 2no. demineralised water storage tanks (approximately 15.65m in height);
- 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
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- 1no. single-storey fuel gas regulating enclosure (approximately 166m² and approximately 5.725m in height);
- 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);
- 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
- 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
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- 3no. fuel oil storage day tanks (approximately 15.65m in height); and
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- A proposed 120 megawatt hour (MWh) (1-hr) 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:
 - 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
 - 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
 - 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.
- 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the import 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).

- 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (COMAH) 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 29th April, 2024, 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 HVT7

The application, EIAR and NIS may also be viewed/downloaded on the following website: <https://www.steppowerplant.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 17th June, 2024. 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:

- (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

- 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.

Planning Notices

LIMERICK CITY & COUNTY COUNCIL: We, Health Service Executive intend to apply to the above-named authority for planning permission for a development of lands within the grounds of University Hospital Limerick, St. Nessian's Road, Dooradoyle, Limerick, V94 F858. The Application is located within an Architectural Conservation Area and there is an existing Protection Structure on the Hospital Campus (RPS Reg No. 1649 Ref No S.E. 30 Hospital Chapel). No works are proposed to the Protected Structure as part of this application. The proposed development will consist of the removal of existing temporary portacabins from within the internal courtyard and the erection of Emergency Accommodation Unit comprising of 2 separate extensions, 2 storey each totalling to 1299.8msq. The smaller extension will consist of:

- Future medical use at ground level.
- Staff changing areas at first floor level.
- The larger extension will consist of:
 - Further medical use spaces at ground floor level,
 - 16 no single bedrooms;
 - pantry; nurses base; admin areas; clinical support spaces; and sanitary facility at first floor level.
 - Roof plant

The development will also include a provision of 20 no additional car parking spaces and all associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, Limerick City & County Council Offices, Dooradoyle Road, Limerick, V94 WV78 during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application

WEXFORD COUNTY COUNCIL

COUNCIL: We, SSE Generation Ireland Ltd., are applying to Wexford County Council for planning permission for roof and elevational alterations to an existing equipment enclosure which provides weathering protection to equipment, and all associated site works at SSE Generation Ireland Ltd, Great Island, Campile, New Ross, Co. Wexford, Y34 K662. The proposed development is for modifications to an establishment to which the Major Accidents Directive applies. The establishment holds an Industrial Emissions Licence and is regulated by the Environmental Protection Agency. Under the proposed development the site will remain in compliance with all regulatory requirements under existing licence conditions. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during the hours of 9.00 a.m. and 1.00 p.m. and 2.00 p.m. to 4.00p.m. Monday to Friday (Bank Holidays and Public Holidays excepted). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

LIMERICK CITY & COUNTY COUNCIL

COUNCIL: Groom Weir Properties Limited are seeking Permission for the construction of 10 dwelling units to include 2 no. detached 5 bedroom bungalow dwellings & 8 no. 3 bed semi-detached dwellings, all necessary ancillary site works including the provision of footpaths, the disposal of waste and storm water to public sewers and the provision of a potable water supply from a public main, boundary treatments and landscaping at Cois Sruthain, Croom, Co. Limerick. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

Planning Notices

LIMERICK CITY AND COUNTY COUNCIL: We, Harmony Solar Rathkeale Limited, intend to apply for permission for development at this site within the Townland of Ardgoulbeg near Rathkeale, Co. Limerick. The development will consist of: A 10-year permission for the development of a solar farm on a site of 63.4 hectares consisting of the following: 301,000 sqm of solar photovoltaic panels on ground mounted steel frames; 10 hardstanding locations for electrical skids; new internal access tracks; underground power and communications cables and ducts; a new access from the L1219 public road; access gates; landscaping and biodiversity enhancement measures; security gates; boundary fencing and all associated ancillary development, site works and services. Installations of internal network cable to facilitate a future under-the-fence connection from an on-site transformer compound to the existing Rathkeale 110kV substation which is located adjacent to the site. The on-site transformer compound will enclose an Independent Power Producer Building of 30.8 sqm, a 110 kV transformer, an 18 m high lightning monopole mast, and associated ancillary development. The solar farm will be operational for 40 years. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, Limerick City & County Council Offices, Dooradoyle Road, Limerick, V94 WV78 during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20, within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Legal Notices

ROAD TRAFFIC ACT, 1994, AND ROAD TRAFFIC ACT, 1994, (SEC 41 AMENDMENT) REGULATIONS, 1998, AND ROAD TRAFFIC REMOVAL AND STORAGE AND DISPOSAL OF VEHICLES REGULATIONS, 1983, AND ROAD TRAFFIC (REMOVAL AND STORAGE AND DISPOSAL OF VEHICLES) (AMENDMENT) REGULATIONS 1998.

An Garda Síochána propose to dispose of the following vehicles listed below in whatever manner the Commissioner directs on or after the

25th April 2024

1009080	191C9364
06W419	08KY220
05C23479	SK59ZTB
07D62799	04TS888
08M03390	07C7857
06D45551	

THE ISLAND BEVERAGE COMPANY LIMITED

The Island Beverage Company Limited, having ceased to trade, having its registered office at Unit 9, Bypass Business Park, Bandon, Co. Cork, and has no assets exceeding €150 and/or having no liabilities exceeding €150, has resolved to notify the Registrar of Companies that the company is not carrying on business and to request the Registrar on that basis to exercise his/her powers pursuant to section 733 of the Companies Act 2014 to strike the name of the company off the register. By order of the board Paula Rodriguez Pelaez (Director), Pilar Rodriguez Pelaez (Director) and Emma Brett (Director)

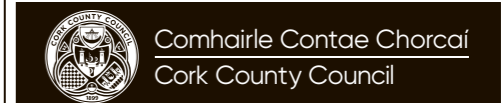
Legal & Public Notices



T. 021 427 44 55
E. notices@examiner.ie

CLASSIFIED CONTINUED ON PAGE 19

Public Notices



ROADS

ROADS ACT, 1993
TEMPORARY CLOSING OF PUBLIC ROADS
Pursuant to Section 75 of the Roads Act, 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council proposes to temporarily close the following roads for the periods and reasons specified below:

International Rally of the Lakes 2024
Saturday, 4th May 2024 – Sunday, 5th May 2024

Saturday, 4th May 2024
Stage 2 & 5 Healy Pass (08:20hrs to 14:45hrs)
Roads Subject of Proposed Closure
From the County bounds at Inchtaglin / Healy Pass viewing point the R574 to Adrigole Bridge to where it meets the R572 Road.
Alternative Routes
R-571 & R-572.
Stage 3 & 6 Cods Head (09:40hrs to 13:05hrs & 13:20hrs to 16:45hrs)
Roads Subject of Proposed Closure
The L-4904-50 from its junction with the R-572-433 at Cloghane Lower to its junction with the L-4904-4 at Knockroe West. The L-4904-21 from its junction with the L-4904-4 at Knockroe West to its junction with the L-8912-0 at Kealogue to its junction with the R-575-53 at Cloan. The R-575-53 from its junction with the L-4904-4 at Cloan to its junction with the L-95753-3 at Reentrusk. The R-575-86 from its junction with the L-95753-3 at Reentrusk to its junction with the L-95753-5 at Reentrusk. The R-575-100 with its junction with the L-95753-5 at Reentrusk to its junction with the L-8917-0 at Caherkeen. The R-575-127 from its junction with the L-8917-0 at Caherkeen to its junction with the L-89161-0 at Urhin.
Roads Closed: L-4904-0, L-4904-21, L-4904-0, R-575-53, R-575-86, R-575-100, and R-575-127.
Roads Affected: L-95753-9, L-89161-0, L-95753-8, L-8917-0, L-95753-6, L-95753-7, L-95753-3, L-95753-4, L-8914-0, L-95753-2, L-4905-0, L-4904-1, L-8912-0, L-4904-2, L-8911-0, L-4904-6, L-4904-8.
Alternative Routes
From Castletownbere to Allihies via R-572 and R-575 and vice versa. From Allihies to Eyeries via R-575, R-572 and R-571 and vice versa.
Stage 4 & 7 Ardroom (10:20hrs to 13:45hrs & 14:00hrs to 17:30hrs)
Roads Subject of Proposed Closure
The L-4908-7 from its junction with the L-4908-2-0 at Eyeries to its junction with the L-4908-2-0 at Eyeries to its junction with the L-4910-0 at Faunkill and the Woods. The L-4910-6 from its junction with the L-4910-0 at Faunkill and the Woods to its junction with the L-4910-0 at Gortgarraff. The L-4910-28 from its junction with the L-4910-0 at Gortgarraff to its junction with the L-8927-0 at Kilkatherine. The L-4910-74 from its junction with the L-8927-0 at Kilkatherine to its junction with the L-4912-0 at Ardroom Inward. The L-4911-27 from its junction with the L-4912-0 at Ardroom Inward to its junction with the L-4911-0 at Ardroom Inward. The L-4911-53 from its junction with the L-4911-0 at Ardroom Inward to its junction with the R-571 at Ardroom Outward.
Roads Closed: L-4908-7, L-4910-6, L-4910-28, L-4910-74, L-4911-27, L-4911-53
Roads Affected: L-4908-2-0, L-89083-0, L-4910-0, L-4909-0, L-4910-2, L-8926-0, L-4910-3, L-4910-5, L-4910-6, L-8927-0, L-4910-8, L-89271-0, L-89271-0, L-4910-9, L-4910-10, L-4911-0, L-4912-0, L-4912-0, L-8928-0.
Alternative Routes
Eyeries to Kenmare via R-571 and vice versa. No alternative route for roads closed or affected. The stated diversion route is applicable in reverse when travelling in the opposite direction.
Sunday, 5th May 2024
Stage 9 & 12 Gortnagane (09.00hrs-16.20hrs)
From the County bounds at Auniskirtane via Caherbarnagh West, Hollymount, Knocknoloman, Knocknagalane and finishing at Ballydaly.
Roads Subject of Proposed Closure
L-1130 Caherbarnagh, Co. Cork – from County Boundary to Horan's Cross.
L-1133 Caherbarnagh, Co. Cork – from Horan's Cross to Hollymount School Cross.
L-52181 Hollymount, Co. Cork – from Hollymount School Cross to Knocknoloman Cross.
L-5218 Knocknoloman, Co. Cork – from Knocknoloman Cross to School Cross, Ballydaly.
Alternative Routes
Traffic from Caherbarnagh travelling to Rathmore should travel on the L-1130 as far as Crohigs's Cross. There vehicles should turn left on the L-5171 towards Ballydaly. At Ballydaly Cross, traffic should turn left onto the R582 and continue onto Rathmore.
The stated diversion route is applicable in reverse when travelling in the opposite direction.
In addition, it is proposed to close all adjoining public roads for a distance of 205 Meters from the junctions with the roads listed above.
Objections to this proposed temporary road closure should be made in writing, to the undersigned, quoting Ref. TRC-34-2024 not later than 5.00pm on Monday, 15th April 2024. Telephone contact details should be included in the objection.
Director of Services, Roads & Transportation,
Cork County Council, The Courthouse,
Skibbereen, Co. Cork.
Email: roadclosures@corkeco.ie

Legal & Public Notices

Personal Information may be collected by Cork County Council to enable the processing of your submission/enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council's privacy statement which is available at www.corkeco.ie. For certain processes such as Temporary Road Closures, personal data may need to be transferred to a third party where such third party is the applicant. Accordingly, please indicate if you consent to the transfer of your personal information to the applicant.

Legal & Public Notices



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s major contract

display of bathroom pods. Additionally, Simply Bathrooms are further expanding this showroom to add in spectacular new lighting effects for four new bathroom displays.

The company also offers services beyond bathroom fit-outs, including supplying and fitting floor tiling for kitchens, dining areas, halls, etc., as well as laminate flooring. They pride themselves on having the most extensive range of tiles, sanitary ware, and laminate flooring in Kerry. Pat also explained that the commercial success of the new contract will not affect the company's domestic bathroom fit-out schedule as it has separate fitting teams for each side of the business.

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PUBLIC NOTICE

COMHAIRLE CONTAE CHIARRAÍ KERRY COUNTY COUNCIL



Tá Comhairle Contae Chiarraí ag lorg tairiscintí chun:

• **Fógraí Togcháin agus Páipéir Bhalloíde a chlóg a sholáthar do Thoghcháin Áitiúla 2024 i gCiarráí.**

Lion agus méid Fógraí Togcháin agus Páipéir Bhalloíde na Comhairle:

- **700** Fógra nó mar sin, a chlóg agus a sholáthar don gContae, agus cóip mór den bpáipéir ballóide le crochadh sna h-ionaid vótála san áireamh.
- **125,000** páipéir ballóide, nó mar sin, a chlóg agus a sholáthar don gContae ar an gcaighdeán cuí de réir Togchearant áitiúil na Comhairle, sé sin Lios Tuathail, Trá Lí, Cill Airne, An Daingean, Oileán Ciarráí, Neidín.
- Leagfar amach an páipéir ballóide i gcolún aonair agus beidh an mhéid ag braith ar líon na n-iarthóirí ainmnithe do gach Togchearant Áitiúil: Beidh uasmhéid 340mm ar a fhad agus 220mm ar a leithead do 10 iarthóirí, nó níos lú. Beidh uasmhéid 432mm ar a fhad agus 220mm ar a leithead do 11-14 iarthóirí. Beidh uasmhéid 570mm ar a fhad agus 220mm ar a leithead do 15-20 iarthóirí. Beidh uasmhéid 708mm ar a fhad agus 220mm ar a leithead do 21-26 iarthóirí.
- Ní mór "poll" 6-8mm a chur sa chúinne ar dheis ag barr gach páipéir ballóide a thiofaidh leis an teimpléad nó clúdach don bpáipéir Ballóide a chuirfead ar fáil ag na Stáisiúin Vótála.

Tá eolas breise ar an bpáipéir ballóide agus ar an gcrítéir measúnaithe ar fáil ó **Pádraig Corkery, Seomra 223(b), Comhairle Contae Chiarraí - (066) 7183720.**

Cuir tairiscintí críochnaithe isteach roimh **1.00i.n. Aoine 19ú Aibreán, 2024 go: padraig.corkery@kerrycoco.ie**

Ní ghlacfar le tairiscintí i ndiaidh an spríodhátá seo.

Kerry County Council are inviting Quotations for: Printing and supplying ballot papers and posters for Kerry County Council Local Elections 2024

Size and number of County Council local election notices and ballot papers:

- Supply and printing of approximately **700** Notices for the County containing a copy of the ballot paper in large print for display in polling stations
- Supply and printing of approximately **125,000** Ballot papers for the County to the required standard by County Council Local Electoral areas: Listowel, Tralee, Killamey, An Daingean, Castleisland, Kenmare
- The format of the ballot paper is a single column ballot paper and the size is dependent on the number of candidates nominated to contest each Local Electoral Area:
 - Up to 10 candidates will have a maximum size of 340 mm deep X 220 mm wide.
 - 11 to 14 candidates will have a maximum size of 432 mm deep X 220 mm wide.
 - 15 to 20 candidates will have a maximum size of 570 mm deep X 220 mm wide.
 - 21 to 26 candidates will have a maximum size of 708 mm deep X 220 mm wide.
- There is a requirement to have a "drill hole" of 6mm to 8mm in the top right hand corner of each ballot paper to correspond with a Ballot Paper template to be provided at Polling Stations.

Further information on the form of ballot paper and assessment criteria are available from: **Pádraig Corkery, Room 223(b), Kerry County Council Tel: 066-7183720.**

Completed Quotations must be submitted before **1.00 p.m. Friday, 19th April, 2024 to: padraig.corkery@kerrycoco.ie**

Quotations received after this deadline will not be accepted.

**Pádraig Corkery
Senior Executive Officer, Corporate Affairs**

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 (STEP) Power Plant)

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 (STEP) Power Plant**, 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, between Tarbert and Ballylongford, Co. Kerry and on the Shannon Estuary. The proposed development will consist of:

- 1. A proposed Power Plant, which will 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 (HRSG) 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. Distributed Control System (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. single-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 water treatment building (approximately 630m² and approximately 7.445m in height);
- 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
- 1no. effluent sump;
- 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
- 2no. demineralised water storage tanks (approximately 15.65m in height);
- 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
- 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 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);
- 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
- 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
- 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height);
- 2no. fuel oil storage tanks (approximately 21.15m in height);
- 3no. fuel oil storage day tanks (approximately 15.65m in height); and
- 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height).

- 2. A proposed 120 megawatt hour (MWh) (1-hr) 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:

- 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
- 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
- 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.

- 3. 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

- The AGI will facilitate the import 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).
- 4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (EIA) 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 (COMAH) 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 (EIA) 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 29th April, 2024, 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, EIA and NIS may also be viewed/downloaded on the following website: <https://www.steppowerplant.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 17th June, 2024. 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.

COPY OF SITE NOTICE

PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED

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(Shannon Technology and Energy Park (STEP) Power Plant)

KERRY COUNTY COUNCIL

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 - 2no. gas turbines with generators;
 - 2no. heat recovery steam generators (HRSG) 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. Distributed Control System (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:

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 - 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
 - 1no. effluent sump;
 - 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
 - 2no. demineralised water storage tanks (approximately 15.65m in height);
 - 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
 - 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 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);
 - 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
 - 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
 - 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height);
 - 2no. fuel oil storage tanks (approximately 21.15m in height);
 - 3no. fuel oil storage day tanks (approximately 15.65m in height); and
 - 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height).
2. A proposed 120 megawatt hour (MWh) (1-hr) 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:
 - 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
 - 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
 - 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.
 3. 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the import 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).

4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (COMAH)) 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 29th April, 2024, 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, EIAR and NIS may also be viewed/downloaded on the following website: <https://www.steppowerplant.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 17th June, 2024. 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: _____

Peter O'Connor Technical Director, Environment, AECOM Ireland Limited

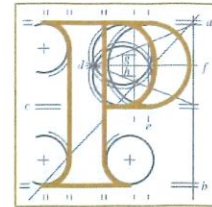
Address: AECOM Ireland Limited, 4th Floor, Adelphi Plaza, Adelphi Centre, George's Street Upper, Dun Laoghaire, Co. Dublin, A96 T927

Date of Erection of Site Notice: 10th April, 2024

NOTICE FROM AN BORD PLEANÁLA AND INSPECTOR'S REPORT

Our Case Number: ABP-316518-23

Your Reference: Shannon LNG Limited T/A Shannon LNG



An
Bord
Pleanála

Coakley O'Neill Town Planning
N.S.C. Campus
Mahon
Cork City

Date: 15 November 2023

Re: 600MW power plant, 120MW Battery Energy Storage System, Above Ground Installation and associated development.
Kilcolgan Lower and Ralappane, Tarbert, Co. Kerry.

Dear Sir / Madam,

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.

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

- Department of Planning and Local Government and Heritage.
- Minister of Environment and Climate & Communications.
- Kerry County Council.
- Clare County Council.
- Transport Infrastructure Ireland/ National Transport.
- An Chomhairle Ealaíon (Arts Council).
- The Heritage Council.
- Fáilte Ireland
- An Taisce.
- Southern Regional Assembly.
- Irish Water.

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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- Inland Fisheries.
- Waterways Ireland.
- Department of Agriculture, Food & Marine.
- EPA, Environmental Protection Agency
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media.
- HSE. - Health and Safety Authority.
- The Commission for Energy Regulation.
- Office of Public Works.
- ESB.
- EirGrid.

Further notifications should also be made where deemed appropriate.

Enclosed for your information is a copy of the Board Direction.

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.

In accordance with the fees payable to the Board and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following information relates to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act 2000, as amended.

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(7) 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

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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.

If you have any queries in the meantime, please contact the undersigned officer of the Board or email sids@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,



Ashling Doherty
Executive Officer
Direct Line: 01-8737160

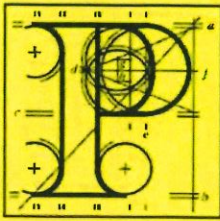
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**An
Bord
Pleanála**

**Board Direction
BD-014535-23
ABP-316518-23**

The submissions on file and the inspector's report were considered at a Board Meeting held on the 09/11/2023.

The Board decided having regard to the size, scale and location of the proposed development as set out in the documentation and particulars submitted, which comprise a 600MW power plant and 120MW battery storage facility, it is considered that the proposed development constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in section 37A(1) of the Act. The proposed development is also considered to be of strategic importance by reference to the requirements of sections 37A(2)(a), (b) and (c) of the Planning and Development Act 2000, as amended. An application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Planning and Development Act 2000, as amended.

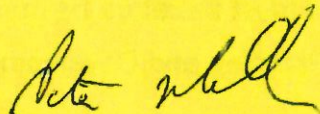
The Board recommended the application documents should be forwarded the list of Prescribed Bodies below for their consultation and consideration for the purposes of Section 37E (3) (c) of the Act:

- Department of Planning and Local Government and Heritage.
- Minister of Environment and Climate & Communications.
- Kerry County Council.
- Clare County Council.
- Transport Infrastructure Ireland/ National Transport.
- An Chomhairle Ealaíon (Arts Council).
- The Heritage Council.

- Failte Ireland
- An Taisce.
- Southern Regional Assembly.
- Irish Water.
- Inland Fisheries.
- Waterways Ireland.
- Department of Agriculture, Food & Marine.
- EPA.
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media.
- HSE.
- Health and Safety Authority.
- The Commission for Energy Regulation.
- Office of Public Works.
- ESB.
- EirGrid.

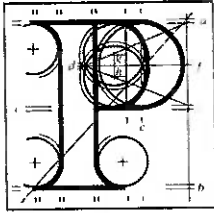
Note 1: The prospective applicant should be advised to submit a standalone document (which may form part of the EIAR) with the planning application, which outlines the mitigation measures, in the interest of convenience and ease of reference.

Board Member



Date: 09/11/2023

Peter Mullan



An
Bord
Pleanála

Inspector's Report ABP-316518-23

Development	600MW power plant, 120MW battery energy storage system, above ground installation and associated development.
Location	Kilcolban Lower and Ralappane, Tarbet, Co. Kerry.
Prospective Applicant	Shannon LNG Ltd.
Type of Application	SID Pre-application. Whether the project is or is not strategic infrastructure.
Planning Authority	Kerry County Council.
Date of Site Inspection	23 rd August 2023.
Inspector	Deirdre MacGabhann.

Contents

1.0 Site Location and Description.....	3
2.0 Description of Proposal	3
3.0 Planning History	5
4.0 The prospective Applicant's Case	6
5.0 Pre-Application Consultation Meetings Held	8
6.0 Legislation.....	9
7.0 Precedent Decisions	10
8.0 Assessment.....	10
8.1. S37A.....	10
8.2. 37A(2)(a).....	10
8.3. 37A(2)(b).....	12
8.4. 37A(2)(c).....	13
8.5. Conclusion.....	14
9.0 Environmental Impact Assessment.....	14
10.0 Appropriate Assessment.....	14
11.0 Conclusion	15
12.0 Recommendation.....	15
13.0 Reasons and Considerations.....	15

1.0 Site Location and Description

- 1.1. The 110ha subject site is situated to the south of Shannon Estuary in County Kerry. It lies north of the coast road (L1010) between Tarbert and Ballylongford and comprises agricultural land in a 'L-shape' extending from the public road to the high water mark. The topography of the site rises away from the public road and then falls towards the estuary, with agricultural fields separated by hedgerows.
- 1.2. The site forms part of a larger landholding of 243ha which also comprises agricultural land. To the east of the site is a coniferous plantation and to the south, between it and the public road, is a farm complex. In the wider area is Money Point power station, c.3km to the north of the site, on the northern bank of the Shannon Estuary; Tarbert power station, c.5km to the east and the Rusal Aughinish Alumina refinery c.26k to the east at Foynes, where Shannon Foynes Port is also located. The Kilpaddoge 220kV substation and Kelwin-2 26MW battery energy storage system are located c.3km to the east of the site. The 18MW Leanamore Wind Farm is located c.2km to the south east.
- 1.3. The River Shannon adjoining the site is designated as River Shannon and River Fergus Estuaries SPA (site code 004077) and the Lower River Shannon SAC (site code 002165).

2.0 Description of Proposal

- 2.1. The proposed development comprises a power plant and battery storage facility, which includes:
 - Three blocks of Combined Cycle Gas Turbines (CCGT), each with a capacity of 200MW. The arrangement of each block will provide a fast acting response to support a high level of intermittent renewable power generation.
 - Each block will comprise two gas turbines with generators and two heat recovery steam generators with associated equipment.
 - 120 MW 1 hour, Battery Energy Storage System (BESS), to comprise 27 no. battery containers (c.4.5MWh each), containing lithium ion batteries and associated equipment.
 - High voltage 220kV substation.

- Auxiliary boiler.
- Raw water treatment facility.
- Firewater storage tanks and fire water pumps.
- Fuel storage.
- Ancillary buildings.

- 2.2. The Above Ground Installation (AGI) will facilitate the import of natural gas from the national transmission network via the already consented 26km Shannon Pipeline (PL08.GA0003 and PL08.DA0003). An indicative layout of the proposed power plant is shown in Figure 1-3 of the pre-application documents.
- 2.3. The development differs from that refused by the Board under ABP-311233-21 (see below) with the omission of three components (a) FSRU, vaporisation, tugs and jetty infrastructure, (b) LNG onshore facilities, and (c) AGI odorization facility. In addition, the proposed development includes a secondary fuel tank (11,000m³) and associated loading infrastructure (CRU mandated).
- 2.4. An Environmental Impact Assessment Report and Natura Impact Statement will be prepared in respect of the proposed development. Other licences will be required (slide 17/18 of applicant's presentation). These include an Industrial Emissions Licence. The subject development will also comprise an establishment for the purposes of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015, with the COMAH Regulations implementing the latest version of Seveso III Directive.
- 2.5. The prospective applicant has been awarded an electrical generation capacity contract from EirGrid to deliver a 400MW¹ power plant. Under the terms of the contract, all permits and consents must be approved by November 2024 and the plant must be operational by 2026. If approved by the Board, the applicant intends to submit an application by the end of Q4 for the development with a view to commencing operations by Q3, 2026.

¹ The applicant is seeking a power plant with a greater capacity than the awarded contract.

3.0 Planning History

3.1. Section 3.1 of the applicant's request for pre-application consultation meeting includes details of the planning history of the site. Of note, these include:

- PL08.PA0002 – Permission granted in 2008 by the Board for proposed LNG regasification terminal at Ralappane and Kilcolban Lower, Co. Kerry. Subsequent minor amendment granted in 2013.
- PL08.GA0003 - Approval granted by the Board in 2009 under section 182D of the Planning and Development Act, 2000 (as amended) for the construction of a 26km below ground natural gas pipeline with associated above ground infrastructure (AGIs) to connect the Shannon LNG Regasification Terminal at Ralappane, County Kerry to the existing natural gas network at Leahys, County Limerick.
- PL08.DA0003 – Order granted by the Board in 2009 for acquisition of relevant lands for the construction, operation and maintenance of gas pipeline, 'Gas Act, 1976, as amended, Shannon Pipeline Acquisition Order, 2009', to connect the Shannon LNG Regasification Terminal at Ralappane, County Kerry to the existing natural gas network at Leahys, County Limerick.
- PL08.PA0028 – Permission granted by the Board in 2013 for a combined cycle heat and power plant (500MW capacity, water cooled combined cycle gas turbine) on the site of the approved Shannon LNG Terminal on lands at Ralappane and Kilcolban Lower, County Kerry.
- PC08.304007 – Pre-application consultation in respect of proposed Shannon LNG regasification terminal, together with already permitted CHP Plant (PA00028). The Board decided, in 2021, that the subject development comprised strategic infrastructure development under the Planning and Development Act 2000, as amended.
- ABP-311233-21 – Application for 10 year permission, refused by the Board on the 13th September 2023, for Shannon Technology and Energy Park consisting of power plant, battery energy storage system and regasification unit, jetty, offshore receiving facilities, above ground installation and all ancillary structures/works. The development was refused on the grounds that

it would not be appropriate to permit or proceed with the development of any LNG terminals in Ireland pending the completion of the review of the security of energy supply of Ireland's electricity and natural gas systems.

4.0 The prospective Applicant's Case

4.1. In their correspondence to the Board dated 24th April 2023, the applicant sets out the following case:

- Location. The site forms part of the Tarbert-Ballylongford Landbank (Figure 1-2), which is identified as a Strategic Development Location in the Shannon Integrated Framework Plan for the Shannon Region (SIFP) for its potential as an Energy Hub and for industrial development at a regional and national level.
- Need for the development. There is a significant and urgent need for the development having regard to government policy in respect of security of electricity supply, the need for temporary emergency generation in particular, and the applicant's award of a capacity contract on the 28th March 2023 from EirGrid to deliver 400MW of electricity generation capacity at the proposed development site by no later than 1st October 2026. The need for such facilities is recognised by the Board in recently fast tracked determinations for SEE Tarbet Power Station (EE08.315838) and ESB North Wall power plants (SA29N.313918).
- Planning history. Under PC09.304007, the Board determined that the 600MW power plant proposed at the subject site was a SID in its own right, under section 37A(2)(a), (b) and (c) of the Planning and Development Act, 2000 (as amended).
- Planning and Development Act, 2000. Section 37 and Seventh Schedule. The Seventh Schedule of the Act sets out classes of infrastructure development for the purposes of section 37A and 37B of the Act. These include in Class 1 'A thermal power station or other combustion installation with a total energy output of 300 megawatts or more'. The development is therefore a Seventh Schedule development.

- Planning and Development Act, 2000. Section 37A(2). The development satisfied the criteria (a), (b) and (c) set out in section 37A(2) of the Act as follows:
 - (a) *The development would be of strategic economic or social importance to the State or the region in which it is situate.*
 - (b) *the development would contribute substantially to the fulfilment of the objectives in the National Spatial Strategy or in any regional spatial and economic strategy in force in respect of the area(s) in which it would be situate.*
- The requirement for continued generation of a proportion of the State's energy from gas is set out in the National Development Plan 2018-2027 (NSO 8) and in the Climate Action Plan 2023 (at least 2 GW of new flexible gas fired generation).
- The Policy Statement on Security of Electricity Supply 2021 states that ensuring continued security of electricity supply is considered a priority at national level and within the overarching EU policy framework in which the electricity market operates. By 2030 the majority of energy sources will be renewable. The varied nature of these sources will require a combination of conventional generation (typically powered by gas), interconnection to other jurisdictions, demand flexibility and other technologies e.g. energy storage, generation from renewable gases. Conventional generation will spend much of its time in reserve for when it is needed. It is anticipated that natural gas will form the vast majority part of conventional generation. In this context the Government supports the development of new conventional generation (including gas-fired and gasoil/distillate-fired generation), electricity storage and additional natural gas transmission and distribution.
- EirGrid and SONI (the TSOs for Ireland and NI) have stated their view that CCGTs in multi-shaft configuration are what is required to fulfil the power system needs.

- The National Energy Security Framework 2022 notes that the level of dispatchable electricity generation capacity (i.e. capacity that does not rely on wind or solar) needs to increase significantly over the coming years.
- EirGrid's All-Ireland Generation Statement 2022-2031 states that further new electricity generation will be required to secure the transitional to high levels of renewable energy.
- The Shannon Integrated Framework Plan designates the proposed development site as a strategic development location (site 'H' in the SIFP).
- The development is supported by Regional Policy Objectives 79, 142 and 225(e) of the Regional Spatial and Economic Strategy for the Southern Region 2020. These policies support and promote the delivery of Strategic Development Locations as set out in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary. Policy RPO 225(e) support strategic energy projects in the Region such as the Tarbert/Ballylongford landbank, a Strategic Development Location under the SIFP.

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

- The proposed development may give rise to a visual effect from Clare County Council.
- Conclusion. Given the need for the development, its nature and scale, the development would be strategic infrastructure within the meaning of the Planning and Development Act 2000 (as amended). Under ABP-304007 the subject development was considered in its own right to be strategic infrastructure and a designation of SID should apply to the current proposal as a standalone development.

5.0 Pre-Application Consultation Meetings Held

- 5.1. One pre-application consultation meeting was held with the prospective applicant on the 28th September 2023. As set out in the record of the meeting, the prospective applicant's presentation:

- Set out the urgent need for the development (Shannon LNG awarded electricity generation capacity contract from EirGrid to deliver a 400MW power plant, to be operational by 1st October 2026),
- Drew attention to the strategic location of the site on land zoned for marine and industrial development in local and regional development plans and proximate to high capacity gas and electricity networks,
- Explained the differences between the subject development and that refused by the Board under ABP-311233-21, and
- Set out their case in respect of the SID status of the subject development (summarised above).

6.0 Legislation

- 6.1. Section 37A of the Planning and Development Act 2000, as amended, requires that any development specified in the Seventh Schedule shall be made to the Board if the following are satisfied:

'(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'.

- 6.2. The Seventh Schedule of the Act includes, under Energy Infrastructure:

1. *'Development comprising or for the purposes of the following:*

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

7.0 Precedent Decisions

- 7.1. As referred to by the prospective applicant and in the planning history above, under ABP-304007-19, the Inspector's report considered whether or not a LNG terminal and CCGT power plant at the subject site constituted strategic infrastructure. The report considered the 600MW power plant in its own right and concluded that it comprises a Seventh Schedule development and that the development (as a whole) would come within the scope of section 37(2)(a) to (c). The Board subsequently decided that the development comprised a Seventh Schedule development within the scope of Section 37(2)(a), (b) and (c) of the Planning and Development Act 2000, as amended.

8.0 Assessment

8.1. S37A.

Seventh Schedule

- 8.1.1. The Seventh Schedule of the Planning and Development Act 2000, as amended, sets out infrastructure development for the purposes of section 37A and 37B. In class 1, Energy infrastructure, this includes '*A thermal power station or other combustion installation with a total energy output of 300 megawatts or more*'. The proposed development is a thermal power plant (heat is converted to electricity) with an output of 600MW, in excess of the 300MW threshold, and therefore is a Seventh Schedule development.

8.2. 37A(2)(a).

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

- 8.2.1. Policies of the National Planning Framework 2018 aim to reduce the State's carbon footprint and promote the use and generation of renewables at appropriate locations, to meet national objectives towards achieving a low carbon economy (National Policy Objectives 54 and 55).

- 8.2.2. The National Development Plan 2018 provides strategic investment priorities to transition to a low carbon and climate resilient society (National Strategic Outcome 8). However, given the intermittent nature of a significant proportion of renewable power (including wind energy), the Plan recognises that *'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'*.
- 8.2.3. Chapter 12 of the government's Climate Action Plan 2023 deals with electricity. It sets out the immense challenge to meet requirements under sectoral emission ceilings and targets for greater use of renewables. Alongside this, the Plan acknowledges the need for greater flexibility in the energy supply system to accommodate the fluctuating nature of renewables. Measures to provide flexibility include *'At least 2 GW of new flexible gas fired generation'*.
- 8.2.4. The Department of Environment, Climate and Communication's Policy Statement on Security of Electricity Supply, 2021, in the context of transitioning to a greater proportion of electricity consumption coming from renewables, recognises the variable nature of renewable sources. It states that there will, therefore, be a requirement for *'other technologies to both support their operation and provide electricity supplies when they are not generating. This will require a combination of conventional generation (typically powered by natural gas), interconnection to other jurisdictions, demand flexibility and other technologies such as energy storage (e.g. batteries) and generation from renewable gases (e.g. biomethane and/or hydrogen produced from renewable sources)'* (my emphasis).
- 8.2.5. The challenges posed by the greater use of renewables in the country and the need for additional dispatchable plant for generation is reflected in the EirGrid's All Ireland Generation Statement 2021-2031 which states *'New cleaner gas fired capacity will be part of the solution to manage future power system adequacy and security especially at times when the wind and solar output levels are low and for what may be extended periods of time'*.
- 8.2.6. The proposed development comprises a power plant and energy storage facility. The power plant will comprise three combined cycle gas turbines, with a combined

capacity of up to 600MW. Battery storage will have a capacity of 120 MW 1-hour. The requirement for additional new cleaner, gas fired generation is clearly set out in national policy documents to support increased use of renewables and provide the necessary flexibility in the system to enable greater use of the variable supply. Having regard to the foregoing, I am satisfied therefore, that the proposed development would be of strategic economic or social importance to the State and the region in which it would be situated, by virtue of the contribution the development would make to the stability of the electricity supply.

8.3. 37A(2)(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.

- 8.3.1. As stated above, the proposed development would substantially contribute to the fulfilment of objectives of the National Planning Framework, by facilitating greater use of renewable energy and achieving a low carbon economy (NPO 54 and 55).
- 8.3.2. In Chapter 4, the Regional Spatial Strategy for the Southern Region sets out strategic policies for 'A Strong Economy'. It refers to Marine and Coastal Assets in section 4.9 and to the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a good practice example of a land and marine based framework plan to guide future development and management of the Shannon Estuary. The RSES states that SIFP identifies prime sites for employment generating development (Strategic Development Locations) and '*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*'. RPO 79 supports and promotes the delivery of 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.
- 8.3.3. Policies in respect of the Environment are set out in Chapter 5. These include policies which support the transition to a low carbon economy and increase the use of renewable energy (RPO 87), regional decarbonisation (RPO 90) and the

upgrading of electricity and gas network infrastructure to integrate renewable energy sources (RPO 96). Similarly in Chapter 8, Water and Energy Utilities, policies support the development of new energy infrastructure to ensure future energy needs are met (RPO 219, RPO 222). RPO 225 refers to the Gas Network and RPO 225e supports *'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'*.

- 8.3.4. The Shannon Integrated Framework Plan is also outlined as a case study/example in the National Planning Framework, Chapter 7 'Realising our Island and Maritime Potential.
- 8.3.5. Having regard to the forgoing, I am satisfied that the proposed development, which would facilitate the integration of renewables into the electricity supply network and provide new energy infrastructure at a location which is identified in the RSES as a strategic development site and strategic energy hub, would contribute substantially to the fulfilment objectives in the National Planning Framework and regional spatial and economic strategy for the southeast.

8.4. **37A(2)(c).**

Significant effects on the area of more than one planning authority.

- 8.4.1. The subject site lies on the southern shore of the Shannon Estuary. The proposed development is a large industrial structure and is likely to be visible from the north shore within County Clare.
- 8.4.2. In addition, the proposed development would be consistent with policies of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary, which identify the site as a Strategic Development Location in the region. The SIFP has been incorporated in the adopted Clare County Development Plan 2023 – 2029 and is referenced and supported in the Kerry County Development Plan 2022 – 2028 (Policy KCDP 9-23 to 9-25). The proposed development has potential, therefore, to have significant economic effects on the area of more than one planning authority. It would also supply energy to more than one planning authority area.

8.5. Conclusion

- 8.5.1. Having regard to the foregoing, I am satisfied that the proposed development would, if carried out, fall within one or more of the paragraphs listed in section 37A(2) of the Planning and Development Act 2000 (as amended).

9.0 Environmental Impact Assessment

- 9.1. Section 37E(1) of the Planning and Development Act, 2000 as amended states that where an application for permission for development in respect of which a notice has been served under section 37B(4)(a), it shall be accompanied by an environmental impact assessment report.
- 9.2. Part 1 of Schedule 5 of the Planning and Development Regulations, 2001, as amended, includes in Class 2(a) '*A thermal power station or other combustion installation with a heat output of 300 megawatts*' as a class of development that requires EIA.
- 9.3. If the Board conclude that the subject development is strategic infrastructure, an Environmental Impact Assessment Report is required to accompany any application. The prospective applicant has indicated in discussions that an EIAR will be completed.

10.0 Appropriate Assessment

- 10.1. The site of the proposed development adjoins the River Shannon where it is designated as a SAC and SPA, the River Shannon and River Fergus Estuaries SPA (site code 002165) and the Lower River Shannon SAC (site code 002165). Given the proximity of the site to these European sites, if the Board conclude that the subject development is strategic infrastructure, an assessment of likely effects on European sites is likely to be required. The prospective applicant has indicated in discussions that appropriate assessment surveys and assessments will be completed and an NIS prepared.

11.0 Conclusion

11.1. Based on the above assessment, it can be concluded that the proposed development would fall within a class of development set out in the Seventh Schedule of the Planning and Development Act, 2000, as amended, and would exceed the threshold stated and would therefore satisfy the requirements of section 37A(1) of the Act. It can also be determined that the development is of strategic importance by reference to the requirements of sections 37A(2)(a)(b) and (c) of the Act. Accordingly, the proposed development constitutes strategic infrastructure.

12.0 Recommendation

12.1. I recommend that the Board serve a notice on the prospective applicant, pursuant to section 37B(4) of the Planning and Development Act 2000, as amended, stating that it is of the opinion that the proposed development constitutes a strategic infrastructure development within the meaning of section 37A of the Act for the reasons and considerations set out below.

13.0 Reasons and Considerations

13.1. Having regard to the provisions of the Planning and Development Act, 2000, as amended and the nature of the proposed development as set out in the documentation and particulars submitted, which comprise a 600MW power plant and 120MW battery storage facility, it is considered that the proposed development constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in section 37A(1) of the Act. The proposed development is also considered to be of strategic importance by reference to the requirements of sections 37A(2)(a), (b) and (c) of the Planning and Development Act 2000, as amended. An application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Planning and Development Act 2000, as amended.



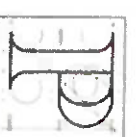
Deirdre MacGabhann
Planning Inspector

11th October 2023

Appendix – Prescribed bodies

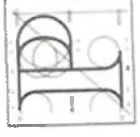
- Department of Planning and Local Government and Heritage.
- Minister of Environment and Climate & Communications.
- Kerry County Council.
- Clare County Council.
- Transport Infrastructure Ireland/ National Transport.
- An Chomhairle Ealaíon (Arts Council).
- The Heritage Council.
- Fáilte Ireland
- An Taisce.
- Southern Regional Assembly.
- Irish Water.
- Inland Fisheries.
- Waterways Ireland.
- Department of Agriculture, Food & Marine.
- EPA.
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media.
- HSE.
- Health and Safety Authority.
- The Commission for Energy Regulation.
- Office of Public Works.
- ESB.
- EirGrid.

Key to Photographs



An Bord Pleanála





An
Bord
Pleanála

1.



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6.



PRE-APPLICATION CONSULTATION UNDERTAKEN

Q18 SID Planning Application Form: Pre-application Consultation

Overview of Consultation Undertaken	Date	Form of Consultation	Summary
Consultee An Bord Pleanála	24.04.2023	Pre-SID Application Submitted 24th April 2023. PC08.316518	Pre-Application meeting held with ABP 28 th September 2023. Determined to constitute SID by ABP on 15 th November 2023.
Kerry County Council (Kerry Co. Co.)	28.04.2023	Letter Consultation and meeting	Meeting held with Kerry Co. Co. 22 nd November 2023. Presentation on Proposed Development was delivered to Kerry Co. Co.
EirGrid	04.05.2023	Letter Consultation	No issues raised. Letter Consultation sent to Eirgrid explaining the application. Given the reduced scale of the development with the elimination of the LNG Terminal and the identical nature of the power plant and based on the extensive pre-application consultation for ABP-311233-21, no meeting was requested by the consultee.
Health and Safety Authority (HSA)	04.05.2023	Letter Consultation	Letter Consultation sent to HSA explaining the application. Response received from HSA 5 th May 2023. No meeting requested by HSA. HSA requested results of the quantitative risk assessment (QRA). Results of QRA were provided to the HSA 19 th March 2024.
Inland Fisheries Ireland (IFI)	04.05.2023	Letter Consultation	Letter Consultation sent to IFI explaining the application. Given the reduced scale of the development with the elimination of the LNG Terminal and the identical nature of the power plant and based on the extensive pre-application consultation for ABP-311233-21, no meeting was requested by the consultee.
Environmental Protection Agency (EPA)	04.05.2023	Letter Consultation	Letter Consultation sent to the EPA explaining the application. Given the reduced scale of the development with the elimination of the LNG Terminal and the identical

Q18 SID Planning Application Form: Pre-application Consultation

Commission for Regulation of Utilities (CRU)	04.05.2023	Letter Consultation	<p>nature of the power plant and based on the extensive pre-application consultation for ABP-311233-21, no meeting was requested by the consultee.</p> <p>Letter Consultation sent to the CRU explaining the application.</p> <p>Given the reduced scale of the development with the elimination of the LNG Terminal and the identical nature of the power plant and based on the extensive pre-application consultation for ABP-311233-21, no meeting was requested by the consultee.</p>
National Parks and Wildlife Service (NPWS)	05.05.2023	Letter Consultation and Meeting	<p>Letter Consultation sent to the NPWS explaining the application.</p> <p>Meeting held 22nd May 2023.</p> <p>No issues raised</p>
Shannon Foynes Port Company	05.05.2023	Letter Consultation and Meeting	<p>Letter Consultation sent to the Shannon Foynes Port Company explaining the application.</p> <p>Meeting held 22nd June 2023.</p> <p>No issues raised.</p>
Irish Whale and Dolphin Group (IWDG)	05.05.2023	Letter Consultation	<p>Letter Consultation sent to the IWDG explaining the application.</p> <p>Given the reduced scale of the development with the elimination of the LNG Terminal and the identical nature of the power plant and based on the extensive pre-application consultation for ABP-311233-21, no meeting was requested by the consultee.</p>
National Monuments Services	04.05.2023	Letter Consultation and Meeting held 22.05.2023	<p>Letter Consultation sent to the NMS explaining the application.</p> <p>NMS highlighted that a research intertidal archaeological study was undertaken in the Shannon Estuary by the Discovery Programme and identified archaeological artifacts of national significance and suggested that a Geophysical Survey be undertaken as part of the application.</p>

Q18 SID Planning Application Form: Pre-application Consultation

Kerry Co. Co. Fire Department	06.02.2023	Letter Consultation	<p>A Marine Geophysical Survey and Foreshore Metal Detector Survey was undertaken between 12th and 25th February 2024 and the results are discussed in Chapter 12 (Cultural Heritage).</p> <p>Letter Consultation sent to Kerry Co. Co. Fire Department explaining the application.</p> <p>Given the reduced scale of the development with the elimination of the LNG Terminal and the identical nature of the power plant and based on the extensive pre-application consultation for ABP-311233-21, no meeting was requested by the consultee.</p>
Tarbert Ballylongford Kilcolgan Residents Association	12.03.2024	Meeting	<p>Meeting held 12th March 2024.</p> <p>Residents Association showed support for the Proposed Development.</p>

SCHEDULE OF PRESCRIBED BODIES AND SAMPLE OF SUCH NOTIFICATION

Q 18 Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification

- Department of Planning and Local Government and Heritage (DPLGH).
- Minister of Environment, Climate and Communications.
- Kerry County Council (Kerry Co. Co.).
- Clare County Council (Clare Co. Co.).
- Transport Infrastructure Ireland (TII) / National Transport.
- An Chomhairle Ealaíon (Arts Council).
- Heritage Council.
- Fáilte Ireland.
- An Taisce.
- Southern Regional Assembly (SRA).
- Uisce Éireann.
- Inland Fisheries Ireland (IFI).
- Waterways Ireland.
- Department of Agriculture, Food and Marine (DAFM).
- Environmental Protection Agency (EPA)
- Department of Tourism, Culture, Arts, Gael, Sports and Media (DTCAGSM).
- Health Service Executive (HSE).
- Health and Safety Authority (HSA).
- Commission for Regulation of Utilities (CRU).
- Office of Public Works (OPW).
- Electricity Supply Board (ESB).
- EirGrid.

19 April 2024

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 (STEP) Power Plant**

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

We, AECOM Ireland Limited, 4th Floor, Adelphi Plaza, Georges Street Upper, Dun Laoghaire, Co. Dublin A96 T927, are instructed by the applicant, Shannon LNG Limited, to submit a planning application to An Bord Pleanála in respect of a Strategic Infrastructure Development. The 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 (STEP) Power Plant**. The proposed development the subject of this application for permission will be located within the townlands of Kilcolgan Lower and Ralappane, between Tarbert and Ballylongford, Co. Kerry and on the Shannon Estuary. The proposed development will consist of:

1. A proposed Power Plant, which will 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 (HRSG) 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. Distributed Control System (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 water treatment building (approximately 630m² and approximately 7.445m in height);
 - 1no. single-storey firewater pumps enclosure (approximately 47m² and approximately 7.185m in height);
 - 1no. effluent sump;
 - 2no. raw/service/fire water storage tanks (approximately 24.15m in height);
 - 2no. demineralised water storage tanks (approximately 15.65m in height);
 - 3no. generator step-up transformers (each approximately 104m² and approximately 6.04m in height), each with a sound retention wall;
 - 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 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);
 - 1no. single-storey fuel oil forwarding pump building (approximately 823m² and approximately 6.935m in height);
 - 1no. centrifuge and fuel oil unloading pump building (approximately 263m² and approximately 7.185m in height);
 - 1no. fuel oil truck unloading area and shelter (approximately 304m² and approximately 8.85m in height);
 - 2no. fuel oil storage tanks (approximately 21.15m in height);
 - 3no. fuel oil storage day tanks (approximately 15.65m in height); and
 - 3no. flue gas heaters (approximately 307.8m² and approximately 5.73m in height).
2. A proposed 120 megawatt hour (MWh) (1-hr) 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:
- 1no. BESS power distribution centre (approximately 37.2m² and approximately 4.25m in height);
 - 1no. BESS step-up transformer (approximately 91.5m² and approximately 5.7m in height); and
 - 1no. BESS auxiliary transformer (approximately 25m² and approximately 3m in height) and sound retention wall.
3. 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: heat exchangers; filtering; reverse flow valve arrangement; pig trap; and fuel gas let down units.

The AGI will facilitate the import 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).

4. 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; 2no. crossover platforms; water supply connection; 1no. electrical grid interface building (indicative) 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 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 (COMAH)) 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 29th April, 2024, 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, EIAR and NIS may also be viewed/downloaded on the following website:
<https://www.steppowerplant.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 17th June, 2024. 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 USB format of the full application is enclosed with this letter for your convenience.

Yours sincerely,



Peter O'Connor
Technical Director, Environment
AECOM Ireland Limited

EIA PORTAL NOTIFICATION

Aiden O'Neill

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Wednesday 10 April 2024 12:37
To: Aiden O'Neill
Subject: EIA Portal Confirmation Notice Portal ID 2024063

CAUTION: External E-Mail: This is not from a Coakley O'Neill Employee - Use caution before replying, clicking links, or opening attachments.

Dear Aiden,

An EIA Portal notification was received on 10/04/2024 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 10/04/2024 under EIA Portal ID number 2024063 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2024063

Competent Authority: Kerry County Council

Applicant Name: Shannon LNG Limited

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

Description: The Shannon Technology and Energy Park (STEP) Power Plant

Linear Development: No

Date Uploaded to Portal: 10/04/2024

Regards,

Emmet

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
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