

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:	Coolpowra Flex Gen Limited
Address:	Parsons House 56 Axis Business Park Tullamore Co. Offaly R35 K744
Telephone No:	+353 (0)57 9361600
Email Address (if any):	info@lumcloonenergy.com

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

Name(s) of company director(s):	Mr Nigel Reams, Ms Sharon Reams
Registered Address (of company)	Parsons House, 56 Axis Business Park, Tullamore, Co. Offaly, R35 K744
Company Registration No.	IE706498
Telephone No.	+353(0)57 9361600
Email Address (if any)	Not Applicable

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

Name:	Halston Environmental & Planning Limited
Address:	IHub Building Westport Road Castlebar Co. Mayo Ireland F23K162
Telephone No.	+353(0)94 9010111
Mobile No. (if any)	+353 (0)87 6268554
Email address (if any)	colmstaunton@halston.ie

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:

Halston Environmental & Planning Limited
IHub Building
Westport Road
Castlebar
Co. Mayo
Ireland
F23K162

Colm Staunton (+353(0)87 6268554)

5. Person responsible for preparation of Drawings and Plans:

Name:	Stephen Kelly
Firm / Company:	Halston Environmental & Planning Limited
Address:	Halston Environmental & Planning Limited IHub Building Westport Road Castlebar Co. Mayo Ireland F23K162
Telephone No:	+353 (0)94 9010111
Mobile No:	N/A
Email Address (if any):	projects@halston.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Please refer to separate schedule of drawings attached.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The proposed development is located within the townlands of Coolpowra, Cooldorragha, Ballynaheskeragh, Gortlusky and Sheeaunrush, County Galway.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OS Sheet No. 3695 ITM (EPSG 2157) Easting:582226.57 ITM (EPSG 2157) Northing:708898.56	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	42.3	
Site zoning in current Development Plan for the area:	Galway County Council. Lands are not zoned.	
Existing use of the site & proposed use of the site:	<p>Lands within the development site boundary are in agricultural use and include a farmhouse (Eircode H53 Y997) and outbuildings which will be demolished as part of development works.</p> <p>It is proposed to construct a Reserve Gas-Fired Generator which will comprise three 385MW open cycle gas-fired generator (OCGT) units positioned within a building (OCGT Hall) along with auxiliary equipment. The OCGT units will use natural gas as their primary fuel and will receive natural gas from the gas network via an underground pipeline to an Above Ground Installation (AGI) compound within the development lands. Gas Networks Ireland (GNI), as the designated competent authority, will separately manage the process of delivering the underground gas transmission pipeline to the proposed AGI.</p>	

	<p>The OCGT units are dual fuel units as required by system requirements required by the Grid Code published by Eirgrid. Secondary fuel (gas oil) will be stored in a bunded structure outside the OCGT building along with ancillary items of electrical plant and machinery such as coolers and transformers.</p> <p>The Reserve Gas-Fired Generator is designed to operate intermittently and provide generation capacity during periods of high demand or when renewable energy generators cannot meet system demand.</p> <p>It is proposed that the Reserve Gas-Fired Generator will connect to the 400kV electricity grid via a proposed 400kV Gas Insulated Switchgear (GIS) substation. A proposed grid connected Energy Storage System (ESS) facility will also adjoin the Reserve Gas-Fired Generator. Both the proposed GIS and ESS projects are subject to separate planning applications with An Bord Pleanála (S.182A) and Galway County Council (S.34) respectively.</p>
Name of the Planning Authority(s) in whose functional area the site is situated:	Galway County Council

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

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other ✓	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The development lands are largely under the ownership of Hanney Properties Limited. As part of development works it is proposed to undertake public road improvement works at the junction of the		

N52/L8763. This requires consent from Galway County Council and landowners on the western side of the junction to improve visibility splay.

Letters of consent in respect of all lands within the application site are submitted along with this application.

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.

Hanney Properties Ltd, Parsons House, 56 Axis, Business Park, Tullamore, Co. Offaly.

Mr Philip Treacy, Curraghmore Road, Portumna, Co. Galway

Mr Kevin Treacy, Sheenarush, Portumna, Co. Galway

Mr John Tuohy, Ballyshrute, Portumna, Co Galway

Galway County Council, Áras an Chontae, Prospect Hill, Galway, H91 H6KX

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

Yes – Hanney Properties Ltd are the owner of adjoining lands.

8. Site History:

Details regarding site history (if known):

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

Yes: ☐ No: ☒

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

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

Yes: ☐ No: ☒

If yes, please give details:

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

Yes: [] No: [✓]

Concurrent Planning Applications lodged with an Bord Pleanála for this proposed Reserve Gas-Fired Generator and a proposed GIS Substation

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

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.

Noted

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

Yes: [] No:[✓]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The proposed development for which permission under Section 37E is being sought includes (i) demolition of an existing farmhouse, outbuildings and agricultural sheds; (ii) construction of a Reserve Gas-Fired Generator building which will house 3no. 385MW OCGT units, 3no. 45m high stacks with Continuous Emissions Monitoring System (CEMS), 3no. recessed and roof mounted air intake filter houses and ducts, fire suppression skid and distribution system, power control centre and balance of plant (BoP), administration control /building containing a control room, offices administration and welfare facilities; (iii) secondary fuel storage tanks and unloading area (3no. fuel storage tanks, fuel pumping plant, fuel polishing plant, air compressor and fuel forwarding building);(iv) 3no. banded HV transformers and auxiliary transformers; (v) Air insulated switchgear (AIS) compound containing HV electrical lines /cables, circuit breakers and associated electrical plant; (vi) fin fan coolers with a 7m high noise barrier;(vii) 3no. containerised emergency diesel generators with integrated stacks; (viii) Above Ground Installation (AGI) compound containing above ground pipework, a regulator house enclosure, instrument kiosk, boiler house enclosure and analyser kiosk; gas heater compound; (ix) firewater pump building and firewater storage tank; (x) workshop and stores; (xi) security building;(xii) temporary construction compound); (xiii) a main entrance connecting to the L8763 public road; (xiv) improvement works to the L8763 and the junction of the N65/L8763 public roads; and (xv) all ancillary development including new internal roads, fencing and gates, car parking, lighting, utilities, lightning protection masts, underground services, landscaping and associated engineering works to provide for the connection of site services and foul and surface water management and drainage.</p> <p>This application is seeking a ten-year permission. The application relates to development for the purpose of an activity requiring an Industrial Emissions Licence from the Environmental Protection Agency (EPA) under the Industrial Emissions Directive. It also relates to a Lower Tier COMAH establishment and therefore falls under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and accompanies this planning application.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
Not Applicable	Not Applicable

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

Gross floor space of any existing buildings(s) in m ²	745 sq.m (includes house, outbuildings and farm sheds)
Gross floor space of proposed works in m ²	9,378 sq.m
Gross floor space of work to be retained in m ² (if appropriate)	0 sq.m
Gross floor space of any demolition in m ² (if appropriate)	745 sq.m (includes house, outbuildings and farm sheds)

12. In the case of residential development please provide breakdown of residential mix: NOT APPLICABLE

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

13. Social Housing:
NOT APPLICABLE

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

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

Existing use (or previous use where retention permission is sought)
Not Applicable
Proposed use (or use it is proposed to retain)
Not Applicable
Nature and extent of any such proposed use (or use it is proposed to retain).
Not Applicable

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license (Industrial Emissions License required)		✓	
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?		✓	
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?		✓	

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/>
Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input checked="" 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: Proprietary package wastewater treatment system
Based on the findings of the site suitability assessment undertaken and using SR66 and the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (population equivalent ≤ 10), the appropriate solution for treating wastewater the site is a proprietary package plant and gravity soil polishing filter.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input checked="" type="checkbox"/>
Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [✓] No: [] Published in the Irish Independent dated 04 July 2024 Published in the Connacht Tribune dated 05 July 2024
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [✓] No: [] The locations of the site notices erected are indicated on the site location map submitted herewith. The site notices were erected on the 04 July 2024
Details of other forms of public notification, if appropriate e.g. website
A dedicated website has been created: www.coolpowraflexgen.com

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [✓] No: [] Attached Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Attached Yes: [✓] No: [] Copy of notification letters submitted herewith.

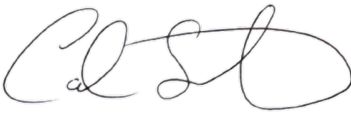
19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.
Copy of conformation correspondence submitted herewith.
EIA Portal ID number 2024117

20. Application Fee:

Fee Payable	€100,000 (copy of EFT payment enclosed)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 Colm Staunton Halston Environmental & Planning Limited - Agent
Date:	05 July 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