

CLIENT: COOLPOWRA FLEX GEN LIMITED

PROJECT NAME: COOLPOWRA

PROJECT DETAILS: DEVELOPMENT OF A RESERVE GAS-FIRED GENERATOR, ENERGY STORAGE SYSTEM FACILITY AND GIS SUBSTATION IN THE TOWNLANDS OF COOLPOWRA, COOLDORRAGHA, BALLYNAHESKERAGH, GORTLUSKY, AND SHEEAUNRUSH, CO GALWAY

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EIAR ADDENDUM



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1 INTRODUCTION

This Environmental Impact Assessment Report Addendum (EIAR Addendum) has been prepared by Halston Environmental & Planning Limited (Halston) on behalf of Coolpowra Flex Gen Limited (the Applicant) in response to a request for further information (FI) from An Coimisiún Pleanála (hereafter referred to as the Commission), dated 09 January 2026.

This EIAR Addendum should be read in conjunction with the EIAR that accompanies and was originally lodged with the following planning applications:

- i. Project 1: a Reserve Gas-Fired Generator, which was lodged with the Commission on 04 July 2024 (Case Ref.: PA07.320095) under Section 37A of the Planning and Development Act 2000 (as amended) (hereafter referred to as "the P&D Act"),
- ii. Project 2: An Energy storage system (ESS) facility, which was lodged with Galway County Council (GCC) on 08 July 2024 (GCC Case Ref. 2460845) under Section 34 of the P&D Act. An appeal to the Commission (Case Ref. PL07.320916) was lodged by the applicant on 26 September 2024 following the decision of GCC to refuse permission for the development, and
- iii. Project 3: a 400kV Gas Insulated Switchgear (GIS) substation, which was lodged with the Commission on 04 July 2024 (Case Ref. PA07.320094) under Section 182A of the P&D Act.

The three projects were determined by the planning authorities, to which the applications were lodged (the Commission and GCC), as being distinct in the context of applying for, and obtaining, valid planning consents under the Planning and Development Act 2000, as amended, (*"the Act"*)¹ relating to the making of an application and obtaining valid planning consents. The EIAR describes all of the key elements of the construction and operation of the three projects and provides a comprehensive assessment of the likely significant effects of those elements on the environment, along with their combined effects, and the cumulative effects.

1.1 EIAR ADDENDUM

As a result of the FI request from the Commission, this EIAR Addendum has been prepared in order to respond to the EIA related matters, update the EIAR and associated appendices

¹ Reference Section 1.3 of the EIAR (Volume 2)

(as appropriate) and to allow the Commission to complete a robust environmental impact assessment of the development.

1.2 STRUCTURE OF THE EIAR ADDENDUM

The structure of this EIAR Addendum follows, as far as practicable, the layout and methodology of the July 2024 EIAR. Following this introductory chapter, which outlines the background and the rationale for the preparation of this EIAR Addendum, Chapter 2 describes the proposed changes to the development.

Chapter 3 summarises and reaffirms the overall need for the development and provides an updated assessment of the reasonable alternatives considered in relation to the proposed alternative construction access road. In recognition of the time elapsed since the July 2024 EIAR, Chapter 4 updates and confirms the alignment of the proposed development (as amended) with current national, regional and local policy and the applicable regulatory framework. Chapters 5-15 assess the project changes described in Chapter 2 under the relevant environmental disciplines and set out conclusions on the likely significant environmental effects arising from those changes. Chapter 16 identifies and summarises any cumulative effects and significant interactions associated with the proposed development (as amended). Chapter 17 provides a description of the expected significant adverse effects on the environment of the proposed development deriving from its vulnerability to risks of major accidents and /or disasters which are relevant to it. Chapter 18 provides a schedule of all mitigation measures proposed for offsetting likely significant adverse effects, as identified, for each environmental factor.

1.3 REQUIREMENT FOR AN EIAR

Environmental Impact Assessment ("EIA") in Ireland is provided for under Part X of the Planning and Development Act 2000 (as amended) ("the Act"), which gives effect to the Environmental Impact Assessment Directive within the planning consent system. In accordance with Section 172(1) of the Act, the competent authority (the planning authority or An Coimisiún Pleanála, as the case may be) is required to carry out an EIA in respect of an application for consent where the proposed development is of a class specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) ("the Regulations") and either (i) equals or exceeds a relevant threshold (or no threshold is specified) or (ii) where sub-threshold development is determined to be likely to have significant effects on the environment.

The classes of development relevant to EIA are prescribed in Schedule 5 of the Regulations. Development listed in Part 1 of Schedule 5 that meets or exceeds the

applicable threshold is subject to mandatory EIA. Development listed in Part 2 of Schedule 5 that is below the applicable threshold is subject to EIA screening, with the likelihood of significant effects assessed having regard to the criteria set out in Schedule 7 (and, where applicable, the screening information requirements in Schedule 7A).

The Proposed Development (as amended) includes a Reserve Gas-Fired Generator with a heat output of 300 MW or more and therefore falls within Part 1, paragraph 2(a) of Schedule 5 of the Regulations, i.e. "a thermal power station or other combustion installation with a heat output of 300 megawatts or more". Accordingly, EIA is mandatory and an EIAR is required to accompany the application(s) for consent.

For completeness, and having regard to the nature, scale and land take of the Proposed Development (as amended), the overall project may also be characterised by reference to one or more of the Part 2, Schedule 5 "Infrastructure Projects" classes, in particular:

- Part 2, paragraph 10(a): *Industrial estate development projects, where the area would exceed 15 hectares; and/or*
- Part 2, paragraph 10(b)(iv): *Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*
- Part 2, paragraph 10 (dd): *All private roads which would exceed 2000 metres in length.*

The Proposed Development (as amended) is located on a rural greenfield site with a red-line (application site boundary) boundary of approximately 46 hectares (i.e. "elsewhere" for the purposes of paragraph 10(b)(iv) as it is not within a business district or built up area), and therefore exceeds the 20-hectare area band referenced in Part 2, paragraph 10(b)(iv). The Proposed Development (as amended) also includes private access and internal road /track infrastructure required to facilitate construction and operation of the development. The proposed private roads exceed the 2,000m threshold as set out under Class 10(dd). The relevant length is taken, for the purposes of Class 10(dd), as the aggregate centreline length of the new private road elements proposed, including any spurs/branches and internal sections that form part of the development.

Identification of these additional Part 2 categories does not affect the requirement for EIA in this case (which is already triggered by Part 1, paragraph 2(a)), but assists in ensuring that the EIAR fully describes the Proposed Development (as amended) and addresses all relevant sources of potential environmental effects across the entire project.

A single EIAR has been prepared to assess the overall Proposed Development (as amended) comprising the following interrelated components within the 46 hectare application boundary: the Reserve Gas-Fired Generator, the Energy Storage System (ESS) facility, and the 400 kV GIS Substation, together with all integral ancillary works necessary to construct, operate and (where relevant) decommission the project. This approach ensures that the likely significant effects of the overall project are identified and assessed comprehensively, including effects arising from each component on a standalone basis and from interactions between components, as well as cumulative /in-combination effects where relevant.

This EIAR accompanies each of the three planning applications and is structured such that the potential environmental impacts and effects arising from each component are assessed both individually and in combination with the other components of the Proposed Development (as amended).

1.4 COMPETENT EXPERTS & CONTRIBUTORS

This EIAR has been prepared by Halston Environmental & Planning Limited (Halston), IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162, on behalf of the applicant. The works were managed and coordinated by Mr Colm Staunton (Halston) who has over 22 years of professional consultancy experience predominantly relating to Environmental Planning, Project Management of Environmental Impact Assessments (EIA) and Environmental Due Diligence (EDD). Similar to the July 2024 EIAR, details of the author of each Chapter are provided in Table 1.1.

Table 1.1 List of EIAR Contributors

Chapter No.	EIAR Chapter	Contributor
1.	Introduction	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
2	Description of the Proposed Development ^[Note 1]	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
3	Need for the Development and Alternatives	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
4	Planning and Policy	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
5	Population and Human Health	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
6	Biodiversity	Moore Group and Eire Ecology 3 Gort na Rí, Athenry, Co. Galway

Chapter No.	EIAR Chapter	Contributor
7	Soil and Geology	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
8	Water Environment ^[Note 1]	Halston Environmental & Planning Ltd. IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23K162
9	Air Quality	TMS Environment Ltd 53 Broomhill Drive, Tallaght, Dublin 24
10	Material Assets	Halston Environmental & Planning Ltd IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
11	Noise and Vibration	Redkite Environmental Huntersmoon, Ballykeane Road, Redcross Co. Wicklow
12	Landscape and Visual	Macroworks Hibernia House, Cherrywood Business Park, Loughinstown, Dublin 18
13	Traffic and Transport ^[Note 1]	Trasky Limited 1 Dara Court, Celbridge, Co. Kildare This chapter was prepared by Mr Jason Walsh, BEng (Hons) PCert (RSA) CEng MIEI, who has over 20 years of experience in design consultancies in both Ireland and the UK.
14	Archaeology and Cultural Heritage	Archaeological Consultancy Services Unit (ACSU) 21 Boyne Business Park, Greenhills, Drogheda, Co. Louth, A92 DH99
15	Climate	TMS Environment Ltd 53 Broomhill Drive, Tallaght, Dublin 24
16	Interactions	All Contributors inputted and coordinated by Halston.

Note 1 Further information provided in Table 1.2

Other supporting specialist reports have been prepared in addition to, and in support of, certain Chapters of the EIAR.

Table 1.2 Supporting Specialist Reports

Chapter No.	EIAR Chapter	Assessment Report	Author
2	Description of the Proposed Development	Preliminary Construction Environmental Management Plan (CEMP)	Halston Environmental & Planning Ltd, IHub Building, Westport Road, Castlebar, Co. Mayo Ireland, F23 K162
8	Waters	Stage 3 Flood Risk Assessment	Envirologic Unit 49 Baldoyle Industrial Estate, Baldoyle, Dublin 13
8	Waters	Water Framework Directive Assessment	Envirologic Unit 49 Baldoyle Industrial Estate, Baldoyle, Dublin 13