



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:	S. 37A – Strategic infrastructure Development
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2. **Applicant:**

Name of Applicant:	Kilshane Energy Ltd
Address:	1st Floor, Unit 10 North Street Business Park, Seatown West, Swords, Co Dublin
Telephone No:	+44 7742 475051
Email Address (if any):	brian@kilshaneenergy.co.uk

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

Name(s) of company director(s):	James Kinnear, Stuart Draffin
Registered Address (of company)	1st Floor, Unit 10 North Street Business Park, Seatown West, Swords, Co Dublin
Company Registration No.	703084
Telephone No.	+44 7742 475051
Email Address (if any)	brian@kilshaneenergy.ie

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

Name:	John Spain Associates
Address:	39 Fitzwilliam Place, Dublin 2
Telephone No.	(01) 662 5803
Mobile No. (if any)	087 207 9750
Email address (if any)	lwymmer@johnspainassociates.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: [**X**] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Brian McMullan –

brian@kilshaneenergy.ie

+44 7742 475051

5. Person responsible for preparation of Drawings and Plans:

Name:	Ryan McAtavey
Firm / Company:	McAtavey Architects
Address:	45 Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, Northern Ireland
Telephone No:	07541710639
Mobile No:	
Email Address (if any):	ryan@mcataveyarchitects.com
<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>Please refer to separate schedule of drawings.</p>	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The site is located at Kilshane, Finglas, Dublin 11 and comprises an area of c. 14.42 hectares. The site is located to the south of Kilshane Road and the site of a permitted peaking power generation station permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23. The site is to the west of the M2 motorway, to the north of Roadstone Huntstown Quarry, and to the east of agricultural lands and Northwest Logistics Park.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	<ul style="list-style-type: none"> • 3062-B • 3062-D Grid Ref.: 710756,742486	
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. DWG Provided		
Area of site to which the application relates in hectares	Application site area is c. 14.42 hectares.	
Site zoning in current Development Plan for the area:	Fingal County Council: <ul style="list-style-type: none"> • The application site is located within lands zoned HI (Heavy Industry) • The proposed development represents a “Utility Installations” use, which is permissible under the relevant HI zoning objective 	
Existing use of the site & proposed use of the site:	The application site currently comprises greenfield lands which are bound by existing hedgerows. The wider area is characterised greenfield lands and existing industrial / logistics / warehouse / quarry / energy development. The proposed development comprises a 600MW peaking plant power generation station.	

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal County Council
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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 X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p>The applicant is not the owner of the subject lands on which the development will be located. The owner of the subject lands is another company within the same group as the applicant company, LCC Properties and Investments (Ireland) Ltd.</p> <p>A letter of consent from the landowner is enclosed as part of this application.</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>		
<ul style="list-style-type: none"> LCC Properties and Investments Ltd with an address at Unit 8 Tek, Riverside Road, Carrickmacross, Co. Monaghan, Ireland. <p>Please refer to the letter of consent appended hereto.</p>		
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>The applicant does not own the land but has a letter of consent from the landowner. The adjacent lands owned by the landowner are outlined in blue on the accompanying site location map.</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:

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

Yes: [☐] No: [☒]

If yes, please give details:

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

Yes: [☒] No: [☐]

If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
ABP Ref.: 314894-22	<ol style="list-style-type: none"> 1. A proposed 220kV gas insulated Switchgear (GIS) substation compound and associated AIS substation compound. The proposed substation will be rectangular in shape and have a maximum height of 13.5m. It will accommodate a switchgear room, control room, battery room, workshop, generator room and staff facilities. An associated 220kV AIS compound, including AIS electrical equipment within the compound will be provided to the east of the GIS substation. 2 car parking spaces will be located within the compound and access will be provided to Kilshane Road to the north (L3120). 2. The proposed 220kV substation at Kilshane Road will be connected to the Cruiserath substation approximately 3.2km (as the crow flies) to the south-west. As the transmission line will be located within the existing road alignment, the length of the proposed transmission line will be c. 4.75km in length. The Kilshane to Cruiserath transmission line circuit will include 2 no. cable bays. It will also involve enabling works and service diversions, surface treatments, joint bays and communications chambers along the transition line route. The proposed development also includes the provision of an associated medium voltage connection to serve the GIS substation building which will extend to the Kilshane Road and proceed southwards to connect with existing ESB services in the area. 	Order to Grant Permission with Conditions Issued by An Bord Pleanála

<p>Fingal County Council Reg. Ref.: FW22A/0204 & ABP-317480-23</p>	<p>The proposed development will consist of the following:</p> <ol style="list-style-type: none"> 1. The construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts. The proposed station will consist of 1 no. Gas Turbine and 1 no. 28 m high Exhaust Stack partially enclosed by a 12 m high acoustic wall. 1 no. single storey Admin Building and Warehouse (c. 926 m2), 1 no. single storey Packaged Electronic/Electrical Control Compartment (PEECC) (c. 72 m2), 1 no. single storey Continuous Emission Monitoring System (CEMS) Shelter (c. 14.8 m2), 1 no. 16.2m high x 024.4m Fuel Oil Tank, 1 no. 15.3m high x 09.2m Raw/Fire Water Tank, 1 no. 16.2m high x 018.3m Demin Water Tank, and miscellaneous plant equipment. 2. The demolition of a detached residential dwelling (c. 142 m2 GFA) and associated farm buildings (c. 427 m2 GFA) located in the north west corner of the subject site to facilitate the proposed development. 3. Road improvement works to 493.34 m Kilshane Road (L3120), including the realignment of a portion of the road (293.86 m) within the subject site boundary and the provision of new footpaths, off-road cycle ways, together with the construction of a new roundabout linking the proposed realignment of Kilshane Road back to the existing road network to the northeast of the subject site and to the proposed internal road network to serve the proposed development. 4. The construction of entrance gates, low wall and railings fronting the realigned Kilshane Road and a private internal road network providing for vehicular, cyclist and pedestrian access to serve the development. Construction of 3 m high security fencing within development. 5. Total provision of 26 no. car parking spaces including 1 no. disabled persons parking space and 2 no. EV electrical charging points. 6. Provision of security lighting columns to serve the development and the installation of Closed-Circuit Television System (CCTV) for surveillance and security purposes. 7. Provision of 20 no. sheltered bicycle parking spaces. 8. Provision of hard and soft landscaping works, tree planting and boundary treatments including 3 m high 	<p>Order to Grant Permission with Revised Conditions Issued by An Bord Pleanála</p>
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	<p>security fence along Kilshane Road and the perimeter of the subject site boundary.</p> <p>9. Provision of new on-site foul sewer pumping station to serve the development.</p> <p>10. Provision of underground surface water attenuation areas to serve the development.</p> <p>All associated site development and excavation works, above and below ground, necessary to facilitate the development.</p> <p>An Environmental Impact Assessment Report has been prepared in respect of the proposed development. This application relates to a development that will require an Industrial Emissions Directive license from the Environmental Protection Agency. A subsequent application will be submitted for an Above Ground Installation (AGI) compound, underground gas supply installation and a subsequent Strategic Infrastructure Development (SID)</p> <p>Application will also be submitted for a Gas-Insulated Switchgear Substation (GIS), Air Insulated Switchgear Substation (AIS) and grid connection to serve the development.</p>	
<p>Fingal County Council Reg. Ref.: FW21A/0250</p>	<p>Development of a Gas Turbine Power Generation Station comprising 1 no. Gas Turbine, 1 no. 28m high Exhaust Stack, 1 no. 2 story Admin Building, 1 no. single storey Workshop, 1 no. single storey Plant Room Building, 1 no. single storey Dew Point Heater Boiler Building, 1 no. single storey Electrical Module for Fuel Gas Area Building, 1 no. single storey PEECC), 1 no. single storey E0Room Building, 1 no. single storey Fuel Gas Block Building, 1 no. single storey CEMS Building, 1 no. single storey Fuel Oil Treatment & Forwarding Building, an Above Ground Installation area, 1 no. single storey Regulator Building, 1 no. single store Boiler Building, and 1 no. single storey Analyser Kiosk, 2 no. 20m high diesel storage tanks and recessed bund area, 1 no. 17m high Raw and Fire Fighting Water Tank, miscellaneous plant and equipment.</p>	<p>Decision to refuse issued by Fingal County Council.</p>
<p>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.</p>		

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 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) Kilshane Energy Ltd, gives notice of its intention to make an application for permission/approval to An Bord Pleanála in relation to the proposed development described below.</p> <p>The site is located at Kilshane, Finglas, Dublin 11 and comprises an area of c. 14.42 hectares. The site is located to the south of Kilshane Road and the site of a permitted peaking power generation station permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23. The site is to the west of the M2 motorway, to the north of Roadstone Huntstown Quarry, and to the east of agricultural lands and Northwest Logistics Park.</p> <p>The proposed development involves the construction of a peaking power generation station comprising two Open Cycle Gas-Fired Turbines (OCGT), each with a capacity of 300 MW (600 MW in total), along with backup fuel storage, supporting structures, and services.</p> <p>The development is divided into two distinct areas, comprising an energy generation compound and an ancillary compound.</p> <p>The Energy Generation Compound will house two open cycle gas turbine (OCGT) sets and associated flues, with a maximum height of 44m. To the west of the turbine sets two Air Insulated Substations (AIS) compounds are proposed to house transformers and electrical equipment within fenced compounds (with a fence height of 3m, along with lightening protection masts 18m in height). Between the turbine sets it is proposed to provide a single storey PEECC (Power, Electrical, and Electronic Control Centre), with a gross floor area (GFA) of 72 sq.m. and an overall height of c. 2.7m. A CEMS (Continuous Emissions Modelling Shelter) is proposed to the southeast of the PEECC, with a GFA of 13 sq.m. and an overall height of 2.7m. To the west of the turbine sets, 6 no. fan cooler systems are proposed, each with an overall height of 4m. The Energy Generation Compound will be bound to its northern and part of its eastern boundary by acoustic fencing c.12m in height.</p>
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	<p>The Ancillary Compound, located to the west of the Energy Generation Compound, will accommodate a backup fuel tank (with height of 16.2m), a demineralised water tank (with a height of 16.2m), a raw / fire water tank (with a height of 15.3m), a single storey fire pump house building (with a GFA of 34 sq.m. and an overall height of 2.7m). 2 no. demineralised water treatment trailers (with an internal area of 82 sq.m. and an overall height of c. 4m) will be accommodated to the southeast of the Ancillary Compound.</p> <p>The development includes access arrangements (connecting with the permitted development permitted under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23 to the north), surface treatments, services, landscaping, attenuation areas, internal circulation roads, and all associated and ancillary works.</p> <p>An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.</p> <p>An Environmental Impact Assessment Report ('EIAR') will be submitted with the 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
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	0 sq.m
Gross floor space of proposed works in m ²	201 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)	0 sq.m

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>		X
<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: Not Applicable

Existing use (or previous use where retention permission is sought)
Agricultural use.
Proposed use (or use it is proposed to retain)
Utility installation
Nature and extent of any such proposed use (or use it is proposed to retain).
600MW peaking power generation plant.

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?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
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.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X Please refer to the accompanying AA Screening Report
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
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		X IE licence required for the operation of the development. This is set out in the public notices.	

Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house?		X

16. Services:

<p>Proposed Source of Water Supply: <i>Please refer to the engineering services report.</i></p>
<p>Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/></p> <p>Other (please specify):</p> <p>___Water supply connected to permitted development to the north.</p> <p>Name of Group Water Scheme (where applicable): N/A</p> <p>_____</p>
<p>Proposed Wastewater Management / Treatment: <i>Please refer to the engineering services report.</i></p>
<p>Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/></p> <p>Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/></p> <p>Other on site treatment system: <input type="checkbox"/> Please Specify:</p> <p>Please refer to the accompanying engineering services report</p> <p>_____</p>

Proposed Surface Water Disposal: *Please refer to the engineering services report.*

Public Sewer / Drain: ☐ Soakpit: ☐

Watercourse: ☒ Other: ☒ Please specify:

Drainage ditches / SUDs– please refer to the drainage drawings submitted with the application.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication

Copy of page(s) of relevant newspaper enclosed Yes: ☒ No: ☐

The newspaper notice for the proposed development was published in The Irish Daily Mail and The Star on the 4th of October 2024. Both of these newspapers are included on the approved list of newspapers provided by Fingal County Council.

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 4th of October 2024.

Details of other forms of public notification, if appropriate e.g. website

A stand-alone website has been created: www.kilshanegenerationsid.com

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála

- Pre-Application Meeting on the 10th of September 2024, held remotely via Microsoft Teams

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:[☐] **Please refer to Planning Report**

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:[☐] **Copy of notification letters submitted herewith.**

Copies of the application, along with letters of notification were issued to the following prescribed bodies as requested within the Board Inspector's report on the pre-application consultation process:

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- Department of Planning, Local Government and Heritage
- Minister of Environment and Climate & Communications
- Fingal County Council
- Transport Infrastructure Ireland
- National Transport Authority
- Eastern and Midland Regional Assembly
- Irish Water
- Inland Fisheries Ireland
- Irish Aviation Authority
- The DAA
- EPA
- HSE
- Health and Safety Authority
- The Commission for Energy Regulation
- Office of Public Works
- ESB
- Eirgrid
- An Taisce
- An Chomairle Ealaíon
- Fáilte Ireland
- The Heritage Council

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.

Please refer to the JSA planning cover letter, to which the EIA Portal confirmation . The EIA Portal No. is 2024165 and the notification was received on the 1st of October 2024.

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)	 John Spain Associates - Agent
Date:	4th October 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