
PLANNING REPORT

In respect of

Proposed 600 MW Gas-Fired Generation Station at Kilshane Road, Kilshane, Finglas, Dublin 11

Prepared for

Kilshane Energy Ltd

Prepared by

John Spain Associates

October 2024

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1.0 INTRODUCTION AND CONTEXT

On behalf of our client, Kilshane Energy Ltd, 1st Floor, Unit 10 North Street Business Park, Seatown West, Swords, Co Dublin, and further to a determination received from An Bord Pleanála on 27th September 2024 confirming the proposed development constitutes Strategic Infrastructure Development (SID) pursuant the Section 37E of the Planning & Development Act 2000 (as amended), we hereby submit this application for approval / permission in respect of a proposal for the provision of a 600 MW Gas-Fired Generation Station consisting of two open cycle gas turbines (OCGT), each with an output of up to 300 MW, along with backup fuel storage, ancillary structures, and services.

The location and context of the proposed development is described in further detail in Section 2 below. The proposed development is described as follows within the public notices for the application as follows:

“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.

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.

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.

The development is divided into two distinct areas, comprising an energy generation compound and an ancillary compound.

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.

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.

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.

An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.

An Environmental Impact Assessment Report ('EIAR') will be submitted with the application".

Figure 1.1: CGI Impression of the proposed development (aerial view)



Figure1.2: View of the proposed OCGT equipment from within the site



1.1 APPLICANT AND AGENT FOR THE APPLICATION

The applicant (developer) for the proposed development is Kilshane Energy Ltd with a registered address at 1st Floor, Unit 10, North Street Business Park, Seatown West, Swords, Co. Dublin. The applicant can be contacted by email at brian@kilshaneenergy.ie.

The company registration number of Kilshane Energy Limited is 703084.

The agent acting on behalf of the applicant is John Spain Associates, with an address at 39 Fitzwilliam Place, Dublin 2.

2.0 SITE LOCATION AND CONTEXT

The proposed development is located within the townland of Kilshane, located to the west of the N2 at Kilshane Road, Kilshane, Finglas, Dublin 11.. The site currently comprises greenfield lands which are bound by existing hedgerow.

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.

The wider area surrounding the site comprises lands which are characterised by greenfield lands and existing industrial / logistics / warehouse development. To the west of the site is a small scale haulage premises (PD Flaherty Logistics). Beyond the M2 to the east are areas of commercial / logistics development including Quantum Distribution Park and Dublin Airport Logistics Park, beyond which lies further greenfield lands and Dublin Airport.

The closest area of predominantly residential development of scale is the Hollywoodrath residential area, which is c. 1.9km from the subject site. The site is located c. 4.6km from Blanchardstown Town Centre and c. 2.75km from retail facilities at Charlestown.

The area also accommodates existing power generation installations at Huntstown, while lands further to the south and southwest accommodate high technology and ICT related developments.

The site is well served by existing road infrastructure, and the proposed development will connect directly to the circulation road infrastructure permitted under the development (by the same applicant) to the immediate north of the current application site under FCC Reg. Ref.: FW22A/0204 and ABP Ref.: 317480-23. The permitted development also provides for the improvement and realignment of Kilshane Road to the north.

Figure 2.1: Location Map

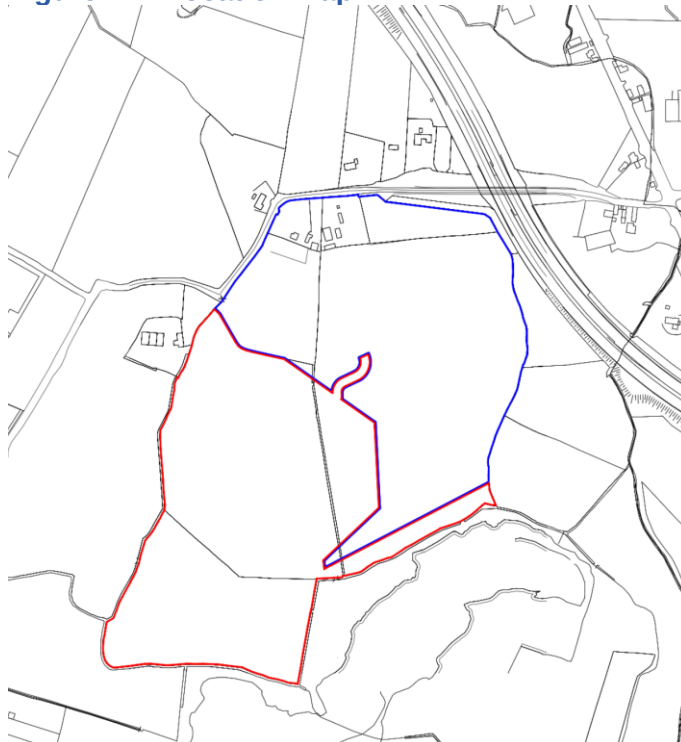


Figure 2.2: Aerial view of the subject site and surrounding area

3.0 PRE-APPLICATION CONSULTATION

The applicant met with An Bord Pleanála on 10th September 2024 following the submission of a pre-application request to the Board on 20th August 2024 (ABP Ref: ABP320566-24).

A request to conclude the pre-application process was submitted to the Board on 13th September 2024 following receipt of the record of the re-application meeting held on 10th September 2024.

An Bord Pleanála issued a determination on 27th September 2024 following a Board Meeting on 25th September 2024 concluding that the proposals comprise Strategic Infrastructure Development.

The Board Direction stated:

“The Board decided that the proposed development 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 Section 37A(2)(a), and 37A(2)(b), 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 Act”.

The Board recommended that the following prescribed bodies are considered relevant for the purposes of section 37E(3)(c) of the Act:

- 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 Ealao in
- Fáilte Ireland
- The Heritage Council

4.0 RELEVANT PLANNING HISTORY

This section sets out details of the relevant recent planning history of the application site.

In summary, planning permission was granted by Fingal County Council in June 2023, and following an appeal, by the Board in May 2024 for 293MW of gas-powered electricity generation on lands directly to the north of the current application site. Previously, planning permission was granted by An Bord Pleanála for a substation and grid connection (an electricity transmission SID) in August 2023 on lands directly adjacent to the application site. The applicant in each case was Kilshane Energy Ltd and in both cases, the application sites comprised lands which sit immediately to the north east of the application site.

4.1 SUBSTATION AND TRANSMISSION LINE (ABP-314894-22)

Planning permission was granted by An Bord Pleanála on 24th August 2023 for the development of a 220kV Gas Insulated Switchgear (GIS) substation on lands at Kilshane Road, and an underground 220kV transmission line connecting to the existing Cruiserath 220kV substation.

Permission was granted by An Bord Pleanála under the provisions of Section 182A of the Planning and Development Act (2000), as amended. Planning permission was granted subject to 14 conditions.

The description of the development was as follows:

“In accordance with Section 182A 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.

The proposed development primarily comprises the provision of a 220kV Gas Insulated Switchgear (GIS) substation and associated Air Insulated Switchgear (AIS) compound on lands at Kilshane Road, Kilshane, Finglas, Dublin 11, and an underground 220kV transmission line connection from the proposed GIS substation to the existing Cruiserath 220kV GIS substation, located within an overall landholding bound to the south by the R121/Cruiserath Road, to the west by the R121/ Church Road and to the north by Cruiserath Drive, along with all associated and ancillary works.

The proposed development is located within the townlands of Kilshane, Bay, Hollywoodrath, Tyrrelstown, and Cruiserath. The application site has an area of c. 13 hectares.

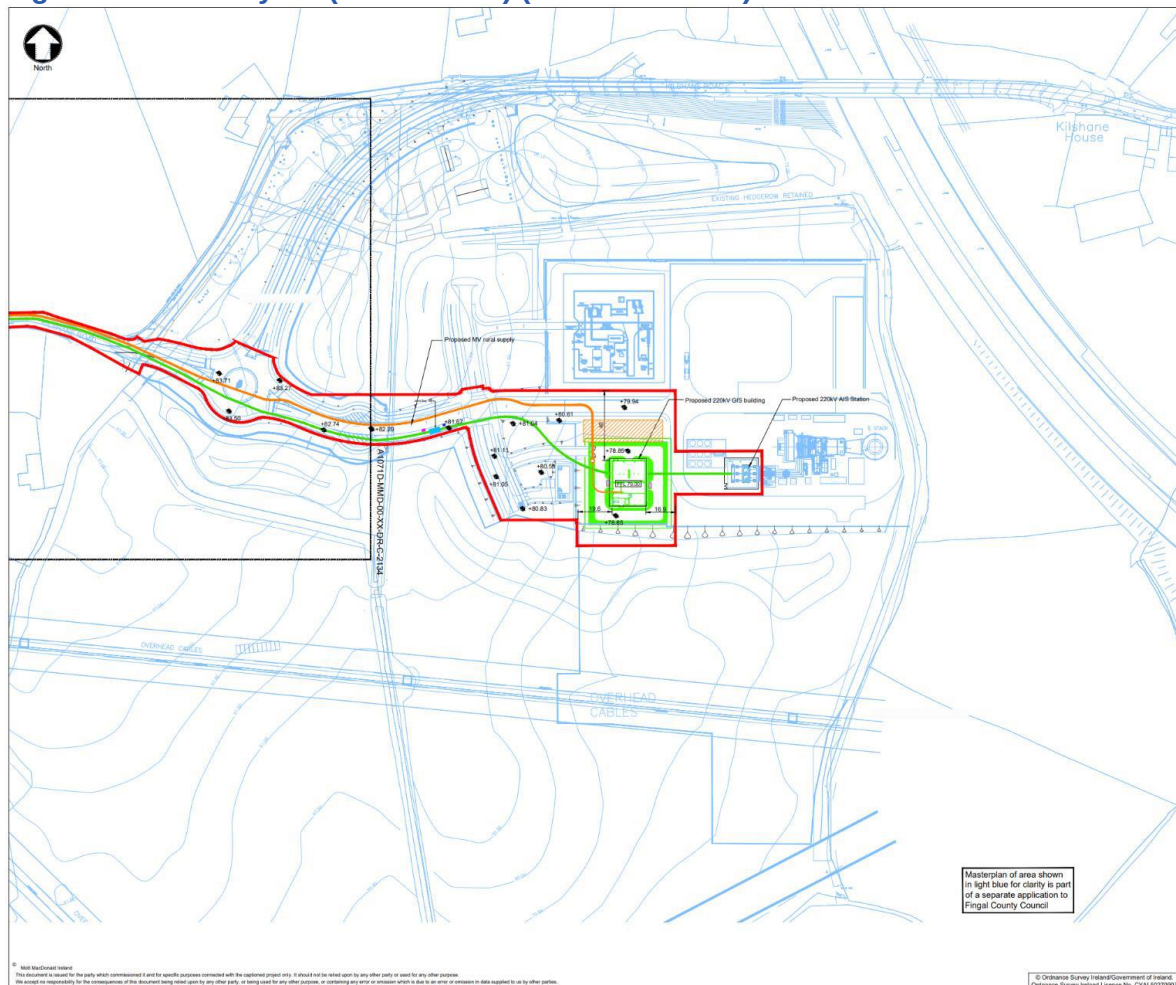
The proposed 220kV GIS substation is to be located on lands at Kilshane Road, Kilshane, Finglas, Dublin 11, and will include a proposed GIS substation building with a gross floor area of 475 sq.m, within a c. 2.6 metre fenced compound. The proposed GIS substation building has a maximum height of c. 13.5 metres, excluding lighting protection masts c. 2 metres in height at roof level. The GIS substation building will accommodate a switchgear room, control room, battery room, workshop, generator room, and staff facilities. A 220kV AIS substation compound, including AIS electrical equipment within a fenced compound will be provided to the east of the GIS substation.

The landholding within which the proposed GIS substation and AIS substation compound are situated is subject to a separate application (under Reg. Ref.: FW22A/0204) in respect of a Gas Turbine Power Generation Station and associated development.

The proposed underground 220kV transmission line will run west from the proposed substation site at Kilshane Road, following Bay Lane to the west, before turning south at the roundabout at the western end of Bay Lane. The route then extends southwest along public roads to the R121. The transmission line then proceeds south along the R121 until it reaches Cruiserath substation, leaving the road and entering the substation compound from the west. The proposed underground 220kV transmission line will have a length of c. 4.69 km.

The development includes adjacent access paths, connections to the two substations (existing and proposed), provision of a medium voltage rural supply to the GIS substation (extending to the southwest of the GIS substation along Kilshane Road), surface treatments, joint bays and communications chambers on the transmission line route, services, parking spaces within the substation compound, all associated construction works, and all ancillary works.”

Figure 4.1: Site Layout (eastern end) (ABP-314894-22)



The application site comprised a linear site with a substation located at the eastern end. The permitted substation is located to the north of the site to which this application relates.

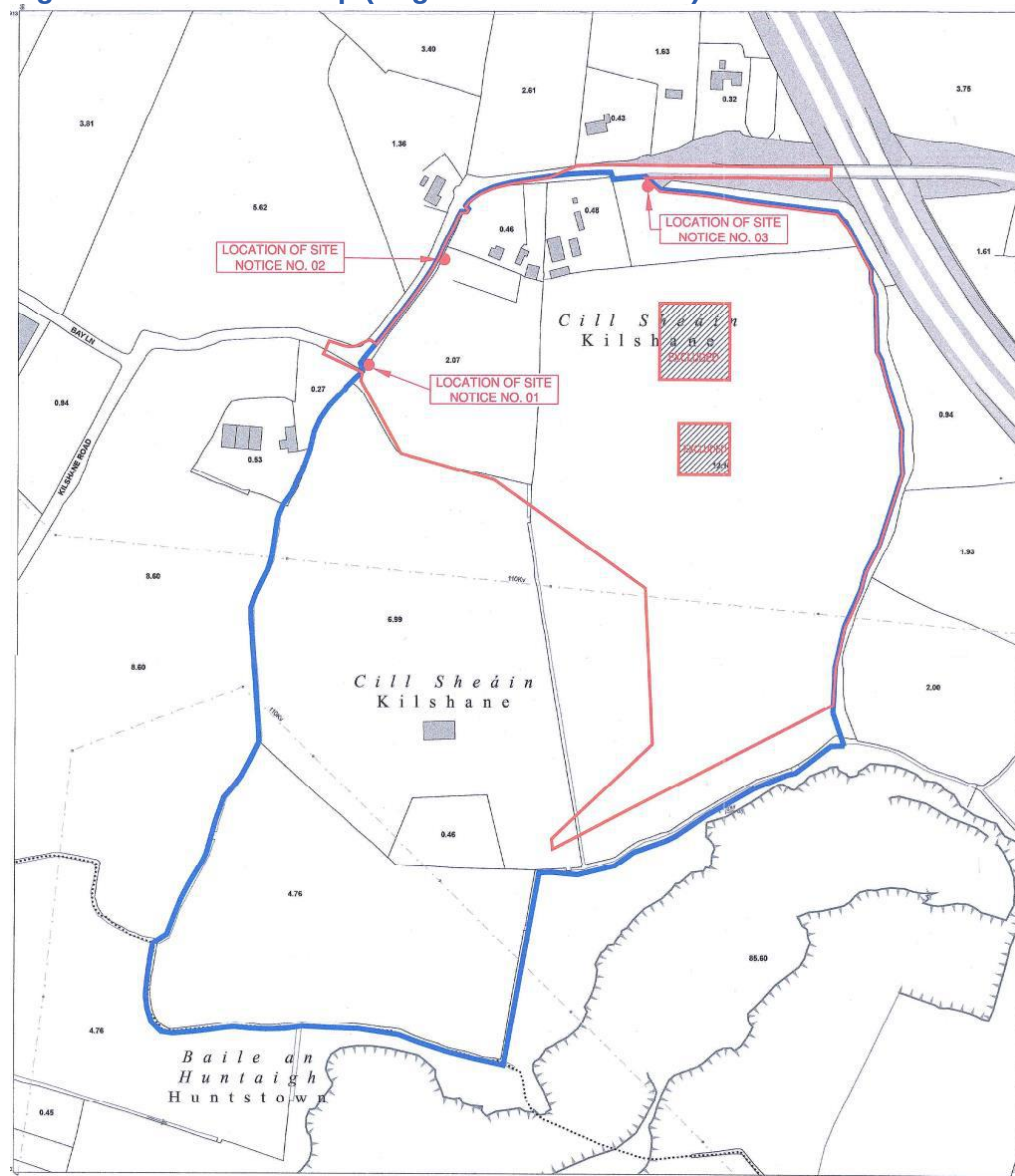
4.2 GAS POWERED TURBINE GENERATION (FW22A/0204 AND ABP-317480-23)

Planning permission was granted by Fingal County Council on 23rd June 2023 and by An Bord Pleanála on 16th May 2024 for the development of a gas turbine powered generation station at lands adjacent to the application site (Reg. Ref.: FW22A/0204 and ABP-317480-23). The applicant was Kilshane Energy Limited. The decision of the planning authority to grant

permission for the development was appealed and permission was granted ultimately by the Board following an appeal.

The application site to which Reg. Ref.: FW22A/0204 relates is located immediately to the northeast of the site to which this application relates. The current application site is primarily located within the blue line of Reg. Ref.: FW22A/0204 as shown in Figure 3 below.

Figure 4.2: Location Map (Reg. Ref.: FW22A/0204)



Reg. Ref.: FW20A/0204 sought permission for the following development:

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.

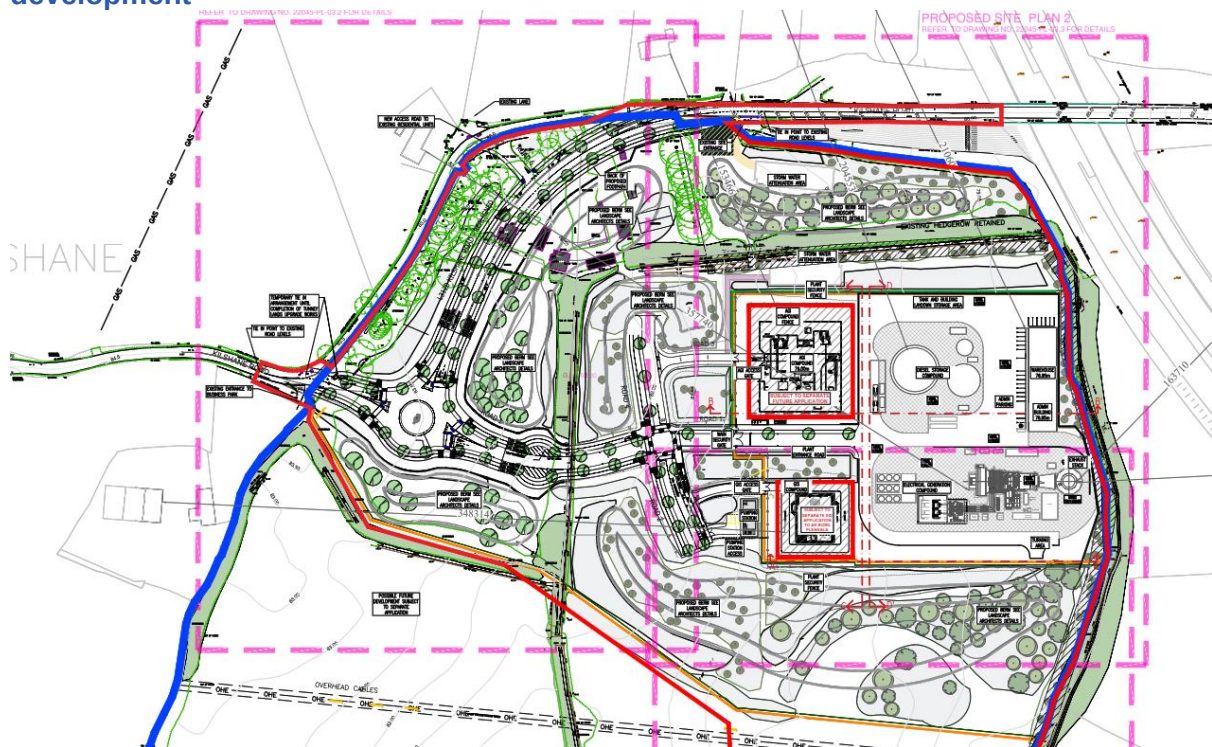
2. *The demolition of a detached residential dwelling (c. 142 m² GFA) and associated farm buildings (c. 427 m² GFA) located in the north west corner of the subject site to facilitate the proposed development.*
3. *Road improvement works to 493.34 m Kilshane Road (L3120), including the realignment of 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 security fence along Kilshane Road and the perimeter of the subject site boundary.*
9. *Provision of new on-site foul sewer pumping station to serve the development.*
10. *Provision of underground surface water attenuation areas to serve the development.*

All associated site development and excavation works, above and below ground, necessary to facilitate the development.

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 licence 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) Application will also be submitted for a Gas-Insulated Switchgear Substation (GIS), Air Insulated Switchgear Substation (AIS) and grid connection to serve the development”.

Permission was granted by Fingal County Council subject to 34 conditions. This permission was appealed by third parties (ABP Ref.: ABP-317480-23) and permission was subsequently granted by An Bord Pleanála on 16th May 2024.

Figure 4.3: Extract from the site layout plan of the permitted power generation development



4.3 GAS TURBINE POWER GENERATION (FW21A/0250)

The permissions set out above followed a refusal by Fingal County Council for gas turbine power generation on 10th February 2022 under Reg. Ref.: FW21A/0250.

Permission was refused for six reasons, each of which was addressed in the subsequent application discussed above.

5.0 DEVELOPMENT DESCRIPTION

5.1 DESCRIPTION OF DEVELOPMENT

The description of the proposed development set out within the statutory notices is as follows:

“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.

The development is divided into two distinct areas, comprising an energy generation compound and an ancillary compound.

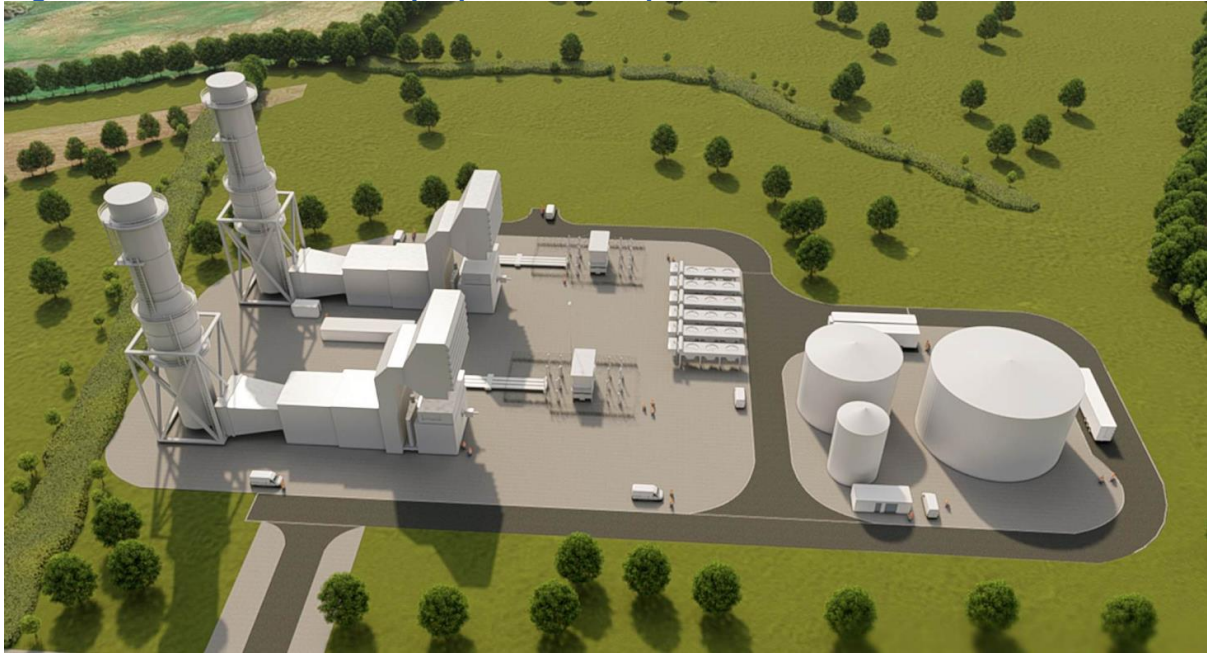
The Energy Generation Compound will house two open cycle gas turbine (OCGT) sets and associated flues, with a maximum height of 44m. To the west of the turbine sets two Air Insulated Substations (AIS) compounds are proposed to house transformers and electrical equipment within fenced compounds (with 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.

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.

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.

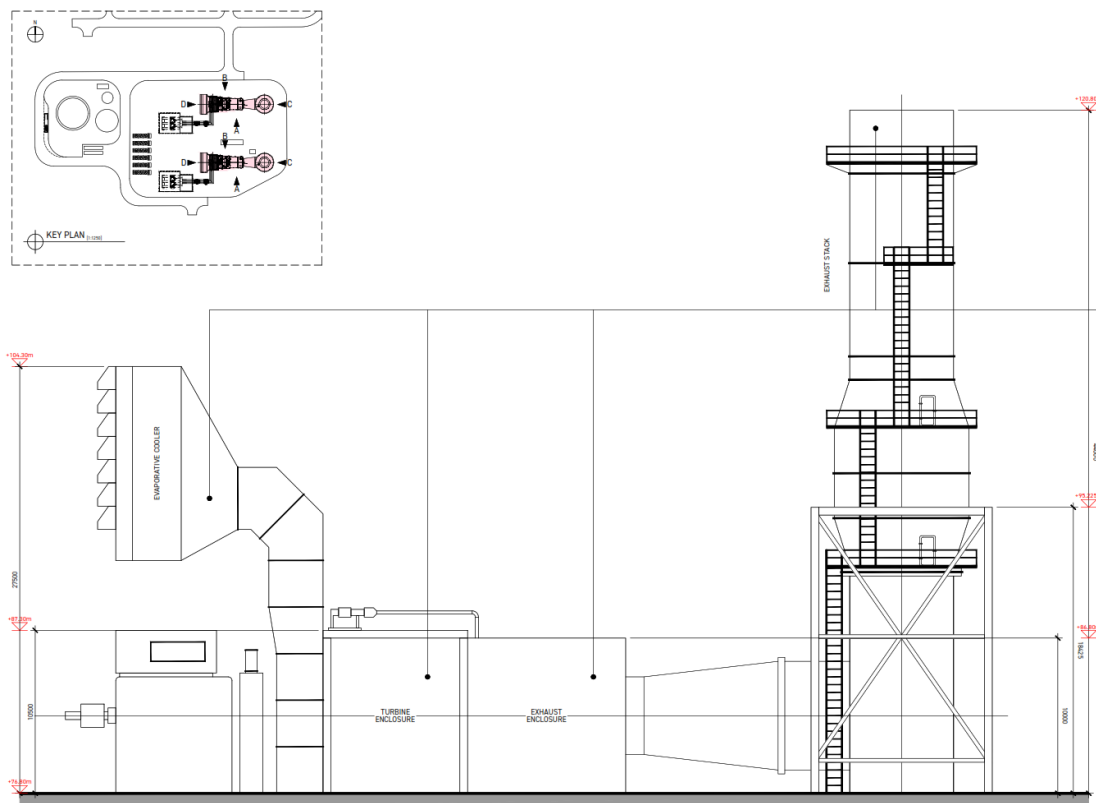
An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.

An Environmental Impact Assessment Report (‘EIAR’) will be submitted with the application”.

Figure 5.1: Aerial view of the proposed development

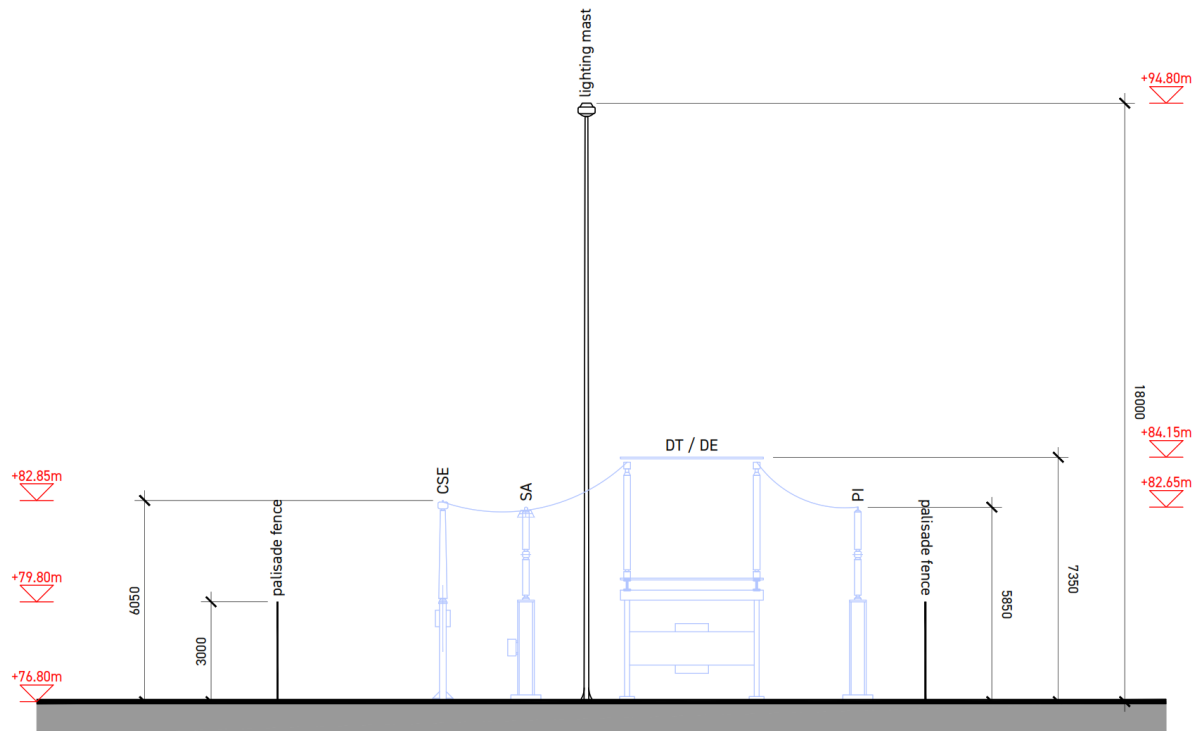
5.2 ENERGY COMPOUND

As set out within the public notices, the Energy Generation Compound will house two open cycle gas turbine (OCGT) sets and associated flues, with a maximum height of 44m. The turbine sets themselves are orientated east-west on the site, with the flues located to their eastern side, and associated plant and the turbines themselves located towards the west.

Figure 5.2: Extract of gas turbine elevation

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). The fencing proposed to enclose these compounds is palisade fencing, which is required to provide the necessary level of security.

Figure 5.3: Extract of AIS substation elevation



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.

Figure 5.4: Extract from contiguous elevation

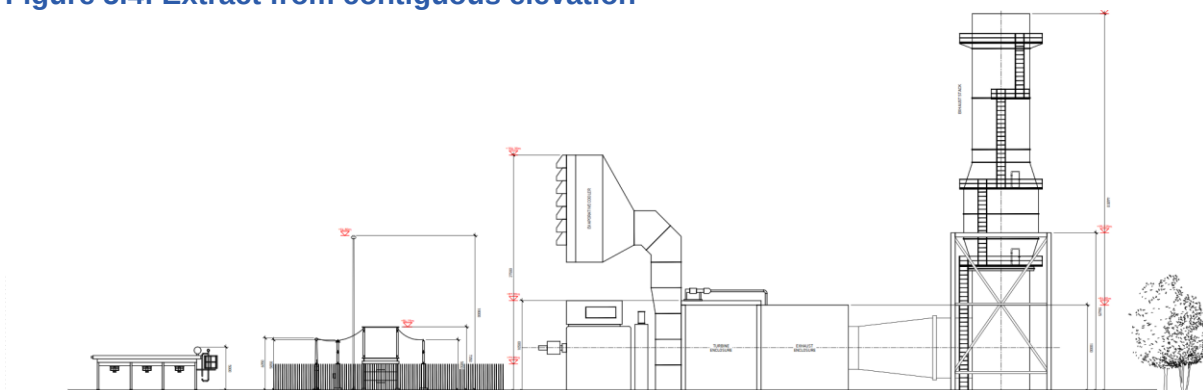


Figure 5.5: CGI of the proposed gas turbines, viewed from within the site



5.3 ANCILLARY COMPOUND

A set out within the public notices, 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.

This fuel storage, water storage, and associated plant and equipment are solely ancillary to the operation of the proposed gas turbine generation station. The structures proposed are of a lower scale than the gas turbines and associated flues, and the overall development (including the turbines) is located centrally within the overall landholding and will be surrounded by landscaping and tree planting to reduce visual impact and provide for a net uplift in tree coverage and habitat for wildlife on site.

Figure 5.6: View of water treatment trailers, with storage tank within the ancillary compound in the left background, and the proposed gas turbines in the right background



5.4 ACCESS AND SERVICES

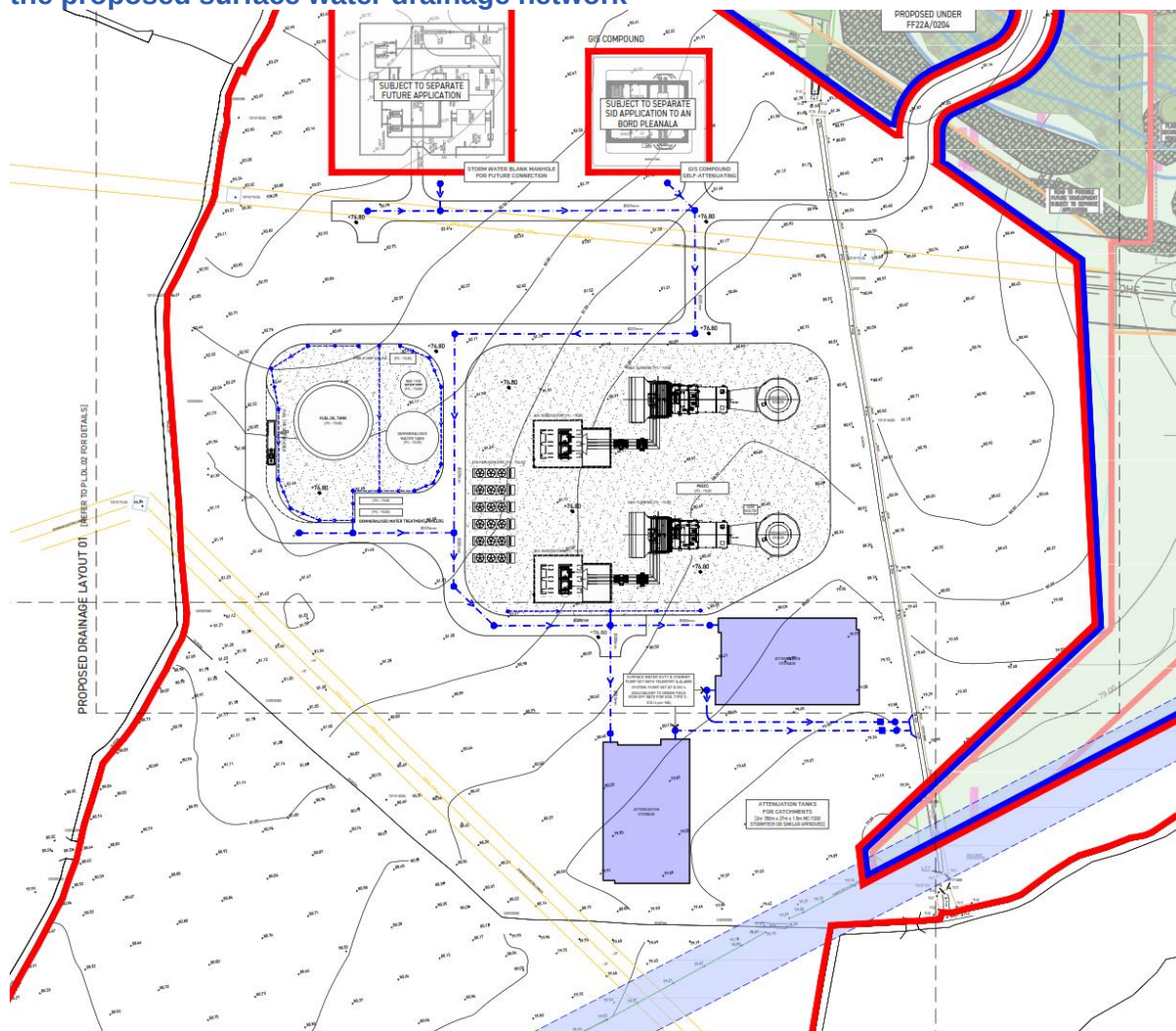
As noted above, the current development proposal will be served with access arrangements connecting to the permitted development in the control of the same applicant to the north. With regard to drainage and water services, it is proposed to provide for attenuation on the subject site which will control surface water discharge to greenfield runoff rates. A drainage layout is included within the application drawing pack.

As noted previously, connection to the electricity grid will be via an additional 220kV substation, which will be subject to a separate consenting process, in consultation with EirGrid on the routing of connections. Additionally, an AGI and piped gas connection will be subject to a separate GNI consenting process. Both of these future elements of development in connection to the proposed development are considered in as far as practicably possible within the EIAR submitted with the current application.

Figure 5.7: Extract from site layout plan illustrating connection of access arrangements to the permitted development to the north



Figure 5.8: Extract from drainage drawing submitted with the application, illustrating the proposed surface water drainage network



5.5 OVERALL PROCESS DESCRIPTION

The proposed power plant facility will be connected to the EirGrid transmission network and will export power when dispatched by EirGrid up to the specified Maximum Export Capacity (MEC) in the EirGrid Connection Agreement. When the power plant is exporting power, it will simultaneously power facility loads. When the power plant is offline, it will import power from the EirGrid transmission system for facility load.

The power plant consists of two single shaft outdoor gas turbines with fan coolers. The turbine is designed for dual fuel operation, with natural gas as the primary fuel source.

The natural gas is to be supplied from a gas yard enclosed by the power plant site. No fuel gas compression is required. The gas yard filters, meters, heats, and pressure-regulates the gas to meet the turbine requirements. The gas yard will have a perimeter security fence and an access gate. The gas yard / AGI will be delivered by GNI under a separate consenting process. While it does not form part of the current SID application, it is nonetheless illustrated on the proposed site layout plans and referred to in the EIAR in as far as is practicable.

Fuel oil will be delivered via tanker trucks and manually pumped at an unloading station to a permanent onsite double wall storage tank. Fuel oil forwarding pumps will supply oil to the turbine, where air extracted from the gas turbine compressor will be used to atomize the fuel

oil prior to combustion. When operating on fuel oil, demineralised water will be injected into the fuel nozzles to control NOx emissions. The demineralised water will be generated using onsite mobile mixed bed trailers, which do not produce wastewater during operation and are taken offsite for regeneration. These trailers have been included on the application drawings.

The gas turbines will draw air through the inlet filter house and into the compressor, where it will be pressurised and heated before combustion. Compressed air will be mixed with fuel and ignited in the combustion chambers. The hot pressurised gas will enter the turbine, where it will expand and produce mechanical energy by spinning the shaft. The exhaust gas will exit the turbines through ducting and a horizontal silencer before being discharged out of the vertical stacks.

The mechanical energy will be converted in the generator to three-phase, 50Hz power at 21kV. The power will be transmitted in isophase bus duct to the generator circuit breaker. Taps off of the isophase bus duct after the generator circuit breaker will supply power to the gas turbine generator static start system and excitation system, and to the unit auxiliary transformer (UAT) to power facility loads. The UAT will lower the voltage and supply power to the facility switchgear and MCC's. The facility switchgear and MCC's will distribute power to the facility loads. These will be located in the outdoor power distribution centre enclosure and in the control/warehouse building electrical room. The isophase bus will transmit the remaining power to the generator step-up transformer (GSUT). The GSUT will increase voltage from 21kV to 220kV transmission line voltage.

The high voltage system will include a disconnect switch, underground cables, and a gas insulated switchgear (GIS) building. The GIS building will have a perimeter security fence and an access gate. The transmission line will continue underground offsite into the EirGrid transmission system.

Similarly to the AGI, the GIS building also is enclosed by the power station site and is subject to a separate consent process.

The development is required to be available to follow dispatch instructions from EirGrid, the Transmission System Operator (TSO). The TSO will decide the actual operating hours of the unit depending on system needs at any point in time. The nature of the development as a peaking plant will mean that it will not operate continuously for long periods of time.

5.6 REQUIREMENT FOR THE DEVELOPMENT

The proposed development will act as a reliable source of backup generation when the system margins are tight. It is forecast to displace the running of existing, higher carbon emitting units such as oil-fired units. The proposed development is expected to provide a reduction in the level of carbon emissions.

The flexible technology will help facilitate a higher penetration of renewable generation being dispatched onto the system. The technology chosen is currently able to operate with up to 80% hydrogen blend in the gas network ensuring that it will have the capability to respond to the expected changes in the composition of the gas network as we move towards a decarbonised society.

The site layout denotes two areas which are not intended to form part of this SID application, namely a gas AGI compound and a high voltage substation compound. These elements will be subject to separate future consenting processes.

6.0 RELEVANT NATIONAL AND REGIONAL POLICY CONTEXT

6.1 CLIMATE ACTION PLAN 2024

The proposed development aligns with the Climate Action Plan 2024 which sets a Key Target of the provision of at least 2 GW of new flexible gas plants by 2030.

Section 12 of the Climate Action Plan 2024 sets out Key Targets, Measures and Actions to achieve the aims of the Plan. A Key Target set out at the outset of this section is the delivery of at least 2 GW of electricity through the provision of New Flexible Gas Plants by 2030.

Section 12.4.1 of the Climate Action Plan 2024 sets out Measure to Meet the Challenge. Under the section entitled Accelerate Grid Flexibility the following measure is set out:

➤ *“Delivery of 2 GW of new flexible gas-fired power generation”*

The proposed development of a gas fired power station to support the required level of emissions reduction identified in the Climate Action Plan and greater renewable penetration on the grid is in keeping with the objectives of the Climate Action Plan 2024. The proposals would represent a significant contribution to the realisation of a key objective of the Plan.

The delivery of flexible gas fired generation such as the proposed development, in line with the Climate Action Plan, will enable the retirement of inefficient and carbon intensive generation assets on the national grid, and the wider rollout of renewable energy in the region and the State.

The role played by flexible gas fired generation stations such as the proposed development is to dispatch power to balance fluctuating electricity demand in the grid due to intermittent renewable supplies, as renewable energy generation is inherently intermittent due to weather conditions.

The delivery of the proposed development will make a significant (30%) contribution to the realisation of the 2GW target for new flexible gas-fired generation set out in CAP24. CAP 24 states the following:

The EPA project that the electricity sector emissions are currently not aligned to CAP 23's pathways and targets. The EPA projections forecast an overshoot of ~5.2 MtCO₂eq. in the period 2021 to 2025 and ~8.2 MtCO₂eq. in the period 2026 to 2030.

The achievement of this target is crucial to facilitate the realisation of other national climate and energy targets, including the sourcing of electricity from 80% renewable sources by 2030, and avoiding an exceedance of the legally binding sectoral emissions targets for the electricity sector (the exceedance of which would result in substantial fines).

The delivery of a reliable and more sustainable electricity system for the State is also a key pre-requisite for economic development and stability, with employment and investment decisions on a supranational scale increasingly influenced by the availability of reliable and sustainable infrastructure such as electricity infrastructure.

6.2 ENERGY SECURITY IN IRELAND 2030

The importance of providing dependable and flexible electricity supply is also highlighted in Energy Security in Ireland to 2030 (published in November 2023 by the Department of the Environment, Climate, and Communications). This government policy document states the following:

*“Our plans for the electricity system, focused on the addition of renewable generation, demand-side flexibility, **new gas-fired generation as flexible back-up**, interconnection and storage, are the right ones to secure our electricity supplies. We must focus on delivery and monitor and adjust our plans as we go.”*

The proposed development will directly assist in the improvement of security of energy supply.

6.3 CIRCULAR PL12/2021 – GOVERNMENT STATEMENT ON SECURITY OF ELECTRICITY SUPPLY

Circular PL 12/2021, issued by the Minister of State for Planning and Local Government stated the following:

Government has approved that:

- 1. the development of new conventional generation (including gas-fired and gasoil distillate-fired generation) is a national priority and should be permitted and supported in order to ensure security of electricity supply and support the growth of renewable electricity generation;***

...”

The foregoing statement from Circular 12/2021 is of direct relevance to the proposed development and clearly indicates the national importance of the proposals.

6.4 NATIONAL PLANNING FRAMEWORK – IRELAND 2040

The National Planning Framework was published in February 2018. The proposed development will contribute to the fulfilment of energy and climate related objectives of the NPF.

National Policy Objective 47 of the NPF states: *“In co-operation with relevant Departments in Northern Ireland, strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply”.*

National Policy Objective 54 is to: *“Reduce our carbon footprint by integrating climate action into the planning system in support of national target for climate policy mitigation and adaption objectives, as well as targets for greenhouse gas emissions reductions”.* As set out above, the proposals will directly and substantially contribute to the realisation of a key target of the 2024 Climate Action Plan, directly supporting the achievement of the above National Policy Objective of the NPF.

National Policy Objective 55 is to: *“Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050”.* The purpose of the proposed development is to deliver flexible electricity generation at a strategic location and scale, in order to support the increased penetration of intermittent renewable energy generation assets.

Having regard to the foregoing, the proposed development will substantially contribute to the realisation and fulfilment of at least three of the National Policy Objectives set out within the NPF.

6.5 DRAFT FIRST REVISION TO THE NATIONAL PLANNING FRAMEWORK

Consultations recently concluded on the Draft First Revision to the National Planning Framework.

NPO47, set out above has become NPO62 in the draft NPF and states:

“In co-operation with relevant Departments in Northern Ireland, strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply, and explore the potential for strategic cooperation on offshore wind energy development”.

NPO54 has become NPO70 in the Draft NPF and states:

“Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets”.

NPO70 is amended in the draft NPF to put more emphasis on the achievement of greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.

NPO55 has become NPO70 in the draft NPF and is unchanged.

The draft NPF remains supportive of the proposed development. In the event that the first revision to the NPF is finalised prior to a decision on this application, it is the updated version of the NPF that must be referred to by the Board.

6.6 REGIONAL SPATIAL AND ECONOMIC STRATEGY FOR THE EASTERN AND MIDLANDS REGIONAL ASSEMBLY

The proposed development will also contribute substantially to the fulfilment of objectives of the Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly.

Section 10.3 of the RSES (Energy) states the following:

“The Dublin Region is the major load centre on the Irish electricity transmission system. Approximately one third of total demand is located here, similarly the Eastern Region is a major load centre on the Irish transmission system. The main urban demand centres are composed of a mix of residential, commercial and industrial demand, which is expected to grow up to 2025 and beyond. Developing the grid in the Region will enable the transmission system to safely accommodate more diverse power flows from renewable generation and also to facilitate future growth in electricity demand. These developments will strengthen the grid for all electricity users, and in doing so will improve the security and quality of supply. This is particularly important if the Region is to attract high technology industries that depend on a reliable, high quality, electricity supply”.

Regional Policy Objective 10.20 is as follows:

“Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. This includes the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process”.

The proposed development will substantially contribute to the fulfilment of this objective, by providing for flexible generation within the Dublin Region to enhance security of supply and strengthen the electricity system of the region to support increased renewable energy penetration.

7.0 LOCAL PLANNING POLICY

The proposed development comprises development within the functional area of Fingal County Council. The development plan comprises the Fingal County Development Plan 2023-2029.

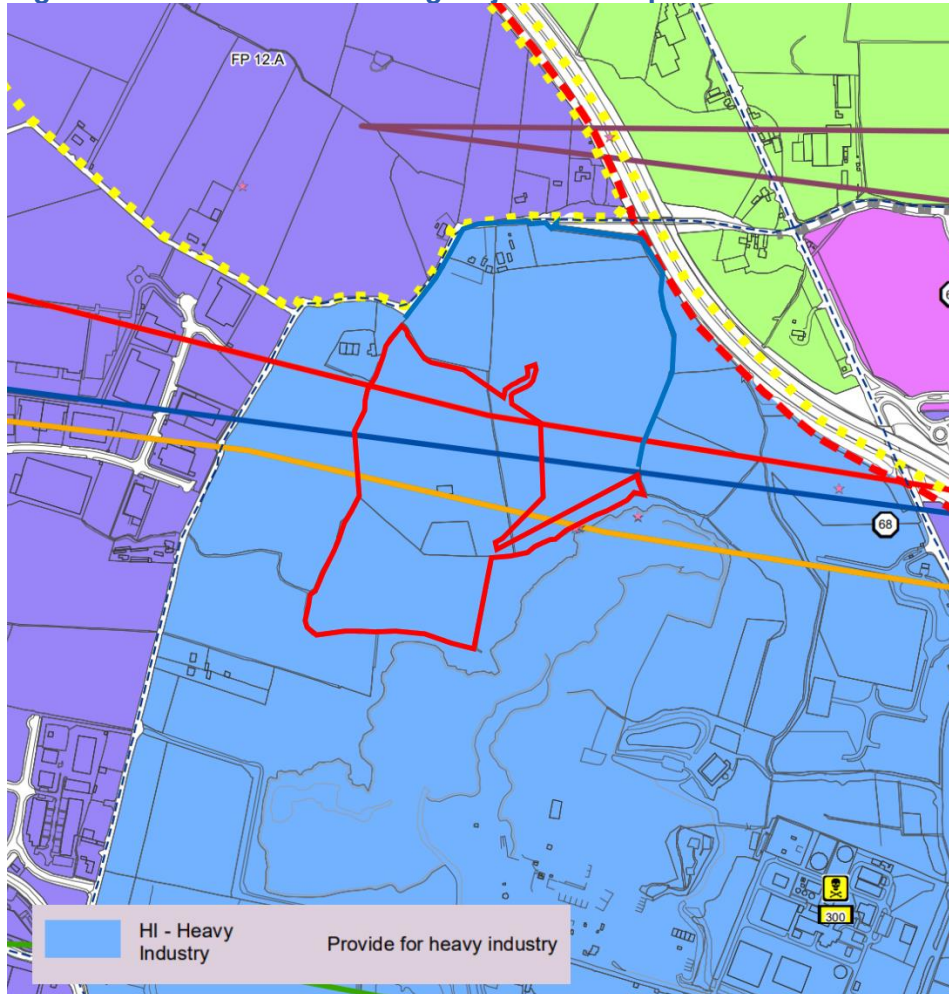
7.1 FINGAL COUNTY DEVELOPMENT PLAN 2023-2029

7.1.1 PRINCIPLE

The application site is zoned HI Heavy Industry in the Fingal County Development Plan. The objective for this zoning is to: *“Provide for Heavy Industry”*.

The vision for HI zoned lands is as follows:

“Facilitate opportunities for industrial uses, activities and processes which may give rise to land use conflict if located within other zonings. Such uses, activities and processes would be likely to produce adverse impacts, for example by way of noise, dust or visual impacts. HI areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses”.

Figure 7.1: Extract from Zoning Objectives Map Sheet 12

A number of uses are permitted in principle in HI zoned land. These include:

➤ Utility Installation

Utility Installation is defined in Appendix 4 of the Development Plan as follows:

“A structure composed of one or more pieces of equipment connected to or part of a structure and/ or a facility designed to provide a public utility service such as the provision of heat, electricity, telecommunications, water or sewage disposal and/or treatment”.

It is considered that the proposed development is a utility installation as defined in the Development Plan and is permitted in principle in HI zoned lands.

7.1.2 CLIMATE ACTION

Climate action is given high priority in the Fingal County Development Plan. Section 1.9.3 considers the Climate Action Plan 2023 and how this is incorporated into the Development Plan. Climate Action is also the subject of Chapter 5 of the Plan.

Policy CAP1 – National Climate Action Policy seeks the implementation of the Climate Action Plan and other relevant considerations within Fingal; it states:

“Support the implementation of national objectives on climate change including the national Climate Action Plan 2023 (CAP23), the National Adaptation Framework 2018 and the National Energy and Climate Plan for Ireland 2021–2030 and other relevant legislation, policy and agreements in relation to climate action”.

Objectives CAO2 and CAO3 and Policy CAP2 are also of relevance, they state:

“Objective CAO2 – Fingal County Council Climate Change Action Plan

Implement Fingal County Council’s Climate Change Action Plan 2019–2024 in consultation and partnership with stakeholders including the Dublin Metropolitan Climate Action Regional Office (CARO) and Codema”.

“Objective CAO3 – Quantification of Greenhouse Gases

Support the Eastern and Midland Regional Assembly (EMRA) in identifying a robust method for quantifying the relative GHG impacts of alternative spatial planning policies as part of the European Union ESPON ‘QGasSP’ research programme”.

“Policy CAP2 – Mitigation and Adaptation

Prioritise measures to address climate change by way of both effective mitigation and adaptation responses in accordance with available guidance and best practice”.

Section 5.5.3 of the Plan sets out the policies and objectives relating to Energy and support for renewable energy sources.

The proposed development will provide electricity generation to the grid to compensate at times of low renewable input. In line with the Climate Action Plan, the proposals will form part of a more sustainable energy generation system. In complying with a key target of the Climate Action Plan 2024, the proposals also accord with Policy CAP1 of the Development Plan.

7.1.3 EMPLOYMENT AND ECONOMY

Development Plan policy EEP18 states:

“Policy EEP18 – Green Economy

Support the Green Economy as a means of future proofing the County’s economy and facilitate this through orderly growth”.

Objective EO70 states:

“Objective EEO70 – Renewable and Alternative Energy

Facilitate and encourage the development of the alternative energy sector, in line with a Local Renewable Energy Strategy, and work with the relevant agencies to support the development of alternative forms of energy where such developments do not negatively impact upon the environmental quality, and visual, residential or rural amenity of the area”.

The proposals accord with this policy in providing jobs in the green economy. The proposals also assist in achieving the objective of encouraging the alternative energy sector.

7.1.4 DUBLIN AIRPORT

7.1.4.1 Noise

The application site is partly located in Airport Noise Zoned A, B and C. The following Objectives are of relevance:

“Objective DAO11 – Requirement for Noise Insulation

Strictly control inappropriate development and require noise insulation where appropriate in accordance with Table 8.1 above within Noise Zone B and Noise Zone C and where necessary in Assessment Zone D, and actively resist new provision for residential development and other noise sensitive uses within Noise Zone A, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone. To accept that time based operational restrictions on usage of the runways are not unreasonable to minimise the adverse impact of noise on existing housing within the inner and outer noise zone”.

“Objective DAO13 – Aircraft Operations and Noise

Ensure that aircraft-related development and operation procedures proposed and existing at the Airport consider the requirements of the Aircraft Noise Regulations, the Noise Abatement Objective (NAO) for Dublin Airport, the Noise Action Plan, Health Issues and all measures necessary to mitigate against the potential negative impact of noise from aircraft operations (such as engine testing, taxiing, taking off and landing), on existing established residential communities, while not placing unreasonable, but allowing reasonable restrictions on airport development to prevent detrimental effects on local communities, taking into account the EU Regulation 598/2014 (or any future superseding EU regulation applicable) having regard to the ‘Balanced Approach’ and the involvement of communities in ensuring a collaborative approach to mitigating against noise pollution”.

The application proposes a development in which is not noise sensitive and which is not of a nature which requires insulation from noise. It will not impact on the operation of the airport.

The noise output of the proposed development has been considered in Chapter 10 of the EIAR. With regard to operational noise, it states:

“Noise from external plant will be minimised by purchasing low noise generating equipment and incorporating appropriately specified in line attenuators for stacks and exhausts where necessary. With due consideration as part of the detailed design process, this approach will result in the site operating well within the constraints of the best practice guidance noise limits that have been adopted as part of this detailed assessment”.

7.1.5 SAFETY

The site is partially located in the Outer Public Safety Zone. The majority of the development proposed is located within the Outer Public Safety Zone.

Objective DAO19 outlines that guidelines to control development in these areas have not been published by Government. Until such time as such guidelines are published, the Council will continue to follow the advice of the Irish Aviation Authority regarding the effects of proposed development on the safety of aircraft and the safe and efficient navigation thereof.

In the outer public safety zone, employment densities of up to 110 persons per half hectare of development are applicable based on the 2005 ERM report. This measure is based on the

measurement of density within any given half hectare of a development (i.e. a development is judged based on the densest half hectare within its boundary).

Once operational, there will be no direct employment on site. Therefore, the proposals accord with the employment densities set out above.

7.1.6 GREEN INFRASTRUCTURE AND NATURAL HERITAGE

7.1.6.1 Green Infrastructure

The application proposes development on a greenfield site. The following policies and objectives are of relevance.

“Policy GINHP1 – Resilient Design

Promote an awareness of the benefits of resilient design and the multi-functional nature of green infrastructure. Apply multi-functional principles of green infrastructure to inform the Development Management process in terms of design and layout of new residential areas, business/industrial development and other significant projects while maximising the multi-functional nature of green infrastructure by ensuring the development of synergies between Public Open Space, Biodiversity, SuDS/Water Sensitive Design, Climate Change and Active Travel objectives”.

“Policy GINHP2 – Protection of Green Infrastructure

Ensure that areas and networks of green infrastructure are identified, protected, enhanced, managed and created to provide a wide range of environmental, social and economic benefits to communities”.

“Policy GINHP3 – Greening of Developments

Encourage measures for the ‘greening’ of new developments including the use of green roofs, brown roofs, green walls and water harvesting. Where feasible require new developments to incorporate greening elements such as green roofs, brown roofs, green walls, green car parking and SuDs (e.g. clean water ponds fed by rainwater via downpipes)”.

The proposals incorporate planting and landscaping across the site to promote biodiversity and increase screening of the proposed development. Key hedgerow features are retained, while the development will bring about a net increase in tree coverage and valuable habitat on site (given the site is currently agricultural grassland of no particular ecological value).

7.1.6.2 Landscape Character

The application site is located in an area characterised as Low Lying Agricultural. Table 9.3 of the Development Plan indicates that the landscape value of this lands is “Modest” and the landscape sensitivity is “Low”.

It is considered that the site is an appropriate location for the proposed development, which has been sensitively sited and subject to proposed landscaping to ameliorate negative visual impact.

7.1.6.3 Ecology

Chapter 6 of the EIAR accompanying this application summarises the ecological surveys carried out on the site. Section 6.6 sets out mitigation and monitoring measures to improve

ecology on the site. This includes augmentation of planting on site and ecologically sensitive lighting.

7.1.7 INFRASTRUCTURE AND UTILITIES

The County Development Plan supports the provision of energy infrastructure and states the following:

“A secure and resilient supply of energy is critical to a well-functioning region. Over-reliance on non-indigenous supplies of energy is still a major issue for Fingal and the Eastern Region. Energy generation and energy related activity in Fingal is likely to change significantly over the coming years as the move to a low carbon economy increases”.

The proposed development comprises flexible gas-fired generation to support the transition of the energy system to a greater percentage of renewable sources, while providing for security of energy supply.

Section 11.4 of the Plan states the following as one of the strategic aims of the Plan:

“Facilitate and promote the development of energy networks to facilitate sustainable growth and economic development to support the transition to alternative, renewable, decarbonised and decentralised energy sources technologies and infrastructure. The Council will continue to support the development of a safe, secure and reliable supply of electricity and encourage the development of enhanced electricity networks, facilitating new transmission infrastructure projects under EirGrid’s Development Strategy.”

7.1.7.1 Energy Policies and Objectives

Policy IUP27 – Energy Networks and ICT Infrastructure states that it is the Policy of Fingal to:

“Facilitate and promote the development of energy networks and ICT infrastructure where necessary to facilitate sustainable growth and economic development and support the provision of critical energy utilities and the transition to alternative, renewable, decarbonised, and decentralised energy sources, technologies, and infrastructure”.

Policy IUP29 of the Development Plan states:

“Work in partnership with existing service providers, businesses and local community groups to facilitate required enhancement and upgrading of existing infrastructure and networks and support the development of new energy systems, local community sustainable energy generation projects and transmission grid which will be necessary for a more distributed, renewables -focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave, and solar energy”.

Objective IUO44 Energy Utilities states:

“Support the development of enhanced electricity and gas supplies and associated transmission and distribution networks, to serve the existing and future needs of the County, and to facilitate new transmission infrastructure projects and technologies”.

The proposals comprise a significant addition to the energy infrastructure in the County which will meet the policies and objectives of the Development Plan as set out above. The proposals will help secure a resilient supply of energy. It will also facilitate renewable energy nationally and will form a key piece of electricity infrastructure which will enable the transition to more

sustainable electricity use. This improvement to the electricity infrastructure will enable growth and economic development in line with Policy UIP27.

The key policy to which the proposals respond is Policy IUP29. The proposals will provide an upgrade to the existing infrastructure and network in the area which will facilitate a more distributed, renewables-focused energy generation system harnessing all forms of renewable energy.

7.1.7.2 Surface Water and Flood Risk Management

The policies and objectives of the Development Plan promote water conservation and SuDS in all developments to reduce the level of surface water run-off, improve water quality and contribute to adaptation to climate change through natural solutions.

A Storm Water Management Plan will be implemented through the use of various SuDS techniques to treat and minimise surface water runoff from the site. The methodology involved in developing the Storm Water Management Plan for the subject site will be based on recommendations set out in the Greater Dublin Strategic Drainage Study (GDSDS) and in the SuDS Manual.

Storm water from the site will discharge at a controlled rate, limited to the greenfield equivalent runoff, to the existing ditches forming the site boundary, which are connected to the Huntstown Stream. Rainfall in excess of this will be attenuated in the underground tanks for each catchment. The proposed development will be designed to incorporate best drainage practice.

The proposed development includes the provision of permeable paving at parking areas serving the development. Swales will be connected to the surface water network so that any excess flows can be directed to the mains rather than overspilling to open spaces on the site.

The system also allows for the percolation of water back to the water table. A flow control device (Hydrobrake) is proposed between the attenuation tank and the outfall headwall. This will limit flow volumes exiting the site to the greenfield equivalent runoff rate.

A Class 1 Petrol interceptor will be installed before surface water outfalls to the existing ditch system. The Interceptor will remove hydrocarbons from surface flows before they outfall to natural watercourses.

7.1.8 APPROPRIATE ASSESSMENT

Objective DMSO1 relates to Screening for Appropriate Assessment. It states:

“Ensure that all plans and projects in the County which could, either individually or in combination with other plans and projects, have a significant effect on a European site or sites are subject to Screening for Appropriate Assessment”.

An AA Screening Assessment has been carried out by EIS to consider whether or not a Natural Impact Statement or Stage Two AA is required for the proposed development. This screening assessment concludes:

“This stage one screening for AA of the proposed Power Generation Station at Kilshane, County Dublin demonstrates that the proposed development is not likely to have potential for significant effects to any European sites.

The AA screening process has considered potential effects which may arise during the construction and operational phases as a result of the implementation of the proposed

development. Through an assessment of the potential sources and pathways for significant effects, and an evaluation of the project characteristics, and the site context and character; taking account of the processes involved and the distance of separation from European sites; it has been evaluated that potential significant effects to the Conservation Objectives of Qualifying Interests and Special Conservation Interests of any designated European site are not likely to occur as a result of the implementation of the proposed development.

Given the nature of the proposed development, the site context and characteristics, and distance from European site, it is predicted that the proposed scheme will not lead to any potential significant in-combination effects when considered with potential effects arising from any other plans or projects.

The proposed scheme is not foreseen to have any likelihood of significant effects on any European sites, alone or in combination with other plans or projects – and therefore any potential for significant effect to any European site as a result of the proposed scheme can be ruled out. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, a Stage Two AA (NIS) is not required”.

7.1.9 ENVIRONMENTAL IMPACT ASSESSMENT

Objective DMSO2 – Screening for Environmental Impact Assessment states it is an objective of the Council to:

“Ensure that all development projects within the County that are below the mandatory thresholds for Environmental Impact assessment, which could individually or in combination with other projects have significant effects on the environment are subject to EIA Screening”.

The proposals are accompanied by a comprehensive EIAR, prepared by EIS. The EIAR comprehensively assesses the environmental impact of the proposals and is referred to where relevant throughout this report.

8.0 CONCLUSION

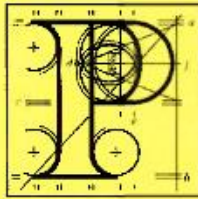
This application is submitted to An Bord Pleanála under section 37 of the Planning and Development Act 2000, as amended on behalf of the applicant Kilshane Energy Ltd. The application proposes a new 600 MW Gas Fired Generation Station and associated development at Kilshane Road, Kilshane, Finglas, Dublin 11.

This proposal will support current and future sustainable electricity generation by providing infrastructure to address troughs in supply through the provision of gas powered generation. This is in line with the key targets of the Climate Action Plan 2024 which sets a key target of the delivery of at least 2GW of gas powered generation for this reason.

It is demonstrated that the proposals will meet a key target of the Climate Action Plan 2024 as well as meeting the aims and objectives of the National Planning Framework, draft National Planning Framework and Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy. The proposals are fully compliant with the policies and objectives of the Fingal County Development Plan 2023-2029.

It has been demonstrated within this report, as well as within the accompanying drawings, documents, and reports that the proposal provides a suitable use of the subject lands. The applicant and design team in preparing the application documentation have considered the issues raised within the pre-application consultations undertaken with An Bord Pleanála and their determination issued prior to the lodgement of this application.

APPENDIX 1: ABP DETERMINATION THAT THE PROPOSED DEVELOPMENT CONSTITUTES SID



An
Bord
Pleanála

Board Direction
BD-017602-24
ABP-320566-24

The submissions on file and the inspector's report were considered at a Board Meeting held on the 25/09/2024.

The Board decided that the proposed development 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 Section 37A(2)(a), and 37A(2)(b), 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 Act.

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:

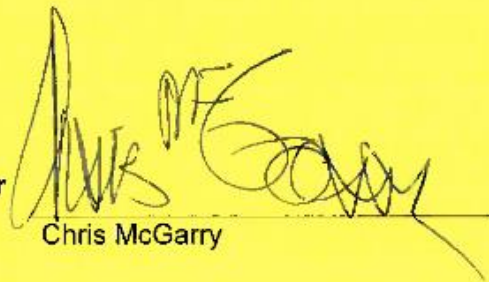
Prescribed bodies

The following prescribed bodies are considered relevant for the purpose of s37E(3)(c) of the Act:

- Department of Planning and 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 Chomhairle Ealaíon
- Fáilte Ireland
- The Heritage Council

Board Member



Chris McGarry

Date: 25/09/2024