

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

4th September 2024
Our Ref.: LW JN 24219

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A PROPOSAL FOR THE PROVISION OF A PROPOSED 600 MW OPEN CYCLE GAS-FIRED GENERATION STATION ON LANDS AT KILSHANE ROAD, KILSHANE, FINGLAS, DUBLIN 11

- 1.1 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 37B 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
- 1.2 The proposed development is located within the townland of Kilshane, located to the west of the N2 at Kilshane Road, Kilshane, Finglas, Dublin 11.
- 1.3 The proposed development is described 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.

Managing Director: John P. Spain
Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan | Luke Wymer
Senior Associate Directors: Meadhbh Nolan | Kate Kerrigan | Brian Coughlan | Ian Livingstone
Associate Director: Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates.
VAT No. IE 6416306U

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".

1.4 The following documentation accompanies this application:

- 2 no. copies of the planning application form;
- 2 no. copies of the letter of consent (attached to the application form);
- 2 no. copies of the site notice;
- 1 no. original copies of newspaper notices (Irish Daily Mail and The Star);
- 2 no. copies of this cover letter (including Appendix 1 – EIA Portal Notification);
- 7 no. electronic copies provided on CD ROM;
- Application Fee of €100,000;
- 2 no. copies of a Planning Report prepared by John Spain Associates;
- 2 no. copies of an Environmental Impact Assessment Report prepared by Environmental Impact Services;
- 2 no. copies of an Appropriate Assessment Screening Report prepared by Environmental Impact Services.

- 1.5 The planning application has been made available for inspection at the following locations:
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.
 - Fingal County Council, County Hall, Main Street, Swords, Co Dublin.
- 1.6 The application may also be viewed/downloaded on the following website:
www.kilshanegenerationsid.com
- 1.7 The public notices were published and erected on the 4th of October 2024 and which advise that the application will be available for viewing for a period of seven weeks commencing on the 11th of October 2024 and that submissions / observations must be made in writing directly to an Bord Pleanála (at An Bord Pleanála, 64 Marlborough Street, Dublin 1) or online at www.pleanala.ie not later than 5:30 pm on the 29th of November 2024.
- 1.8 3 no hard copies and 2 no. electronic copies have been lodged on the 4th of October **2024** with the relevant planning authority, Fingal County Council.
- 1.9 In accordance with the Board's determination on the pre-application consultations in respect of the proposed development, copies of the application and notification have been sent to the prescribed bodies listed below on the **4th of October 2024**.
1. Minister for Housing, Local Government and Heritage
 2. Minister for the Environment, Climate, and Communications
 3. Fingal County Council (the Planning Authority)
 4. Transport Infrastructure Ireland
 5. National Transport Authority
 6. Eastern and Midland Regional Assembly
 7. Office of Public Works
 8. EPA
 9. ESB
 10. Health and Safety Authority
 11. Eirgrid
 12. An Chomhairle Ealaíon
 13. Fáilte Ireland
 14. Commission for Energy Regulation
 15. Irish Water
 16. Inland Fisheries Ireland
 17. Irish Aviation Authority
 18. Dublin Airport Authority
 19. An Taisce
 20. Heritage Council
 21. Health Service Executive
- 1.10 In accordance with the requirements of the SID application form, a .dwg file with the application site boundary georeferenced using the ITM system is provided within the soft copies of the application herewith.
- 1.11 If you require any additional information, please do not hesitate to contact us.



Yours faithfully,







A handwritten signature in black ink that reads "John Spain Assoc." in a cursive, slightly stylized script.

John Spain Associates


APPENDIX 1 – CONFIRMATION FROM EIA PORTAL

Portal Confirmation - Portal ID:2024165

 Housing Eiaportal <EIAportal@housing.gov.ie>
To  Luke Wymer

  Reply  Reply All  Forward  

Tue 01/10/2024 15:24

 Follow up. Start by Tuesday 1 October 2024. Due by Tuesday 1 October 2024.

Dear Luke,

An EIA Portal notification was received on 01/10/2024 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 01/10/2024 under EIA Portal ID number 2024165 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2024165

Competent Authority: An Bord Pleanála

Applicant Name: Kilshane Energy Ltd

Location: Kilshane, Finglas, Dublin 11.

Description: 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 (600MW in total), along with backup fuel storage, supporting structures & services

Linear Development: No

Date Uploaded to Portal: 01/10/2024

Kindest Regards,

Hugh Wogan,


EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

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**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage