

Application to An Bord Pleanála for substitute consent

APPLICATION TO AN BORD PLEANÁLA FOR SUBSTITUTE CONSENT

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Culture, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in

APPLICATION FORM

1. NAME OF RELEVANT PLANNING AUTHORITY:

Longford County Council

2. LOCATION OF DEVELOPMENT:

Postal Address or Townland or Location (as may best identify the land or structure in question)

Annaghbeg, Annaghmore, Ards, Ballynakill, Barnacor, Cloonbearla, Cloonbony, Cloonbrock, Cloonfiugh, Cloonfore, Cloonkeel, Cloontabeg, Cloontamore, Coolnahinch, Corlea, Corralough, Derraghan Beg, Derraghan More, Derryad, Derryaroge, Derryart, Derrygeel, Derryglogher, Derrynaskea, Derryoghil, Derryshannoge, Grillagh, Kilmakinlan, Kilnacarrow, Mosstown, Mount Davys, and Rappareehill at Lanesborough, County Longford.

Ordnance Survey Map Ref No (and the Grid Reference where available) ¹

OS Sheet Numbers:

1824,1826,1828, 2024,2026,2028,2224,2226,2028 (1:50,000 scale)

3. APPLICANT²:

Name(s)

Bord na Móna Energy Limited

Address to be supplied at the end of this form (Question 19)

4. WHERE APPLICANT IS A COMPANY (REGISTERED UNDER THE COMPANIES ACTS):

Name(s) of company director(s)

G Breen, S Culleton Lowry, L Devenney, P Rowland

Registered Address (of company)

Bord Na Mona,
Main Street,
Newbridge
Co. Kildare

Company Registration number

303287

5. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):

Name

TOBIN (Planning Agent)

Address to be supplied at the end of this form (Question 20)

6. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS ³ :	
Name	Michael Nolan
Firm/Company	TOBIN

7. DESCRIPTION OF DEVELOPMENT:	
Brief description of nature and extent of development ⁴	<p>The development for which substitute consent is being sought consists of peat extraction activities and all ancillary works including the following:</p> <ul style="list-style-type: none"> • Installation of surface water drainage infrastructure at Mountdillon Bog Group, specifically at Derryadd, Derryaroge and Lough Bannow Bogs to facilitate peat extraction activities from 1988 to present day; • Vegetation clearance to facilitate peat extraction activity from 1988 to July 2019; • Industrial scale peat extraction (milled peat); • Use and maintenance of pre-existing ancillary supporting infrastructure and services to facilitate peat extraction (e.g., railway infrastructure, fixed fuel tanks, drainage (drains, silt ponds, pumps), machine passes etc.), from 1988 to July 2019; • Control Measures associated with the above, inclusive of the IPC Licence measures (Ref. P0504-01) which commenced from 2000 onwards to the present day; and, • All associated site development and ancillary works. <p>This application relates to development which is subject to an existing currently operates in accordance with, an Integrated Pollution Control Licence (Reg. No. P0504-01).</p>

8. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:		
Please tick appropriate box	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other <input checked="" type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure	The Applicant is the party who carried out the development on the lands which are outside of the Applicant's ownership. These lands were incidental to and supported the peat extraction carried out at Derryaroge, Derryadd and Lough Bannow Bogs. The Applicant's ownership boundary is indicated on Drawing No. 11400-2000 (Regional Site Location Map) submitted with this planning application.	

9. SITE AREA:	
Area of site to which the application relates in hectares	2,244 ha.

10. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:	
Gross floor space ⁵ of existing building(s) in square metres	N/A
Gross floor space of any demolition in square metres (if appropriate)	N/A

11. IN THE CASE OF MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:	
Class of Development	Gross floor area in square meters
N/A	N/A
N/A	N/A

12. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:							
Number of	Studio	1 Bed	2Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of car-parking spaces to be provided	N/A						N/A

13. DEVELOPMENT DETAILS:		
Please tick appropriate box	Yes	No
Does the development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Ac, 1994 ⁶ ?		✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area? Please refer to the rNIS enclosed	✓	
Is the remedial Environmental Impact Assessment Report included with this application? Please refer to the rEIAR enclosed	✓	
Does the development require the preparation of a remedial Natura impact statement? Please refer to the rNIS enclosed	✓	

Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence? IPC Licence Ref. P0504-01	✓	
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the development involve the demolition of any structure?		✓

14. SITE HISTORY:		
<i>Details regarding site history (if known)</i>		
<p>Has the site in question ever, to your knowledge, been flooded? Yes [] No [✓]</p> <p>If yes, please give details e.g. year, extent.</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [✓] No []</p> <p>If yes, please give details.</p> <p>The site was formerly used for industrial peat extraction.</p>		
<i>Are you aware of any valid planning applications previously made in respect of this land/structure?</i>		
<p>Yes [✓] No []</p> <p>If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p>		
Planning Ref.	Description	Planning Authority Decision
Longford Co. Co. Reg. Ref. 08/623	Grant of permission for a wind monitoring mast at Derryaroge. This permission was for a period of five years.	20/03/2009
Longford Co. Co. Reg. Ref. 14/35	Grant of permission for retention of a wind monitoring mast at Derryaroge. This refers to the same mast as permitted under 08/623. This revised permission was granted for a period of 10 years.	06/05/2014
Longford Co. Co. Reg. Ref. 15/86	Grant of permission (dated 25/08/15) for a wind monitoring mast at Derrynaskea (Lough Bannow Bog). This permission was granted for a period of five years.	25/08/2015
ABP Ref. PL14.PC0233	Request to enter into pre-application consultation pursuant to Section 37A of the Planning and Development Act 2000, as amended for a proposed wind farm of 29 wind turbines with an output of 90MW located in various townlands in County Longford. It was determined Strategic Infrastructure Development.	22/06/2018
Longford Co. Co. Reg. Ref.	Continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years, the purpose of the mast is to assess the suitability of the company's adjacent lands for wind farm	05/11/2020


20/183	development, previous planning application number 15/86.	
Longford Co, Co. Reg. Ref. 23/108	Continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years. The purpose of the mast is to assess the suitability of the company's adjacent lands for wind farm development. Previous planning application numbers: 15/86 and 20/183 on its lands.	09/01/2024
ABP Ref. 303592	A 10-year planning permission for the construction of a wind farm comprising 24 no. wind turbines, 1 no. 110kV substation and all related works.	Decision Quashed by High Court on 14/02/2022
ABP Ref. 313897	Application for Leave to Apply for Substitute Consent for peat extraction and all associated bog development works.	Withdrawn
ABP Ref. 318974	Request to enter into pre-application consultation for a future substitute consent application pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.	Consultation concluded
Longford Co, Co. Reg. Ref. 22/275	Permission for an underground electrical cable and transformer compound which will connect permitted solar farms within the townlands of Middleton, Ballycore, Treamboy, Newtown, Ballynakill, Bunacloy to the national grid via the proposed transformer compound at Lough Ree Power Station.	19/05/2023

15. SERVICES:
Source of Water Supply
Public Mains <input type="checkbox"/> Group Water Scheme <input type="checkbox"/> Private Well <input type="checkbox"/> Other (please specify):N/A.....
Name of Group Water Scheme (where applicable): N/A.....
Wastewater Management/Treatment
Public Sewer <input type="checkbox"/> Conventional septic tank system <input type="checkbox"/>
Other on-site treatment system <input type="checkbox"/> Please specify.....N/A.....
Surface Water Disposal
Public Sewer/Drain <input type="checkbox"/> Soakpit <input type="checkbox"/>
Watercourse <input type="checkbox"/> Other <input checked="" type="checkbox"/> Please specify Please see planning drawings which detail drainage at the Application site.

16. DETAILS OF PUBLIC NOTICE:	
<i>Approved newspaper⁷ in which notice was published</i>	Longford Leader
<i>Date of publication</i>	28th March 2025
<i>Date on which site notice was erected</i>	28 th March 2025

17. APPLICATION FEE:			
Fee Payable	€11,215		
Basis of Calculation	Class	Calculation	Total
	Class 5(d)	Site Area = 2,244ha 2,244 x 5 = €11,220	€11,220
			€11,220

18. DECLARATION:
<i>I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder.</i>

Signed <i>(Applicant or Agent as appropriate)</i>	 Orla Fitzpatrick (TOBIN– Agent)
Date	1 st April 2025

CONTACT DETAILS — NOT TO BE PUBLISHED

19. APPLICANT ADDRESS/CONTACT DETAILS:	
<i>Address</i>	Bord Na Móna, Main Street, Newbridge Co. Kildare
<i>Email address</i>	emma.cross@bnm.ie
<i>Telephone number (optional)</i>	C/O TOBIN

20. AGENT'S (IF ANY) ADDRESS/CONTACT DETAILS:	
<i>Address</i>	TOBIN, Block 10-4, Blanchardstown Corporate Park, Dublin 15, D15 X98N Ireland
<i>Email address</i>	orla.fitzpatrick@tobin.ie
<i>Telephone number (optional)</i>	Tel: (01) 803 0401
Should all correspondence be sent to the agent's address? Please tick appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the applicant's address)	
Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]	

A contact address must be given, whether that of the applicant or that of the agent.

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Applications:

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map⁸
- ☐ 6 copies of site or layout plan as appropriate⁸
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections) as appropriate⁸

- ☐ The appropriate Fee

Where the disposal of wastewater for the development is other than to a public sewer:

- ☐ Information on the on-site treatment system and evidence as to the suitability of the site for the system.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

- ☐ Photographs, plans and other particulars necessary to show how the development affects the character of the structure.

Where an application requires an Environmental Impact Report or a Natura Impact Statement:

- ☐ An Environmental Impact Assessment Report, and
- ☐ A copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations
- ☐ A Natura Impact Statement

Directions for completing this form

1. Grid reference in terms of the Irish Transverse Mercator.
2. “The applicant” means the person seeking the consent, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building, that is, floor areas must be measured from inside the external wall.
6. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Culture, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Culture, Heritage and the Gaeltacht.
7. A list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority.
8. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2018.

Appendix 1 – Schedule of Drawings

Appendix 2 – EIA Portal Confirmation

Eirene Varghese

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Friday 21 March 2025 16:01
To: Eirene Varghese
Subject: EIA Portal Application Confirmation Number: 2025044

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments or scan QR codes unless you recognise the sender and know the content is safe. Forward unusual emails to spam@tobin.ie for verification.

Dear Eirene,

An EIA Portal notification was received on 21/03/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 21/03/2025 under EIA Portal ID number 2025044 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2025044

Competent Authority: An Bord Pleanála

Applicant Name: Bord na Móna Energy Limited

Location: The Application Site is located approximately 1 km east of Lanesborough in County Longford. See public notice enclosed for further details.

Description: The development for which substitute consent is being sought consists of peat extraction activities and all ancillary works. Full description described in public notice provided.

Linear Development: No

Date Uploaded to Portal: 21/03/2025

Kindest Regards,

Hugh Wogan,

EIA Portal team

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

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Rialtais Áitiúil agus Oidhreacht**
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