

The Secretary

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Date: 15th June 2026

RE: Case Reference: 320916, 320095 and 320094

Applicant: Coolpowra Flexgen Limited

Development: BESS, GAS Plant and GIS Substation

Dear Secretary,

I wish to lodge a formal statutory objection to the above-referenced Strategic Infrastructure Development application. As a local resident living on lands 200 metres from the proposed site, this development will directly, adversely, and irreversibly impact my family home, residential amenity, and the local environment.

I request that An Coimisiún Pleanála **REFUSE** planning permission based on the following comprehensive planning, environmental, and technical grounds.

1. Traffic Hazard, Policy Breaches, and Inadequate Road Infrastructure

- **Breach of National Spatial Policy:** The creation of a new commercial access point onto the N65 National Secondary Road directly violates the **DoECLG 2012 "Spatial Planning and National Roads Guidelines"**, which explicitly state a policy to "avoid additional access points" to safeguard the capacity and safety of the national road network.
- **Breach of Galway County Development Plan:** The project materially contravenes Galway County Council **Policy NR 1, Policy NNR 2, and DM Standard 28**, all of which seek to strictly safeguard road travel from hazardous intensification.
- **Unsafe Traffic Volumetric Impact:** Galway County Council has already determined this route to be heavily restricted. Adding up to **500 extra vehicles during peak hours** constitutes a severe traffic hazard. The applicant's traffic assessment is flawed, utilizing traffic counts well below comparable, verified N65 figures.
- **Deficient Sight Distances & Deficient Analysis:** The required safe sight distances depend on lands completely outside the applicant's legal ownership or control, making them unachievable. Furthermore, there's an unanalysed historical collision record for this stretch of road.
The proposed staggered road junctions on the L8763 will be a danger spot, wont have required sight lines. Large lorries turning out of one road, travelling few metres before then swinging into another entrance will cause oncoming local traffic to come to a standstill while they complete the manoeuvre.
- **Abnormal-Load Deliverability Failures:** The local infrastructure is structurally incapable of handling the abnormal heavy loads required to transport power plant components. The N65

and particularly the **L8763**—which is a fragile esker ridge road—are highly vulnerable to catastrophic structural subsidence under heavy industrial transport loads.

- **Galway County Council** refusal stands as competent authority finding. They have refused application 320916 on grounds of 1) Traffic hazard, the construction of a whole new adjoining road does not remedy this. And 2) Appropriate assessment..also unremedied.

3. Material Contravention of the Climate Action Plan and Sectoral Ceilings

- **Material Contravention of Section 15 of the Climate Act:** Under **Section 15(1)(a) and (d) of the Climate Action and Low Carbon Development (Amendment) Act 2021**, public bodies—including An Coimisiún Pleanála—are legally mandated to perform their functions in a manner consistent with Carbon Budgets and the Climate Action Plan. Granting a new fossil-fuel peaker plant with a 25+ year operational lifespan directly creates carbon lock-in and risks asset stranding, conflicting with a decarbonizing grid.
- **Understated Emissions Profiles:** The applicant's Environmental Impact Assessment Report (EIAR) severely understates greenhouse gas profiles, claiming emissions of 616,000 Tonnes of CO₂/year. The true operational and lifecycle emissions will consume a massive, disproportionate share of the entire electricity Sectoral Emissions Ceiling.
- **Exceedance of Sectoral Ceilings:** The binding Sectoral Emission Ceiling for Carbon Budget 2 (2030) is restricted to 3MT. EirGrid data confirms that Ireland's **2GW new gas target will be fully achieved without this plant**. Having been rejected from **three consecutive Single Electricity Market (SEM) capacity auctions** by EirGrid and the CRU, this project has no proven utility grid need case.
- **Disproportionate Regional Cumulative Impact:** Located just ~10km from the existing/approved Tynagh power plants, the cumulative emissions from this single cluster would result in the Portumna/Killimor/Tynagh region hosting **over 50% of the entire Republic of Ireland's electricity sectoral carbon ceiling for 2030**.

4. Absence of Locational Necessity and Alternative Site Assessment

- **Unzoned Land and Lack of Justification:** An Coimisiún Pleanála has previously stated that the site sits within an **unzoned rural area**, requiring extraordinary and rigorous justification to prove suitability. The applicant has failed to establish this.
- **Disregard for the Strategic Economic Corridor:** Galway County Council has specifically designated and zoned a "Strategic Economic Corridor" equipped to host heavy industrial energy projects. This chosen site is located an inappropriate **40km away** from that designated corridor.
- **Failure to Investigate Alternative Sites:** Despite a direct, explicit request from An Coimisiún Pleanála during pre-application/consultation phases to provide a rigorous alternative site investigation, the applicant failed to carry out or present any such assessment.
- **False Claim of Locational Necessity:** The applicant's reliance on the presence of "the only existing intermediate substation" describes commercial convenience, not locational necessity. The fact that the applicant has to construct a brand-new 400 kV GIS substation proves that a pre-existing node was not required; a new grid connection can technically be established anywhere along the high-voltage line, as the applicant has demonstrated in Castlelost.

5. Project-Splitting and Incomplete Environmental Assessment (AA / NIS / EIAR)

- **Unlawful Project-Splitting:** The gas pipeline infrastructure required to serve this generator is referenced as part of the overall project lifecycle but has been completely excluded from environmental reporting in this EIAR. The pipeline route has changed, and no environmental assessment of its impact has been provided. As Galway County Council noted, "*a full and robust cumulative assessment... is not evident.*" This constitutes illegal project-splitting under the EIA Directive.
- **Omission of Cumulative In-Combination Effects:** Major substation extension works are currently underway immediately north of the site, sitting precisely at the catchment divide identified by the applicant. The environmental report fails to assess the cumulative in-combination effects on local drainage, soil compaction, and land-take.
- **Deficient Appropriate Assessment (AA) and NIS:** The site possesses direct, active hydrological pathways to multiple European protected sites, including the **River Shannon Callows SAC, the Middle Shannon Callows SPA, and the Lough Derg Northeast Shore SAC / SPA**. The applicant's NIS and AA screening are fundamentally legally flawed, as they exclusively cover the physical access road while failing to analyze the hydrological and operational runoff impacts of the wider plant on these European sites.
- **Redirection of Treananearla stream:** redirecting a small section does not avoid that fact that the majority of this stream will still travelling through the centre of this large scale site, in particular closely bordering 2 sides of the BESS. Should there be a fire at the battery facility (which is not uncommon in Ireland eg Claregalway) the stream will be directly hit.
- **Premature Application and Lack of Baseline Data:** At the date of submission, the EIAR did not contain a valid environmental baseline. Critical intrusive ground and baseline investigations were carried out *after* the planning application was lodged. A baseline assembled post-submission makes the application legally premature and denies the public their right to examine data during the statutory period.

6. Deficient Fire Safety, Major Accident, and Environmental Risks

- **Absence of Quantitative Risk Analysis:** For a high-risk chemical/industrial facility sited 300m from a residential home, the fire risk assessment is purely qualitative and procedural. The applicant provides no quantitative modeling or calculations, falling dangerously short of recognized international standards for large-scale energy storage and generation, such as **UL 9540A and NFPA 855**.
- **Unlawful Deferral of Environmental Assessment (ALARP / COMAH):** The applicant has deferred critical Major-Accident Hazards and ALARP (As Low As Reasonably Practicable) safety assessments to post-planning phases. Under Irish and European planning law, environmental and major accident risks must be fully assessed *at the planning stage* before consent can be granted. They cannot be deferred via planning conditions.
- **Unassessed Firewater Runoff Risks:** In the event of a critical fire or thermal event, thousands of gallons of contaminated firewater will be generated. The management, containment, and severe cumulative in-combination effects of this toxic firewater on local watercourses and the nearby Shannon/Lough Derg SAC/SPA systems have been entirely omitted from the environmental reports.

7. Complete Lack of Public Consultation

- **Breach of Aarhus Convention Principles:** The applicant has engaged in **zero meaningful public consultation** with the local community since the inception of this project. The failure to engage with adjacent residents violates the spirit of the Aarhus Convention and the public participation requirements of the EIA Directive.
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For the reasons outlined above, and those in our previous submissions in relation to noise, water quality, local fauna, etc damaging effects in my onion were minimised, brushed aside or ignored in applicants reports. This development will have a detrimental impact on the quality of life for us as a family, future residents and the fragile eco system that flourishes in this peaceful part of East Galway.

I respectfully request that An Coimisiún Pleanála reject these applications in their entirety and **REFUSE** planning permissions.

Yours faithfully,

Keith Starr

16 Ashford Heights, Banduff, Co. Cork

15/06/2026