

SITE NOTICE

Planning and Development Act, 2000 (As Amended)

Notice of Direct Planning Application to An Bord Pleanála in respect of a Strategic Infrastructure Development Offaly County Council

In accordance with Section 37E of the Planning and Development Act 2000 (as amended), Bord na Móna Powergen Limited gives notice of its intention to make an application to An Bord Pleanála for a 10-year planning permission to develop a Combined Cycle Gas Turbine ('CCGT') and Open Cycle Gas Turbine ('OCGT') Thermal Power Plant, Electricity Grid Connection including 2 no. substations, and associated buildings, plant, site works, services and ancillary development on land within the townlands of Knockdrin, Derrygreenagh, Derryarkin, Derryiron, Ballybeg, Coolcor, Barrybrook, Clonin, Togher and Coole, Co. Offaly.

The Proposed Development will encompass a Power Plant Area and an Electricity Grid Connection.

The development of the Power Plant Area will include the following:

- Demolition of existing buildings at the Derrygreenagh Works site (Including office building, boiler house, workshops, water tank and storage unit);
- Construction of CCGT power plant (570MW) [Including turbine hall and associated buildings, air cooled condensers ('ACC'), Heat Recovery Steam Generator ('HRSG'), air intake, emissions stack (60m high) with Continuous Emissions Monitoring System ('CEMS') and platform];
- Ancillary coolers;
- Fuel gas performance heating room;
- Generator transformer and unit auxiliary transformer;
- OCGT power plant (140MW) [Including turbine enclosures, air intakes, fin fan coolers, emissions stack (45m high), electrical rooms, main transformer];
- Secondary fuel storage tanks and unloading area [Including unloading layby, 2 no. fuel storage tanks, fuel pumping and cleaning plant, fuel forwarding building];
- 2 no. water abstraction boreholes;
- Raw water storage tank;
- 2 no. demineralised water storage tanks;
- Water treatment plant;
- Administration building and staff car park;
- Wastewater treatment plant;
- Workshop and stores building;
- Process water treatment plant;
- Gas Above Ground Installation ('AGI') compound [Including regulator building, instrumentation kiosks, palisade fencing];
- Gas receiving facility [Including gas compressor building, fin fan coolers, pressure reducing station];
- Drainage infrastructure [Including surface water attenuation tank, surface water discharge pipeline (Discharging to the Mongagh River), treated process and wastewater discharge pipeline (Discharging to the Yellow River)];
- A new site access from the R400 road;
- All internal access roads;
- Security fencing and gates;
- Landscaping;
- Site works and services;
- All ancillary infrastructure and plant [Including firefighting systems, fire water pumphouse, raw water pumphouse, emergency diesel generator, propane stores, chemical storage tanks and pumphouse, lube oil storage building, silencers, vents, drains, safety valves, lighting, and pipe gantries];
- A permanent Peat and Spoil Deposition Area ('PDA') of approx. 225,000 sq. m. will be located to the south-east of the Power Plant Area.

The development of the Electricity Grid Connection will include the following:

- A 220kV substation located to the west of the Power Plant Area and R400 road [Hybrid gas insulated switchgear ('GIS')/air insulated switchgear ('AIS') substation design including switchgear building; control room building; transformer bays; 2. no. lattice gantries (c. 20m high) to support overhead line connection; telecommunications mast (c. 36m high); security fencing; landscaping, new access on to R400 road];
- 220kV overhead line running for c. 5km to the south of the 220kV substation, facilitated by double circuit suspension pylon towers (13 no.; c. 44m high) and strain pylon towers (6 no.; c. 38m high);
- 220kV line-cable interface compound [Including interface tower gantry (c. 20m high); cable sealing ends; security fencing];
- 220kV underground cable connection running for c. 3.4km to the south [With paved and gated service road and 12 no. joint bays to facilitate construction and servicing];

- A 400kV GIS substation located adjacent to the existing Oldstreet-Woodland 400kV overhead line [Including a 400kV GIS building; 220kV GIS building; transformer compound; 2 no. lattice gantries (c. 28m high) to support overhead line connection to 2 no. new loop-in strain towers (c. 32.5m high) on the Oldstreet-Woodland 400kV line; telecommunications mast (c. 36m high); security fencing; landscaping, access off L1010 road];
- 2 no. permanent Peat Deposition Areas will be provided as part of the Electricity Grid Connection – one to the north of the 400kV substation (c. 75,300 sq. m) and one to the south-west of the 220kV substation (c. 50,200 sq. m.);
- Tree Replanting Areas (c. 17.5 ha.) are proposed within the planning boundary to compensate for all tree felling requirements associated with the Proposed Development.

The application relates to development for the purposes of an activity requiring a license from the Environmental Protection Agency under the Environmental Protection Agency Act 1992, as amended. It also relates to a COMAH establishment and therefore falls under the requirements of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2015.

An Environmental Impact Assessment Report ('EIAR') and Natura Impact Statement ('NIS') will be submitted with the application.

The planning application and EIAR may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) during public opening hours for a period of seven weeks commencing on 16 February 2024 at the following locations:

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902;
- The offices of Offaly County Council, Áras An Chontae, Charleville Road, Tullamore, Offaly, R35 F893;

The planning application and EIAR may also be viewed or downloaded on the following website: www.derrygreenaghpowerplanning.ie.

Submissions or observations may be made only to An Bord Pleanála ("the Board"), 64 Marlborough Street, Dublin 1, D01 V902; or via the Board's website, www.pleanala.ie/en-ie/observations, during the aforementioned period of seven weeks relating to:

- The implications of the proposed development for proper planning and sustainable development; and
- The likely effects on the environment of the proposed development; and
- The likely significant effects of the proposed development on a European site, if carried out.

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on 05 April 2024. Such submissions or observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent; and
- The subject matter of the submission or observation; and
- The reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may, at its absolute discretion, hold an oral hearing on the application (refer to 'A Guide to Public Participation in Strategic Infrastructure Development' at www.pleanala.ie).

The Board may, in respect of an application for permission/approval, decide to:

- (i) grant the permission/approval; or
(ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified; or
(iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions; or
- Refuse permission to grant the permission/approval.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed on the Board's website (www.pleanala.ie) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website (www.citizensinformation.ie).

Signed: 

Sean Breslin, Gravis Planning, 41 Baggot Street Lower, Dublin 2, D02 NN67 (Agent on behalf of the Applicant)

Date of Erection of Site Notice: 08 February 2024