

**TOBIN Consulting Engineers**  
**Block 10-4**  
**Blanchardstown Corporate Park**  
**Dublin**  
**D15 X98N**

**Date : 29-Nov-2022**

**Reg. Ref. : SD21A/0167/C2**  
**Proposal : Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5. 1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m<sup>3</sup> combined); SCR Urea Tank (26m<sup>3</sup>); Lube Oil Storage Tank (26m<sup>3</sup>); Lube Oil Maintenance Tank (26m<sup>3</sup>); Pilot Oil Tank (26m<sup>3</sup>); Fire Water Storage Tank (1000m<sup>3</sup>); Effluent Collecting Tank (26m<sup>3</sup>); Underground Surface Water Attenuation Tank (490m<sup>3</sup>); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage. An EIAR was submitted with this application.**

### **Condition 2; Materials**

(a) Notwithstanding the submitted details, the materials and finishes of all proposed structures and including the flues shall be submitted for written agreement with the Planning Authority prior to commencement of work on site.

(b) The applicant shall submit for the written agreement of the Planning Authority details of the flues at a scale of not less than 1:20. The applicant shall liaise with the Planning Authority regarding appropriate materials, prior to the commencement of development.

REASON: In the interest of visual amenity.”

**Location :** Profile Park, Baldonnell, Dublin 22  
**Applicant :** Shane Minehane, Greener Ideas Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 07-Oct-2022 to comply with Condition No 2 of Grant of Permission No. SD21A/0167, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“The applicant has submitted a planning report in respect of compliances to the conditions under the permitted application. In respect to condition No.2, the report states the following:

## **2.2 CONDITION 2 MATERIALS**

**(a) Notwithstanding the submitted details, the materials and finishes of all proposed structures and including the flues shall be submitted for written agreement with the Planning Authority prior to commencement of work on site.**

**(b) The applicant shall submit for the written agreement of the Planning Authority details of the flues at a scale of not less than 1:20. The applicant shall liaise with the Planning Authority regarding appropriate materials, prior to the commencement of development.**

**REASON: In the interest of visual amenity.**

### **2.2.1 Condition 2 Compliance**

For items (a) and (b) above, it is anticipated that detailed design and finished materials, as well as detail of flue design, will be developed during the detailed design stage of the development. On this basis, it was agreed with Sarah Watson of South Dublin County Council on September 1<sup>st</sup>, to submit these details once available. This is expected to be Q1 of 2023.

Assessment:

The applicant has noted that the information required in order to satisfy Condition No.2 is currently not available to the planning authority until Quarter 1, 2023 when detailed design and finishes has been developed. The materials and finishes of all proposed structures cannot be agreed upon until such time as the information is available and agreed with the planning authority. The planning authority considers the submitted information to be **non-compliant** as Condition 2 has not been satisfied as the materials and finishes of all proposed structures including the flues has not been submitted for the agreement of the planning authority.”

The applicant has not submitted detailed specifications or designs of the materials and finishes of all the proposed structures including the flues.

Yours faithfully,

M.C.

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*for Senior Planner*