



Greener Ideas Ltd
C/O Bord Gáis Energy Ltd
No1 Warrington Place
Dublin
D02 HH27
Ireland

Land Use, Planning & Transportation Dept
South Dublin County Council
County Hall Tallaght,
Dublin 24
D24 A3XC

30th August 2024

Ref: **SD21A/0167**

**Subject: Greener Ideas Ltd (GIL): Planning Compliance Update
Construction of a Gas Fired Power Plant at Profile Park, Baldonnell, Dublin D22 C7W4
Register Reference SD21A/0167**

Dear Sir/Madam

With regard to South Dublin County Council’s (SDCC) Grant of Permission SD21A/0167 giving approval with conditions for the construction of a gas fired power plant at Profile Park, Baldonnell, Dublin D22 C7W4.

Greener Ideas Ltd (GIL) wishes to update SDCC on its compliance with the seventeen conditions detailed in its Grant of Permission. We have attached the documents listed in Table 1 below and provided an update in the following commentary. Please feel free to contact us if you have any questions regarding this submission.

Table 1 - List of Documents Accompanying Submission

File Name	Description
0230616 Email from SDCC picking Facade Option C.pdf	Condition 2 Materials - Email correspondence with SDCC dated 26th June 2023
PRF-AR-RP-00-YP-0001.pdf	Condition 2 Materials - Document showing alternative finished submitted to SDCC
PRF-HS-GP-GCI-0003.pdf	Condition 3 - Revised Construction and Environmental Management Plan.
PRF-ST-RP-GCI-0018 (1)-compressed.pdf	Condition 3.3 - Public Lighting Design
PP-GIL-SW-ZZ-XX-Z-0001.pdf	Condition 4 - Waste to Heat Report
01_Profile Park_Monitoring Report_GDPR_PDFA.pdf	Condition 8 Archaeological Monitoring - IAC Monitoring Report
02_Second Part of Excavation Report _PDFA.pdf	Condition 8 Archaeological Monitoring - DHLG&H Excavation Report
SD21A-167 Statement.pdf	Condition 17 Planning Contribution - South Dublin County Council Planning Contribution Statement



Planning Condition No. 1
Development to be in accordance with submitted plans and details: The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 11 March 2022, Clarification of Further Information received on 7 April 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
Status - No Change since last update
This condition is noted and is being complied with.

Planning Condition No. 2 - Materials.
<ol style="list-style-type: none"> 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.
Status
To comply with planning condition 2 of the Final Grant of Approval, a meeting was held between GIL and representatives from the planning department of South Dublin County Council on May 23, 2023. The meeting was arranged to discuss the selection of suitable materials for the façades of the power plant building at Profile Park. After this meeting, GIL submitted three colour scheme proposals, to SDCC on June 6, 2023. SDCC informed their preference for Option C to GIL on June 16, 2023. Please refer to the attached documents for further details on these discussions.

Planning Condition 3 Roads No. 3-1, 3-2
<ol style="list-style-type: none"> 1. Prior to the commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority. 2. Prior to the commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
Status
Please find attached the updated Construction and Environmental Management Plan, prepared by Gama Construction Ireland Ltd, GIL's main contractor. This document includes the Construction & Demolition Management Plan. For reference, see PRF-HS-GP-GCI-0003 Rev 3, dated 26th April 2024.



Planning Condition 3.3 Roads Public Lighting Design

Prior to the commencement of development, a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.

Status

Please note that GIL’s facility is situated within a gated private business park. The estate roads and associated lighting within the business park are managed and maintained by Profile Gate Management Company, not by South Dublin County Council. GIL’s proposal will not interfere with the existing lighting along the estate roads. Within the boundary fence of GIL’s facility, private lighting will be installed and maintained by GIL. For your reference, the design of this private lighting is attached with this submission (see document PRF-ST-RP-GCI-0018).

Planning Condition 3-4 & 3-5 Roads - Mobility Management Plan & Vehicular parking spaces

4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.

5. The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points,
a. Car parking spaces dedicated for electrical charging shall be demarcated with “RRM 034” as per Chapter 7 Road Markings

Status - Unchanged

A Mobility Management Plan will be completed within six months of opening of the proposed development and submitted to the Planning Authority for written agreement, it will detail the provision of parking spaces for mobility impaired users.

Planning Condition 4 Waste Heat

a. Proposals for waste-heat recovery and ongoing delivery to a local heat-network shall be provided and implemented on site as relevant, in conjunction with the commencement and operation of the proposed development. Prior to the commencement of development, a timeframe for implementation of waste heat proposals shall be submitted for the written agreement of South Dublin County Council, unless otherwise agreed in writing.

b. Such proposals shall include all necessary infrastructure for waste heat recovery from the proposed development and delivery through a primary waste-heat water circuit to either, the boundaries of the site or to an Energy Centre (when constructed as part of local heat network distribution) for connection to heat network. Such proposals shall be submitted for the written agreement of South Dublin County Council, unless otherwise agreed in writing.

c. Where waste heat recovery and utilisation proposals have been explored and, subject to the written agreement of South Dublin County Council, have been deemed to be technically or otherwise unfeasible, details of future proofing of the building fabric, heat recovery and conversion systems and safeguarding of pipework/infrastructures routes up to the site boundaries to facilitate future waste heat connection to a local district heating network, shall be submitted for the written agreement of South Dublin County Council or as otherwise agreed in writing.

REASON: To promote the utilisation and sharing of waste heat and comply with Policy E5 of the South Dublin County Development Plan 2016-2022.



Planning Condition 4 Waste Heat
Status
Please find attached a report prepared by GIL (Ref: PP-GIL-SW-ZZ-XX-Z-0001) detailing the feasibility of incorporating a waste heat recovery system at the Profile Park Power Plant.

Planning Condition 5 - Irish Water
<ul style="list-style-type: none"> a. All works shall comply with the Irish Water Standard Details and Code of Practice for Water Infrastructure. b. All works shall comply with the Irish Water Standard Details and Code of Practice for Wastewater Infrastructure. <p>REASON: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
Status
This condition is noted and is being complied with.

Planning Condition 6 Surface Water
<ul style="list-style-type: none"> a. Prior to commencement of development, the applicant shall submit a drawing showing where and how surface water discharge from site will be limited to a maximum of 3.8 litres/second. b. Prior to the commencement of development, the applicant shall submit revised drawings which provide adequate SuDS and omit the underground attenuation and petrol interceptors, unless otherwise agreed in writing by the Planning Authority. c. All fuel storage proposals on site shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Section 17. All process water and any effluent from the development shall not discharge to the surface water drainage network.
Status – Deemed Compliant on 6th December 2022
Following the submission of information to South Dublin County Council on October 5, 2022, GIL was informed on December 6, 2022, that the submission was deemed compliant.

Planning Condition 7 - Drainage
<ul style="list-style-type: none"> a. There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. b. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B. c. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works. <p>REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.</p>



Planning Condition 7 - Drainage

Status

This condition is noted and is being complied with.

Planning Condition 8 Archaeological Monitoring, Recording and Reporting

1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out archaeological excavation and monitoring under licence at the development site. No subsurface work should be undertaken in the absence of the archaeologist without his/her express consent.
2. Full archaeological excavation ('preservation by record') will be conducted by the archaeologist of pit identified in a previous phase of testing at the site. The immediate area around the feature shall be stripped of topsoil under archaeological supervision to identify any possible additional associated archaeological features in its immediate vicinity.
3. All topsoil removal and associated groundworks shall be monitored by the archaeologist. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
4. Should significant archaeological features be found, any works which would affect them shall cease pending agreement with the Department as to how they are to be dealt with. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation), or further monitoring may be required.
5. Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department.

Status

GIL engaged Irish Archaeological Consultancy Ltd (IAC) to conduct licensed archaeological excavation and monitoring at the development site. All groundworks within the site, including the bulk excavation for the main building of the power plant and the stripping of associated areas for auxiliary services, were subject to archaeological monitoring. The monitoring did not uncover any additional features of archaeological interest; therefore, no further mitigation measures were required for the project. IAC has completed the attached archaeological monitoring report, which has been submitted to the National Monuments Service.

Planning Condition 9 Signage

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

Status



Planning Condition 9 Signage

This condition is noted and is being complied with.

Planning Condition 10 Ecology

- (i) Prior to the commencement of any permitted development, the developer shall engage the services an independent, qualified ecologist to implement the management recommendations of the Biodiversity Management Plan.
- (ii) The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development.
- (iii) The ecologist shall inform the planning authority in writing when the recommendations of the BMP have been implemented. This shall include the creation of wildlife shelters, bat boxes, bird boxes, hibernacula, invertebrate banks and their final locations.

REASON: In the interest of protecting the ecology and biodiversity.

Status – No Change since last update

- (i) GIL has engaged the services of Biosphere Environmental Services to implement the management recommendations set out in the enclosed Construction Environmental Management Plan (CEMP). If there is any change to the appointed Ecologist, GIL will inform South Dublin Council of this change.
- (ii) GIL has appointed Brian Madden of Biosphere Environmental Service. As above, should this appointment change, GIL will inform South Dublin Council accordingly.
- (iii) The ecologist shall inform the planning authority in writing when the recommendations of the CEMP have been implemented.

Planning Condition 11 Mitigation Measures

The mitigation measures and commitments identified in the Environmental Impact Assessment Report (EIAR) and other plans and particulars submitted with the planning application, as amended by the additional information received on 11 March 2022 and Clarification of Further Information received on 7 April 2022, shall be implemented in full by the developer, except as otherwise may be required in order to comply with other conditions.

REASON: In the interest of the protection of the environment.

Status - No Change since last update

The mitigation measures and commitments identified in the Environmental Impact Assessment Report (EIAR) and other plans and particulars submitted with the planning application, as amended by the additional information received on 11th of March 2022 and Clarification of Further Information received on 7th of April 2022, will be implemented in full.



Planning Condition 12 Further Development

No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.

REASON: To protect the visual amenities of the area.

Status - No Change since last update

This condition is noted and is being complied with.

Planning Condition 13 Department of Defence

- a. Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681.
- b. Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.
- c. Due to the proximity to Casement Aerodrome, mitigations may be required in relation to the management of wildlife attracted to attenuation ponds or other water features. Should negative effects of bird activity on Irish Air Corps operations arise, the owner must put measures in place to mitigate these effects to an acceptable level.
- d. Due the proximity to Casement Aerodrome, Military Air Traffic Services requests an Aviation Impact Assessment on all potential emissions. Prior to the commencement of development, the applicant shall submit this assessment for the written agreement of the Planning Authority. The assessment should cover the possible effects of exhaust plumes or any other associated impact on flight operations at Casement Aerodrome.

REASON: In the interests of aviation safety.

Status

Following the submission of information to South Dublin County Council on October 5, 2022, GIL was informed on December 6, 2022, that the submission was deemed compliant.

Planning Condition 14 Inland Fisheries

- a. The applicant shall ensure that best practice should be implemented at all times in relation to any activities that may impact on surface water or riparian habitats. Any discharges to surface streams present on or near the site must not impact negatively on the system. Comprehensive surface water management measures must be implemented at the construction and operational stage to prevent any pollution of local surface waters. Prior to the commencement of development, the applicant shall submit a statement for the written agreement of the Planning Authority indicating how they comply in this regard.
- b. Prior to the commencement of development, the applicant shall submit a site-specific Construction Environmental Management Plan (CEMP) for the written agreement of the Planning Authority. This should identify potential



Planning Condition 14 Inland Fisheries

impacts and mitigating measures on the aquatic environment, it should provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water either directly or indirectly through the storm water drainage network and measures to minimise the generation of sediment and silt.

- c. The applicant shall ensure construction works are planned in a manner which prevents extensive tracts of soils from being exposed at any time and arrangements must be made for the control and management of any contaminated water resulting from construction.
- d. The applicant shall ensure that that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development during construction and post construction phases with no negative repercussions for the quality of any receiving waters.
- e. The applicant shall ensure compliance with Inland Fisheries guidelines.
- f. All discharges must be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010.

REASON: In the interests of protecting the natural environment.

Status

Following the submission of information to South Dublin County Council on October 5, 2022, GIL was informed on December 6, 2022, that the submission was deemed compliant.

Planning Condition 15-1, 15-3 & 15-5 Environmental Health (Normal Operations)

15.1 - Noise due to the normal operation of the proposed development, expressed as L_{aeq} over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and nighttime. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

15.3 - Prior to commencement of the development the applicant is required to submit an Acoustic Verification report to the Environmental Health Department of South Dublin County Council. The report must confirm whether the development is capable of complying with Council’s standard operational noise criteria, set out below:

Noise due to the normal operation of the proposed development, expressed as L_{aeq} over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and nighttime.

- a. This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in the assessment of the developments overall impact.
- b. The Acoustic Verification report should include performance specifications for any changes/modifications which have been incorporated in order to reduce operational noise levels during the nighttime period.

The report must include a statement certifying whether the development or proposed use is fully capable of complying with the requirements of the noise control conditions and criteria as set out within the planning consent.



Planning Condition 15-1, 15-3 & 15-5 Environmental Health (Normal Operations)

15.5 - The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

REASON: In the interests of public health and residential amenity.

Status

With respect to conditions 15.1, 15.3 and 15.5, the detailed design of the power station has been completed. A draft Acoustic Verification report has been prepared and is currently under review by GIL's engineering team before submission to SDCC.

Planning Condition 15-2 & 15-4. Environmental Health (Construction Phase)

15.2 - During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

15.3 - No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

REASON: In the interests of public health and residential amenity.

Status

GIL acknowledges Condition 15.2, which is addressed in the contractor's CEMP under Section 5 Environmental Management, paragraph 5.4 Dust & Air Quality. Condition 15.3 is highlighted on Page 16 of the CEMP and the working hour restrictions are being adhered to by GIL's contractor. Please find attached the updated Construction and Environmental Management Plan, prepared by Gama Construction Ireland Ltd, GIL's main contractor see PRF-HS-GP-GCI-0003 Rev 3, dated 26th April 2024.

Planning Condition 16. Services to be Underground

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

Status

This condition is noted and is being complied with.



Planning Condition 17. Financial Contribution

The developer shall pay to the Planning Authority a financial contribution of €179,644.44 (one hundred and seventy nine thousand six hundred and forty four euros and forty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Status

To comply with Planning Condition 17, Financial Contribution, GIL made a payment of €204,764.83 to South Dublin County Council on May 16, 2023. Please refer to the attached statement issued by SDCC.

Yours sincerely

Bord Gáis Energy | Upstream Lead
Greener Ideas | Planning & Consents Manager