

## Consultation

### From Department For Infrastructure

<b>Committee Meeting Date: 15<sup>th</sup> August 2017</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2017/0878/F	
<b>Proposal:</b>  Erection of 480MW Combined Cycle Gas Turbine Power Station comprised of turbine hall/heat recovery system generator building with 50m exhaust stack, air cooled condenser, 2 storey administration building, 2 storey workshop building, gas insulated substation, gas compressor station, gas pressure reduction station, associated water and fuel tanks and other associated infrastructure and ancillary development including provision of site access and road works to facilitate extension to pedestrian footways and delineation of a right hand turn lane. Construction of new Above Ground Installation (AGI) at Kinnegar Army Barracks and new underground pipeline along Airport Road West, Esplanade Road with option of also following Heron/Moscow Road and which will connect the Power Station Site to the existing gas transmission infrastructure at Kinnegar Barracks	<b>Location:</b>  Planning application site include the power generation station site located on lands approx. 65m south east of 101, 101a, 101b and 103 Airport Road West Belfast Harbour Estate Belfast and also the route of the underground gas pipeline (UGP) connection from Kinnegar Army Barracks to the Power Station Site along the following roads: Airport Road West, Esplanade Road, Moscow/Heron Road. An above ground installation is located in south west corner of Kinnegar Army Barracks adjacent to Kinnegar Waste Water Treatment Works (WWTW)
<p>Department for Infrastructure (DfI) has received a planning application accompanied by an Environmental Statement for a Gas Fired Power Station.</p> <p>The development proposed through this application falls across two Local Government Districts (LGD), Belfast City Council and Ards and North Down Borough Council areas. The majority of the application falls within Belfast City Council with the Above Ground Installation at Kinnegar Army Barracks with a small portion of the Underground gas pipeline falling within Ards and North Down Borough Council area.</p> <p>Belfast City Council was notified on 6 June 2017 of the above as this is a regionally significant application as the proposal meets Regulation 3 Class 2 (Energy Infrastructure – Electricity Generating Stations) Column 3 (the construction of an electricity generating station where its capacity is or exceeds 30 megawatts) of the Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015.</p>	
<b>Recommendation:</b>  1. Members are requested to note the content of this briefing and draft response and; advise if they wish to make any different or further comment on this planning application to DFI.	

**Applicant Name and Address:**

Belfast Power Station  
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Belfast BT2 8LA

**Agent Name and Address:**

Strategic Planning  
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Kinnegar Drive  
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BT18 9JQ


**Site Location Plan**

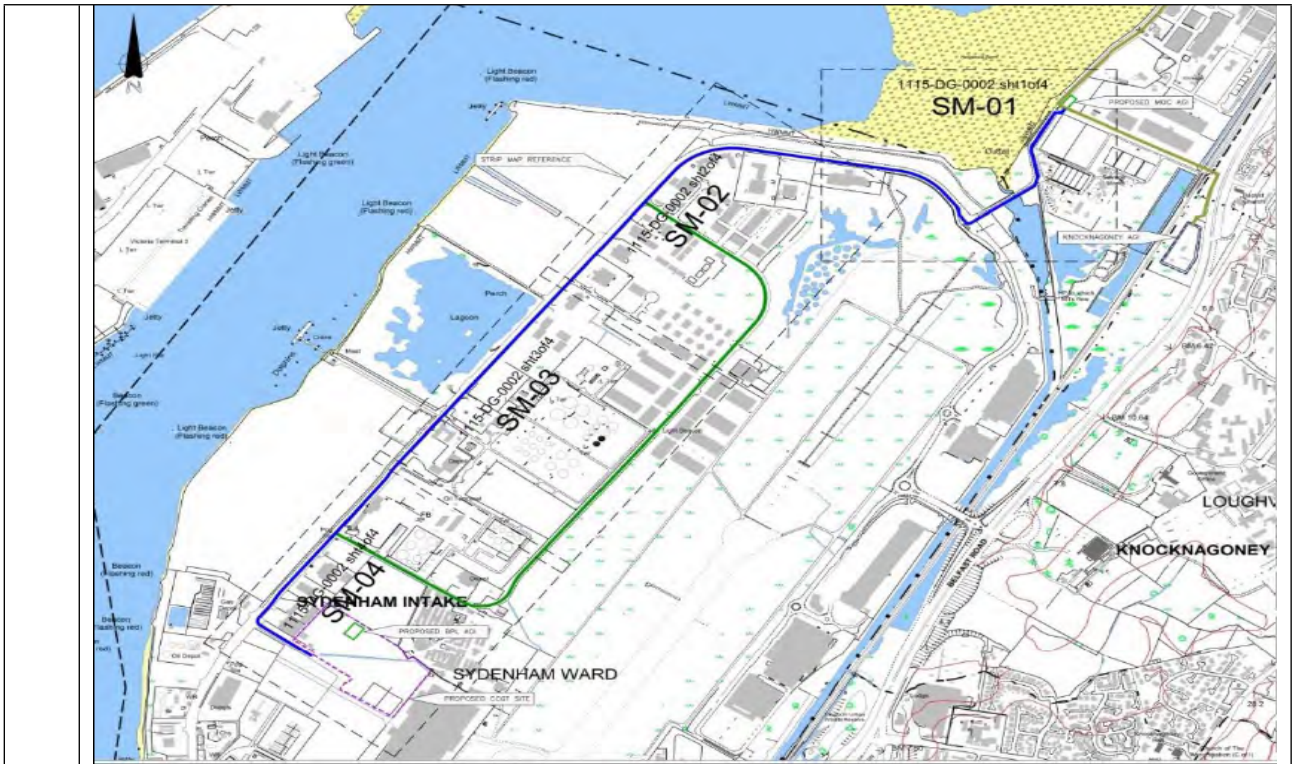




<b>1.0</b>	<b>Background</b>
1.1	It is proposed that the Belfast Power Plant will be an energy generating station that will generate electricity for transmission to the Electricity Transmission Grid. The plant will be designed to provide ancillary services to the grid and these will enhance the plants overall performance capabilities.
1.2	Belfast Power Limited is a subsidiary of Evermore Group. Evermore Group is a Northern Ireland based company established in 2009 and was established to initiate, develop and finance strategic infrastructure projects across the UK and Europe.
1.3	Evermore Renewable Energy is a further subsidiary of the Evermore Group and specifically develops, finances and owns renewable energy projects across the UK and Europe.
1.4	Lisahally Combined Heat and Power Station is the first project, out of a range of projects, to be developed, funded and constructed by Evermore Group.
<b>2.0</b>	<b>Overview of the Project</b>
2.1	The application was received on 24 April 2017 and is accompanied by an Environmental Statement.
2.2	Belfast Power Ltd is seeking to develop a Combined Cycle Gas Turbine (CCGT) power station on lands within Belfast Harbour Estate with an electrical output of 480 Mega Watt. The CCGT plant is based on a single shaft design comprised of a single gas turbine, a heat recovery steam generator, a steam turbine, and a water / hydrogen cooled generator. The single gas turbine will generate an electrical output of approximately 320 MW with the single steam turbine generating the remaining approximately 160 MW of electrical output capacity.
2.3	The overall development is comprised of three integral components comprising: <ul style="list-style-type: none"> <li>- A 480MW CCGT Gas Fired Power Station (Zone A)</li> <li>- A Underground Gas Pipeline (UGP) and Above Ground Installation (AGI) (Zone B)</li> <li>- Underground Electrical Connection (UEC) from the Power Station to Castlereagh Substation (Zone C)</li> </ul>
2.4	The current planning application seeks planning permission for the Power Station and Underground Gas Pipeline / Connection. The Underground Electrical Connection will be brought forward at a future date by the System Operator for Northern Ireland (SONI).
2.5	It is proposed that the power plant will be installed as a turnkey development with a water treatment plant and air cooling system. An auxiliary boiler will also be installed to provide steam to enable start-up of the steam turbine and an emergency diesel generator is also proposed for safe shut down.
2.6	Electricity will be exported to SONI's grid via a 275kV underground electrical connection (UEC) delivered within the public and harbour road network. It is anticipated that the power plant will be connected to SONI's existing transmission substation at Manse Road in Castlereagh. The route of the UEC has been environmentally assessed as part of the overall development project however, does not form part of this application (see paragraph 1.4).
2.7	The plant will burn natural gas, which is inherently clean fuel. Natural Gas will not be stored on site but will be brought to site by a new dedicated underground gas pipeline. The new pipeline will be an extension of the existing gas transmission infrastructure which

2.8	<p>crosses Belfast Lough, known as the Belfast Lough Pipeline (BLP). The BLP meets land adjacent to Kinnegar Army Barracks approximately 2.1 km from the Power Station site. The pipeline is an integral component of the development and is included within the planning application proposal.</p> <p>The Power Station is designed for an operational life of approximately 25 years. At the end of its life cycle it will be decommissioned and the site reinstated as agreed with the relevant authorities and Belfast Harbour Estate (landowner). Decommissioning will take account of future environmental legislation, technology and techniques available at that time, and all necessary permissions/consents/licences will be acquired as appropriate.</p>
2.9	<p>The proposed Belfast Power Station using the combined cycle gas turbine (CCGT) technology will produce 480 megawatts of electricity – enough to power 500,000 homes and business. Its modern design means it will operate in a way that is complimentary to renewable energy generation in Northern Ireland, helping to further reduce the region's CO2 emissions. With a private investment of £280 million, it will create over 700 jobs during construction and 50 jobs when operational.</p>
<p><b>3.0 Need for the Project</b></p>	
3.1	<p>Chapter 15 of the Environmental Statement provides assumptions on the need for the project. These are as follows:</p> <ul style="list-style-type: none"> <li>• The need for the development of energy infrastructure in line with Northern Ireland, UK and EU policy relating to the reduction of carbon dioxide and GHG emissions;</li> <li>• As a result of the need to comply with legislation, output at Kilroot Power Station will decrease and the coal fired facility will eventually close in 2024;</li> <li>• The impact of the closure of the coal fired plant at Kilroot, assuming that no other provision is currently available to replace that loss of power production, is that NI will lose 660MW of generation. The proposed power station has the potential to produce 480MW per annum, which would make a significant contribution to addressing the projected deficit;</li> <li>• The development of the new power station in Sydenham has the potential to offset some of the predicted employment losses which could result from the closure of Kilroot. This will ensure that the skilled workforce remain employed in the energy sector in Northern Ireland;</li> <li>• Whilst the rise of renewable energy in Northern Ireland is encouraging, with over 22% of our energy being provided by renewable sources, the nature of this predominantly wind based generation is unpredictable. At present the power generation stations in Northern Ireland are not flexible enough to ramp-up and ramp-down production to accommodate these peaks and troughs in renewable supply. The proposed new station would use the latest technology to provide more flexibility in the supply of electricity to help address these variations and is capable of maintaining a higher level of efficiency than current power stations in Northern Ireland, even at 50% output; and</li> <li>• The development of the new power station has the potential to realise wider economic benefits, particularly in the construction sector.</li> </ul>

<b>4.0</b>	<b>Site Description</b>
	<p><b>Zone A – The Power Station Site</b></p>
4.1	<p>The power station site is adjacent to and south-east of Airport Road West and south-west of Heron / Moscow Road in the Belfast Harbour Estate. The main site totals approximately 5 hectares. The site is adjacent to the new Bombardier Energy From Waste (EFW) plant currently under construction.</p>
	
	<p><b>Zone B – The Gas Connection Site</b></p>
4.2	<p>The proposed CCGT gas fired Power Station requires a gas connection in order to operate. The gas connection site (Zone B) is comprised of a proposed Above Ground Installation (AGI) at Kinnegar Army Barracks (KAB) within Ards and North Down Borough Council Local Government District. KAB is located approximately 2.1 km north east of the power station site. The pipeline route will exist south west from the AGI and cross Knocknagoney Channel, where it will then follow Airport Road West to the power station site (blue line). A second potential route deviates off at Heron Road / Moscow Road and back onto Airport Road West where it will turn south-east into the Power Station Site at a point approximately 65m south-east of 101b Airport Road West (green line).</p>



<b>5.0</b>	<b>Environmental Context</b>
5.1	The site is located in close proximity to a National, European and International designated sites: Inner Belfast Lough ASSI which is declared under the Environment Order (NI) 2002; Belfast Lough Special Protection Area (SPA) and Belfast Lough Open Water SPA, both of which are designated under the EC Birds Directive; East Coast (Northern Ireland) Marine Proposed SPA, and, Belfast Lough Ramsar Site which is designated under the Ramsar Convention.
5.2	An Environmental Statement was submitted in support of the application and covers the following topics: <ul style="list-style-type: none"> <li>- Site Description</li> <li>- Project Description</li> <li>- Alternatives</li> <li>- PAD Discussions</li> <li>- Air Quality</li> <li>- Airport Proximity</li> <li>- Archaeology &amp; Cultural Heritage</li> <li>- Ecology</li> <li>- Geology &amp; Soils</li> <li>- Hydrogeology</li> <li>- Hydrology</li> <li>- Landscape &amp; Visual Assessment</li> <li>- Noise</li> <li>- Socio Economic Review</li> <li>- Traffic &amp; Transport</li> <li>- Summary of Significance, Effects, Mitigation</li> <li>- Impact Interrelationships &amp; Cumulative Impacts</li> </ul>
<b>6.0</b>	<b>Consultations</b>
6.1	DFI have consulted BCC on the details of the application and have also undertaken consultation with the following organisations:

	<p>DETI Geological Survey (NI)  DETI Energy Branch – No objection  DFC Historic Environment Division – No objection subject to informatives  Belfast City Airport – No objection subject to conditions and legal agreement  National Air Traffic Services – No safeguarding objection to the proposal  DAERA – Sea Fisheries Inspectorate – No objection  Environmental Health Belfast City Council – No objection subject to conditions  Health &amp; Safety Executive Northern Ireland  Environmental Health Ards &amp; North Down Council  Chief Executive Department Ards &amp; North Down Council  DFI Transport NI – Hydebank – No objection subject to conditions  DFI Transport NI – Downpatrick  DFI Rivers Agency – No objection subject to conditions  NIE – EIA Applications – No objection subject informatives  RSPB HQ  Northern Ireland Water Ltd – No objection subject to conditions  Systems Operator for NI (SONI)  DEFRA – NIEA  Civil Aviation Authority – Directorate of Airspace Policy</p> <p>6.2 One letter of support has been received from Gavin J Robinson MP. No other representations have been received from the public or other third parties at the time of finalising this report.</p> <p>6.3 The full details of the planning application (drawings, reports and the Environmental Statement) can be accessed of the planning portal at <a href="http://epicpublic.planningni.gov.uk">http://epicpublic.planningni.gov.uk</a></p> <p>6.4 Belfast City Council has previously made a statement regarding support in principle at a strategic level for such a proposal subject to the submission of full technical information to satisfy the consultees.</p>
<p><u>Recommendation:</u></p> <ol style="list-style-type: none"> <li>1. Members are requested to note the above.</li> <li>2. To advise if they wish to make any comment on this planning application to DFI at this stage.</li> </ol>	