



An
Coimisiún
Pleanála

Direction
CD-021947-26
ACP-323433-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/02/2026.

The Commission decided, generally in accordance with the Inspector's recommendation, that the proposed alterations would not result in a material alteration to the terms of the development previously approved, as indicated in the draft Order below.

Planning

Commissioner:

Date: 19/02/2026

Tom Rabbette

DRAFT ORDER

REQUEST received by An Coimisiún Pleanála on the 15th day of August, 2025 from Medite Europe DAC care of SLR Consulting Ireland of 7 Dundrum Business Park, Dundrum Road, Windy Arbour, Dublin 14 under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a strategic infrastructure development, granted under An Coimisiún Pleanála reference number ABP-319013-24 to alter the previously permitted replacement of existing biomass-fired boilers, biomass-fired thermal fluid heater and gas-fired thermal fluid heater at Medites manufacturing plant located at Redmondstown, Clonmel, County Tipperary.

WHEREAS the Commission made a decision to grant permission, subject to conditions, for the above-mentioned development by Order dated the 13th day of November, 2024.

AND WHEREAS the Commission has received a request for alterations to the development, the subject of the approval,

AND WHEREAS the proposed alterations are described as follows:

- 1 no. Line 1 Wet Fuel Metering Bin (213.1m² instead of 292m²)
- 1 no. Line 1 Energy System Fuel Feed Conveyor (31.4m² instead of 38.0m²)
- 1 no. Line 1 Dry Electrostatic Precipitator (271.9m² instead of 286.9m²)
- 1 no. Line 1 Hot Gas Duct (255.0m² instead of 286.9m²)
- 1 no. Line 1 Start Up Stack (9.0m² instead of 10.8m² and same height 30m)
- 1 no. Line 1 Thermal Fluid Piping (32.1m² instead of 30.2m²)
- 1 no. Line 1 Steam Generator (59.4m² instead of 47.5m²)
- 1 no. Line 1 Bunded Oil Storage (72.5m² instead of 66.5m²)
- 1 no. Fuel Reception Unit (35.77m² instead of 35m²)
- 1 no. Fuel infeed hopper (8.5m² instead of 18.6m²)
- 1 no. Walking Floor Infeed System (333.0m² instead of 446.4 m²)
- 1 no. conveying System (#1) (333.0m² instead of 520m²) (179.9m in length instead of 200m of conveying with height varying from ground to 13.4mOG instead of 20.8mOG)
- Conveying Systems #2 (from Storage Building to energy Systems), (271.5m² instead of 295.9m²) to Line 1 Energy Plant, 220.9m instead of 266m length of conveying with height varying from ground to max of 22.5m, and to Line 2 Energy Plant (77.5 m² to 11m²) 10m instead of 44m length of conveying with the same height varying from ground to max of 11m instead of 20.9m.
- New pneumatic Transport Ducts #2 Length = 257.2m instead of 202.9m x Ø150mm pipe,
- Edge Trim Silo, including associated filter plant (51.8m² instead of 38.4m²).

AND WHEREAS the Commission decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of the development concerned,

AND WHEREAS the Commission decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the approval,

AND WHEREAS having considered all the documents on file and the Inspector's report, the Commission considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European Site,

NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Commission hereby alters the above-mentioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Coimisiún Pleanála on the 15th day of August 2025 for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

In coming to its decision, the Commission had regard to the following:

- (a) The nature and scale of the proposed alterations,
- (b) The documentation on file, and
- (c) The report of the Inspector.

The Commission was satisfied that the information before it was adequate to undertake a Stage 1 screening for appropriate assessment and a screening for environmental impact assessment in respect of the proposed alterations.

Screening for Appropriate Assessment

In conducting a screening exercise for appropriate assessment, the Commission considered the nature, scale and context of the proposed alterations, the documentation on file including the Appropriate Assessment Screening Report submitted with the application and the assessment of the Inspector in relation to the potential for effects on European Sites. In undertaking the screening exercise, the Commission accepted the analysis and conclusions of the Inspector.

The Commission concluded that, both by itself, and in combinations with other development in the vicinity, the proposed alterations would not be likely to have significant effects on four number European Sites in view of their conservation objectives, namely Lower River Suir Special Area of Conservation (Site Code: 002137), Nier Valley Woodlands Special Area of Conservation (Site Code: 000688), Comeragh Mountains Special Area of Conservation (Site Code: 001952) and River Barrow and River Nore Special Area of Conservation (Site Code: 002162).

Environmental Impact Assessment Screening

The Commission considered the potential environmental impacts that might arise due to the proposed alterations, both by itself and in combination with other development in the vicinity. Having regard to the characteristics of the receiving environment, and the characteristics of the proposed alterations, the Commission is satisfied that the proposed alterations would not be likely to have significant effects on the environment. The Commission concurred with the analysis and conclusions of the Inspector in this matter. The Commission, therefore, concluded that the preparation of an environmental impact assessment report is not required, either by means of any mandatory requirement or following sub-threshold analysis.

Having regard to: -

- The parent permission granted under An Coimisiún Pleanála reference number ABP-319013-24 and the conditions to which it is subject,
- The minor nature and scale of the proposed alterations which can be constructed in accordance with the permitted construction works, methodologies and related activities,
- The location of the proposed alterations within the footprint of the permitted development site and the absence of change to the permitted development layout,
- The pattern of development in the surrounding area,
- The criteria set out in Schedule 7 of the Planning and Development Regulations, 2001 (as amended),
- The location of the development outside of any sensitive location specified in Article 109(4)(a) of the Planning and Development Regulations, 2001 (as amended), and
- The Guidance set out in the 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding sub-threshold development' issued by the Department of the Environment, Heritage and Local Government (2003),

It is considered that, following the Environmental Impact Assessment Screening Determination, the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report would not, therefore, be required.

Proper Planning and Sustainable Development

Having regard to:

- (i) the nature of the proposed alterations which seek to alter the previously permitted replacement of existing biomass-fired boilers, biomass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant (An Coimisiún Pleanála reference number ABP-319013-24),
- (ii) the examination of the environmental impact, including in relation to European Sites, carried out in the course of that application,

- (iii) the limited nature and extent of the proposed alteration when considered in relation to the overall approved development,
- (iv) the absence of any significant new or additional environmental concerns (including in relation to European Sites) arising as a result of the proposed alteration, and
- (v) the report of the Commission's Inspector, which is adopted,

It is considered that the proposed alteration would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act 2000, as amended, the Commission hereby makes the said alterations.