

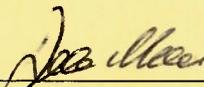
An  
Coimisiún  
Pleanála

**Direction**  
**CD-021898-26**  
**ACP-323526-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 09/02/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

  
Declan Moore

**Date:** 09/02/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to:

- (a) the nature, scale and extent of the proposed development,
- (b) the provisions of the Tipperary County Development Plan 2022-2028,
- (c) the conclusion of the Site Specific Flood Risk Assessment, and
- (d) the conclusion of the Appropriate Assessment,

it is considered that subject to compliance with the conditions set out below, the proposed development would appropriately cater for Grangemockler agglomeration, would not result in flooding, adverse impacts on water quality, and would not have a significant impact on ecology or on European Sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment Screening**

In accordance with Section 177U of the Planning and Development Act, 2000, as amended, and on the basis of objective information provided by the applicant, the Commission conclude that the proposed development could result in significant effects the Lower River Suir Special Area of Conservation (Site Code: 002137) in view of the conservation objectives of a number of qualifying features of this site. It is therefore determined that Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act, 2000 of the proposed development is required.

### **Stage 2 – Appropriate Assessment**

Following screening for the need for Appropriate Assessment it was determined that the proposed development could result in significant effects on the Lower River Suir Special Area of Conservation (Site Code: 002137) in view of the conservation objectives of this site, and Appropriate Assessment was deemed to be required. All aspects of the project which could result in significant effects are assessed and mitigation measures designed to avoid or reduce any adverse effects on site integrity are examined and evaluated for effectiveness. Possible in-combination effects are also considered.

A full description of the proposed development, including construction methodology, is set out on pages 6-11 of the Natura Impact Statement submitted by the applicant and the potential impacts from the construction and operational phases are set out on pages 46 - 62 of the NIS.

Following an examination, analysis and evaluation of the NIS, as set out within Appendix 3 of this report, and all associated material submitted, the Commission consider that in light of the mitigation measures proposed, that adverse effects on the integrity of Lower River Suir SAC (Site Code: 002137) can be excluded in view of the conservation objectives of this site and that no reasonable scientific doubt remains as to the absence of such effects. The Commission's conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- Effectiveness of mitigation measures proposed.
- Planning conditions to ensure application of these measures.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The period during which the development hereby permitted may be carried out shall be ten years from the date of this Order.

**Reason:** Having regard to the nature of the development, the Commission considers it appropriate to specify a period of validity of this permission in excess of five years.

3. The mitigation measures contained in the Natura Impact Statement (NIS) submitted to the planning authority on the 17<sup>th</sup> day of June 2025 shall be implemented and shall be supervised by a suitably qualified ecologist.

**Reason:** To protect the integrity of European Sites.

4. The flood risk management measures in the Flood Risk Assessment Report submitted to the planning authority on the 17<sup>th</sup> day of June 2025 shall be implemented.

**Reason:** To address potential impacts from flooding at the site and in the vicinity.

5. The recommendations contained in the Cultural Heritage Assessment Report submitted to the planning authority on the 17<sup>th</sup> day of June 2025 shall be implemented.

**Reason:** To protect and preserve archaeological and built heritage.

6. Prior to commencement of development, the applicant shall submit an application for review of the relevant Waste Water Discharge Certificate of Authorisation to the Environmental Protection Agency (EPA).

**Reason:** In the interest of environmental protection and to reflect the proposed changes to wastewater collection, treatment and discharge within Grangemockler Agglomeration.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) location of areas for construction site offices and staff facilities;
- (c) details of site security fencing and hoardings;
- (d) details of on-site car parking facilities for site workers during the course of construction;
- (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) measures to obviate queuing of construction traffic on the adjoining road network;
- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains; and
- (m) a record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the Planning Authority.

**Reason:** In the interest of amenities, public health and safety and environmental protection.

8. The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record archaeological excavation and/or monitoring may be required.

Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation, either in situ or by record, of places, caves, sites, features or other objects of archaeological interest.

Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.