



An
Coimisiún
Pleanála

Inspector's Report

ACP-323433-25

Development	Section 146B request 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 (ABP-319013-24),
Location	Redmondstown, Clonmel, County Tipperary
Planning Authority	Tipperary County Council
Requester	Medite Europe DAC
Type of Application	Application under Section 146B of the Planning and Development Act, 2000 (as amended) to alter previously approved Strategic Infrastructure Development.
Date of Site Inspection	Not required
Inspector	Liam Bowe

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1.0 Introduction

- 1.1. The Commission approved the proposed replacement of the existing biomass-fired boilers, bio-mass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant under Section 37G of the Planning and Development Act, 2000, as amended (ABP-319013-24 refers). The decision date was 13th November 2024. The main elements of the approved development are as follows:
- Proposed replacement renewable energy plants (wood biomass fired Thermal Fluid Heaters) with rated thermal input capacity of up to 60 MW for the system serving Production Line 1 and 30 MW for the system serving Production Line 2.
 - Pipes/ ducts and associated supporting infrastructure to transfer the thermal energy to the various heat users within each of the production lines.
 - Modifications to the Line 1 Dryers.
 - Incorporation of an existing wood chip storage and conveying facility (MTX Building & associated plant) to store and transport fuel wood into the new energy systems.
 - Associated site development and infrastructure works.
- 1.2. The application for the development included an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).
- 1.3. Section 146B of the Planning and Development Act, 2000 (as amended) allows for the Commission to alter the terms of a permission for a strategic infrastructure development on request of the person intending to carry out the development. The Commission shall alter the planning approval if it decides that the making of the alteration would not constitute the making of a material alteration in the terms of the development concerned.
- 1.4. A request has been made to the Commission 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 (ABP-319013-24).

2.0 Legislative Provisions

- 2.1. Section 146B(1) of the Planning and Development Act 2000 (as amended) (the Act), provides that, subject to subsections (2) to (8) and to section 146C, upon request of any person who is carrying out or intending to carry out a strategic infrastructure development, the Commission may alter the terms of the development the subject of planning permission, approval or other consent granted.
- 2.2. Under sub-section 2(a), as soon as practicable after making such a request, the Commission is required to make a decision as to whether the making of the development would constitute a material alteration to the development concerned.
- 2.3. Under sub-section (2)(b), before making its decision under sub-section 146B (2), the Commission may invite submissions as it considers appropriate and is required to have regard to any submission made to it on foot of the invitation.
- 2.4. Under sub-section (3)(a), if the Commission decides that the making of the alteration would not constitute a material alteration, it is required to alter the planning permission/approval/consent accordingly and to notify the requester and the planning authority of the alteration.
- 2.5. Under subsection (3)(b), if the Commission decides that the making of the alteration would constitute the making of a material alteration, the Commission is required to:
 - Request the information specified in 7A, unless it or an EIAR has already been provided by the requester (sub-section (3)(b)(i)). This information is required to be accompanied by any further relevant information on the characteristics of the alteration and its likely significant effects on the environment including, where relevant, how environmental effects pertaining to EU legislation other than the EIA Directive have been taken into account (sub-section (3A)) and can include mitigation measures (sub-section (3B)).
 - Following receipt of such information, determine whether to make the alteration, make an alteration of the terms of the development which differs from the proposed alteration (subject to it not representing a more significant alteration), or refuse to make the alteration (sub-section (3)(b)(ii)).
- 2.6. Under subsection (4), before making a determination under sub-section (3)(b)(ii), the Commission is required to determine whether the extent and character of the

alteration being requested, or being considered by the Commission, would be likely to have significant effects on the environment.

- 2.7. Under subsection (5), if the Commission determine that no significant environmental effects will arise, they proceed to make a determination under subsection (3)(b)(ii). If the Commission determines that significant effects will arise, the provisions of section 146C apply. These provisions relate to the preparation of an environmental impact assessment report.
- 2.8. Under subsection (7)(a), in making their determination, the Commission is required to have regard to:
- The criteria for the purposes of determining which classes of development are likely to have significant effects on the environment set out in any regulations made under section 176,
 - The criteria set out in Schedule 7 to the Planning and Development Regulations 2001,
 - The Schedule 7A submitted by the requester,
 - The further relevant information, if any, referred to in subsection (3A) and the description, if any, referred to in subsection (3B) (summarised above),
 - The available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive, and
 - Whether the development is situated in or would have potential to impact on a European site, or a recognised or protected area of natural heritage,
- 2.9. Under subsection (7)(b), the Commission is required to include in its determination, the main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 to the Planning and Development Regulations 2001, on which the determination is based.
- 2.10. Under subsection (8)(a) before making a determination under subsection (3)(b)(ii) or (4) the Commission is required to require the requester to make information about the alteration available for inspection, notify appropriate persons that the information is available and invite submissions or observations from these persons. Further

under subsection 8(b) the Commission is required to have regard to these submissions in its determination.

3.0 Planning History

The relevant planning history that the Board should note for this application is as follows:

- **ABP-319013-24:** Permission granted for the replacement of existing biomass-fired boilers, biomass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant.
- **ABP-311991-21:** Pre-planning application where the Board decided that the proposed development that is the subject of this application would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act, 2000, as amended and that any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Act.
- **P.A. Reg. Ref. 001296:** Permission granted for building extensions and additions to the existing Medium Density Fibreboard manufacturing facility for housing the replacement of Production Line 1 (20/12/2000).
- **P.A. Reg. Ref. P312290:** Permission granted for an extension to the existing factory and associated works (26/07/1990).
- **P.A. Reg. Ref. P38217:** Permission granted for the construction of medium density fibreboard (MDF) plant (30/07/1982).

4.0 Background to the Proposed Alteration

- 4.1. The proposed alterations, as set out in the applicant's cover letter and particulars received by the Commission on 15th August 2025, relates to the replacement of the existing biomass-fired boilers, biomass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant approved under ABP-319013-24.

4.2. The permitted development under the ABP-319013-24 planning application will replace all three existing aging biomass fired thermal energy systems serving both of Medite’s two production lines, specifically:

- The two-wood biomass fired boilers (18MW each) serving Production Line 1.
- The wood biomass fired Thermal Fluid Heater (19MW) serving Production Line 2.

5.0 Scope of Request

5.1. A request is now made by Medite Europe DAC for alterations to the permitted design as some structures require alteration as a result of the detailed engineering design.

5.2. The applicant has submitted a number of documents in support of the alteration request, including:

- A cover letter,
- A Planning Statement,
- AA Screening Report, and
- EIA Screening Report.

5.3. Under the original planning application, the applicant had divided the site into 4 no. development areas. The applicant now proposes alterations to the permitted development within Development Area 1 and Development Area 2. The proposed alterations are demonstrated on Drawing No.’s PL08B Rev1, PL14.R1, PL15.R1 and PL16.R1 also submitted with this application. I itemise the proposed alterations in Tables 1 and 2 hereunder for ease of reference.

Table 1: Proposed alterations within Development Area 1

Item No.	Permitted Item	Proposed Item
2.1	Fuel Reception Unit 7.0m x 5.0m x 5.5mH Area = 35m ²	Fuel Reception Unit altered to 7.3m x 4.9m x 5.8mH Area = 35.77m ²
2.2	Fuel infeed hopper 3.0m x 6.2m x 5 m H Area = 18.6m ²	Fuel infeed hopper altered to 2.3m x 3.7m x 8.2mH Area = 8.5m ²
2.3	Walking Floor Infeed System 24m x 18.6m x 5.0m H	Walking Floor Infeed System altered to 27.3m x 12.2m x 6.8mH

	Area = 446.4m ²	Area: 333.0m ²
2.4	Conveying Systems #1 Approx. 200m length Area = 520m ²	Conveying Systems #1 altered to 179.9m length Area: 207.4m ²
2.5	Conveying Systems #2 Line 1 Energy Plant Approx. 266m length Height to max of 22.5m Area = 295.9m ²	Conveying Systems #2 Line 1 Energy Plant altered to Approx. 170m length of conveying Height to max of 23.2m Area = 165.0m ²
2.6	Conveying Systems #2 Line 2 Energy Plant Approx 44m length Height to max of 20.9m Area = 77.5m ²	Conveying Systems #2 Line 2 Energy Plant altered to Approx 10m length Height to max of 11.0m Area: 11.0m ²
2.7	Pneumatic (Dry Fuel) Systems Pneumatic Transport Ducts #1 Length = 161.5m x Ø150mm #2 Length = 202.9m x Ø150mm Length = 364.4m	Pneumatic (Dry Fuel) Systems Pneumatic Transport Ducts #1 Length = 161.5m x Ø150mm #2 Length = 257.2 m x Ø150mm Length: 418.7m
2.8	Edge Trim Silo Ø = 5.6m H= 19.5m Area = 38.4m ²	Edge Trim Silo Ø = 7.2m H= 19.5m Area = 51.7m ²

Table 2: Proposed alterations within Development Area 2

Item No.	Permitted Item	Proposed Item
3.1	Line 1 Wet Fuel Metering Bin 18.6m x 15.7m x 4.5mH Area = 292.0m ²	Line 1 Wet Fuel Metering Bin 28.8m 7.4m x 10.3mH Area = 213.1m ²
3.2	Line 1 Energy System Fuel Feed Conveyor 33.2m L x 1.1m W Max Height 17.8m Area = 38.0m ²	Line 1 Energy System Fuel Feed Conveyor 31.4m L x 1.0m W Max Height 20.7m Area: 31.4m ²
3.3	Line 1 Energy Plant 32.5m x 21.6m x 33m Area = 702m ²	Line 1 Energy Plant 28.2m x 21.0m x 33mH Area: 592.2m ²
3.4	Line 1 Dry Electrostatic Precipitator 27.6m x 13.7m x 23.3mH Area = 286.9 m ²	Line 1 Dry Electrostatic Precipitator 24.5m x 11.1m x 23.3mH Area = 271.9m ²
3.5	Line 1 Hot Gas Duct 105m long x Ø3.2m Area = 336.0m ²	Line 1 Hot Gas Duct 98.1m long x Ø2.6m Area: 255.0m ²
3.6	Line 1 Start Up Stack 30.2mH x Ø3.6m Area = 10.8m ²	Line 1 Start Up Stack 30.2mH x Ø2.7m Area: 9.0m ²
3.7	Line 1 Sander Dust Silo Ø 6.0m x 16mH Area = 28.3m ²	Line 1 Sander Dust Silo Ø 3.0m x 13.3mH Area: 9.0m ²
3.8	Line 1 Thermal Fluid Piping 217m L x Ø 0.6m x 16.3mH Area = 130.2 m ²	Line 1 Thermal Fluid Piping 107.1m L x Ø 0.3m x 10.3mH Area: 32.1 m ²

3.9	Line 1 Steam Generator 14.4m x 3.5m x 17.9mH Area = 47.5m ²	Line 1 Steam Generator 13.5m x 4.4m x 10.8mH Area: 59.4m ²
3.10	Line 1 Dryer System 34.0m x 17.5m x 13.9mH Area = 505.7m ²	Line 1 Dryer System 34.0m x 17.5m x 13.9mH Area = 505.7m ²
3.11	Line 1 Bunded Oil Storage 10.4m x 6.4m x 3.1mH Area = 66.5m ²	Line 1 Bunded Oil Storage 10.5m x 6.9m x 3.9mH Area: 72.5m ²

- 5.4. The Commission is therefore requested to approve the minor alterations to the permitted development by an Amendment Order pursuant to Section 146(b) of the Planning and Development Act 2000, as amended, to incorporate the alterations outlined in Tables 1 and 2 above, as demonstrated on Drawing No.'s PL08B Rev1, PL14.R1, PL15.R1 and PL16.R1.
- 5.5. It is considered that the proposed alterations would not amount to the making of material alterations of the previously development permitted under ABP-319013-24.

6.0 Public Submissions

- 6.1. I have considered the provisions of section 146B(2)(b) which provides for, at the Commission's discretion, the invitation of submissions from persons, including the public. I am of the opinion that the inviting of submissions from the public in this instance is not necessary and is not required for the purposes of the Commission in determining the matter for the following reason:

(a) I am satisfied that the proposed alterations are minor in nature.

7.0 Assessment

- 7.1. Under Section 146B of the Planning and Development Act, 2000 (as amended), the requester is seeking to alter the terms of a strategic infrastructure development (ABP-319013-24) approved by the Commission under Section 37G by the Planning and Development Acts 2000, as amended.
- 7.2. The Commission should note that all the principle elements of the permitted development will remain the same as outlined under ABP-319013-24, including all mitigation measures and planning conditions. The proposed alterations to the

permitted development arose for Medite Europe DAC following the tender procedure for procuring the permitted development.

7.3. The first consideration to assess is whether the proposed alteration would constitute a material alteration of the terms of the strategic infrastructure development approved under ABP-319013-24. Should the Commission decide that the proposed alteration is not material, it shall alter the approved development accordingly. However, if it is decided that the proposed alteration is material, the Commission shall consider the proposed alterations in terms of the significant effects on the environment and other related matters.

7.4. **Whether the proposed alteration is or is not material**

7.4.1. This request relates to a suite of proposed alterations the nature and scale of which is illustrated on the following drawings submitted with this application:

- PL08B Rev1 Comparison Planning to Proposed Alterations - Development Area Plan,
- PL14 Rev1 Existing & Permitted Development and Proposed Alterations Development Area 1 and 2 Layout - 3D View,
- PL15 R1 Proposed Alteration Dimensions Development Area 1 – Plan & Elevations, and
- PL16R1 Proposed Alteration Dimensions Development Area 2 – Plan & Elevations – Plan & Elevations.

7.4.2. For context, the application site boundary has an area of 29.7 ha., which is part of the overall Medite landholding of 69.0 ha that is a long-established industrial facility for the production of Medium Density Fibreboard (MDF). The Medite site comprises production plant buildings and materials storage areas with a number of landscaped areas and bunds located along the perimeter of the site. The applicant divided the site into 4 no. development areas under the previous planning application (ABP-319013-24) and the alterations proposed herein relate to Development Area 1 and 2.

7.4.3. The proposed alterations, annotated in Tables 1 and 2 above, relate to structural elements within Line 1 Energy Plant and supporting infrastructure, and the new wood biomass fired Thermal Fluid Heater and its associated infrastructure. The applicant

has detailed the alterations in Table 1: Summary of Proposed Alterations to Permitted Development of the Planning Statement submitted with this application.

- 7.4.4. In general, most of the alterations result in a reduction in the scale of both the Thermal Fluid Heater and the Fuel Reception Unit, as well as reduced scales and length to their respective supporting infrastructure. Where increases in scale or length are proposed, I consider these to be slight increases and can be considered minor in nature. For example, new pneumatic transport ducts are proposed with the Fuel Reception Unit that require an increase in one of the two lengths of Ø150mm ducting from 202.9m to 257.2m and an increase in size an associated filter plant from 38.4m² to 51.8m².
- 7.4.5. Having regard to the limited scale and nature of the alterations proposed in relation to the consented development, I am satisfied that the alterations will not alter the character of the approved development or give rise to new considerations or environmental effects that were not already considered in the assessment of impacts under ABP-319013-24.
- 7.4.6. I am satisfied that the proposed alterations would not constitute a material alteration to the permitted development, subject to consideration of environmental impact and AA as considered in this report. The alterations of the dimensions of the various aspects of the proposed development are therefore considered appropriate.
- 7.4.7. Having regard to the nature and scale of the proposed alterations and the development as granted under ABP-319013-24, I am satisfied that the Commission would not have determined the proposal differently had the suite of alterations now proposed formed part of the original application. Therefore, the proposed alterations do not constitute the making of a material alteration of the development as granted under ABP-319013-24.
- 7.4.8. I consider that the proposed alterations would not be material and that the outcomes of the previous EIA process, including mitigation measures, will not alter, nor will compliance with any other conditions of the planning permission. I consider the proposed physical alterations to be minor in nature and there are no changes in circumstances, and no new or materially different considerations arising from the proposed alteration that were not assessed under the parent permission.

7.5. The Potential for Significant Environmental Effects

EIA Screening

- 7.5.1. The permitted development under ABP-319013-24 was considered EIA development and therefore an Environmental Impact Assessment Report (EIAR) was prepared with the planning application. The proposed development was of a type and scale that required environmental impact assessment under the Planning and Development Act 2000, as amended, with the development comprising one which falls within Schedule 7, *Environmental Infrastructure*, 3 – Development comprising of an installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes.
- 7.5.2. The applicant submitted an EIA Screening report with this Section 146B application. This Screening report submits that the proposed alterations will not give rise to a development of a type listed at Part 1 of Schedule 5 of the Regulations. It is also submitted that the permitted development was subject to EIA and the proposed alterations will not generate or result in a development listed at paragraphs 1-12 of Part 2 of Schedule 5 of the Regulations. On this basis, the applicant submits that the proposed alterations do not fall for mandatory assessment under the EIA Directive.
- 7.5.3. The applicant does however proceed to screen the proposed development as a sub-threshold development for the purposes of EIA. Table 7 of the Screening Report refers. In this regard the applicant concludes that the proposed development will not give rise to impacts of a magnitude which, on its own or cumulatively, could cause a likely significant effect on the environment as assessed using the information and evaluation criteria set down at Schedule 7A of the Regulations, 2001 (as amended) and that therefore EIA and submission of an EIAR is not required.
- 7.5.4. The proposed alterations have been subject to preliminary examination and screening for environmental impact assessment. (Refer to Form 1 and Form 3 in the Appendices to this report).
- 7.5.5. Having regard to: -
- The parent permission granted under 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),

7.5.6. It was concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

Appropriate Assessment Screening

7.5.7. I have considered the subject alteration request in light of the requirements S177U of the Planning and Development Act 2000 as amended. I note the AA screening report submitted with the request.

7.5.8. The proposed development seeks alterations to the permitted development for the replacement of the existing biomass-fired boilers, bio-mass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant. Given the minor nature of the proposed alterations, no other consideration arises from that originally considered and assessed in respect of ABP-319013-24. The closest European Sites, part of the Natura 2000 Network are set out below with my consideration of the applicants screening determination for each site.

Table 3: European Sites with Source-Pathway-Receptor links

Special Areas of Conservation (SAC)		
Site Name and Code	Distance	Potential for Likely Significant Effect from Proposed Alterations – Agree or Not with Applicant determination
Lower River Suir SAC (002137)	60m west	Yes, agree that no direct or indirect effect on this site from the proposed alterations.
Nier Valley Woodlands SAC (000688)	9.1km south	Yes, agree that no direct or indirect effect on this site from the proposed alterations.
Comeragh Mountains SAC (001952)	9.9km south	Yes, agree that no direct or indirect effect on this site from the proposed alterations.
River Barrow and River Nore SAC (002162)	44.3km south-east	Yes, agree that no direct or indirect effect on this site from the proposed alterations.

7.5.9. Having considered the Commission’s determination on Appropriate Assessment in case ABP-319013-24 and completed an appropriate assessment screening in Appendix 3 attached to this planning report, and having regard to the nature and limited scale and extent of the proposed alterations relative to the development that was approved under ABP-319013-24, the nature of the receiving environment, together with the distance to the nearest European sites, no additional Appropriate Assessment issues arise and it is not considered that the proposed alterations to the approved development would be likely to have a significant effect individually or in combination with other plans or projects on any European sites.

7.6. Conclusion

7.6.1. Having considered the proposed alterations and the development as approved under ABP-319013-24, I consider it reasonable to conclude that the proposed alterations to the replacement of the existing biomass-fired boilers, bio-mass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite’s manufacturing plant would not constitute the making of a material alteration of the development as approved under ABP-319013-24. Furthermore, there are no changes in circumstances and no new or

materially different considerations arising from the proposed alteration that were not assessed under ABP-319013-24.

8.0 Recommendation

- 8.1. I recommend that the Commission decides that the making of the alteration the subject of this request does not constitute the making of a material alteration of the terms of the development as approved under ABP-319013-24.

9.0 Draft Order

REQUEST received by An Coimisiún Pleanála on the 15th of August 2025 from Medite Europe DAC under section 146B of the Planning and Development Act 2000, (as amended) for minor alterations to a strategic infrastructure development, comprising the replacement of the existing biomass-fired boilers, bio-mass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant at Redmondstown, Clonmel, Co. Tipperary the subject of an approval under An Coimisiún Pleanála reference number ABP-319013-24,

WHEREAS the Commission made a decision to approve, subject to conditions, 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 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,

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 abovementioned 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.

MATTERS CONSIDERED

In making its decision, the Commission had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

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.

Appropriate Assessment: Stage 1

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 SAC (002137), Nier Valley Woodlands SAC (000688), Comeragh Mountains SAC (001952) and River Barrow and River Nore SAC (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 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 EIA 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 (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, as amended, the Commission hereby makes the said alterations.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Liam Bowe
Senior Planning Inspector

February 2026

Appendix 1: Form 1 - EIA Pre-Screening

Case Reference	ACP-323433-25
Proposed Development Summary	Request 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 (ABP-319013-24),
Development Address	Located at Redmondstown, Clonmel, County Tipperary
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA? (For the purposes of the Directive, “Project” means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8	

<p>of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Schedule 5, Class 13(a) (Part 2): ‘Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-</p> <p>(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this schedule, and</p> <p>(ii) result in an increase in size greater than –</p> <ul style="list-style-type: none"> - 25 per cent, or - An amount equal to 50 per cent of the appropriate threshold which is the greater’.

Inspector: _____

Date: _____

Appendix 2: Form 3 - EIA Screening Determination Form

A. CASE DETAILS	
An Coimisiún Pleanála Case Reference	ACP-323433-25
Development Summary	<p>Alteration request in accordance with Section 146B regarding the permitted replacement of existing biomass-fired boilers, biomass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant. Alterations proposed:</p> <ul style="list-style-type: none"> • 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)

		<ul style="list-style-type: none"> 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 (36.0m² instead of 38.4m²).
	Yes / No / N/A	Comment (if relevant)
1. Was a Screening Determination carried out by the PA?	N/A	This application was made directly to the Commission under Section 146B of the Act.
2. Has Schedule 7A information been submitted?	Yes	An Environmental Impact Assessment Screening Report has been submitted with the application. This contains Schedule 7A information.
3. Has an AA screening report or NIS been submitted?	Yes	An AA Screening Report was submitted with the application.
4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?	No	Minor alterations proposed herein with no changes to inputs and outputs. EPA reviewing licence under details of parent permission ABP-319013-24.
5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried	No	

out pursuant to other relevant Directives – for example SEA			
B. EXAMINATION	Yes/ No/ Uncertain	Briefly describe the nature and extent and Mitigation Measures (where relevant) (having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) Mitigation measures –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment? Yes/ No/ Uncertain
This screening examination should be read with, and in light of, the rest of the Inspector’s Report attached herewith			
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No.	The proposed project consists of alterations to a permitted development within a long-established industrial facility. The alterations are considered to be minor in nature and have been assessed as not material. Construction phase activities will be identical to those approved under the permitted development. No likely significant impacts are predicted.	No.
1.2 Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?	No.	There will be physical changes to the environment with the construction of the permitted development. However, this was assessed as acceptable in the EIA of the permitted development with the location and siting deemed to assist in assimilating the works into the	No.

		landscape. The proposed alterations are minor in nature and, if built, in accordance with the EIAR and documentation submitted with the original application will have no likely significant physical changes to the locality or significant effect on the environment.	
1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?	No.	The proposed alterations to the permitted development will not result in significant effects on natural resources. All construction works and related activities will be identical to those of the permitted development and if carried out in accordance with the original EIAR, including the Construction and Environmental Management Plan (CEMP) will have no likely significant effect on natural resources or the environment.	No.
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	No.	The proposed alterations relate to minor alterations to the permitted development. All construction works and related activities will be identical to those of the permitted development. If implemented in accordance with the original EIAR and application documentation, including the CEMP and the specific mitigation measures for dust, there will be no likely significant effect on human health or the environment.	No.
1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	No.	The proposed minor alterations will not result in the production of additional solid waste, or the release of pollutants or any additional hazardous/toxic/noxious substances either by itself or as an alteration to the permitted development. There will be no significant effect on the environment from the generation or production of emissions or waste.	No.

<p>1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>No.</p>	<p>The EIA of the permitted development assessed that the risk of pollution to ground and surface waters would be mitigated by the implementation of measures set out in the EIAR and CEMP. The proposed minor alterations consist of identical construction related activities to those of the permitted development and if built in accordance with the EIAR and documentation submitted with the original application will have no significant effect on the environment.</p>	<p>No.</p>
<p>1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>No.</p>	<p>The EIA of the permitted development assessed that noise and vibration effects during all phases would be avoided by the implementation of the measures set out in the EIAR and CEMP. Construction related activities will be identical to those of the permitted development. Noise limits are controlled by Condition No.7 of the permitted development (ABP-319013-24) which will ensure that noise levels do not exceed the prescribed limits at noise sensitive receptors during the construction phase. There will be no significant effects on the environment.</p>	<p>No.</p>
<p>1.8 Will there be any risks to human health, for example due to water contamination or air pollution?</p>	<p>No.</p>	<p>All construction works and related activities will be identical to those of the permitted development. If implemented in accordance with the original EIAR and application documentation, including the CEMP and the specific mitigation measures for dust, and measures for the protection of water quality there will be no likely significant effect on human health or the environment.</p>	<p>No.</p>
<p>1.9 Will there be any risk of major accidents that could affect human health or the environment?</p>	<p>No.</p>	<p>Due to the minor nature of the proposed alterations which will not change the nature of the construction works or related activities of the</p>	<p>No.</p>

		permitted development, it is not considered that a risk of major accidents arises. If implemented in accordance with the original EIAR and application documentation, including the CEMP and best practice construction methodologies it is considered there will be no likely significant effect on human health or the environment.	
1.10 Will the project affect the social environment (population, employment)	No.	Construction and operational phase activities will be identical to those of the permitted development. No likely significant effects on the social environment are predicted at any phase of the proposed development as a result of the proposed minor alterations.	No.
1.11 Is the project part of a wider large-scale change that could result in cumulative effects on the environment?	No.	The proposed alterations will be constructed concurrently with the permitted development, and no cumulative impacts are expected due to the minor nature of the alterations. The EIA of the permitted development noted several existing and permitted plans and projects within a 20km radius of the proposed development but assessed that any in-combination effects could be avoided, managed and mitigated by the measures which form part of the proposed development as described in the EIAR and NIS and recommended planning conditions. I am satisfied that the minor scale of the proposed alterations would not result in appreciable cumulative impacts beyond that assessed in the permitted development or which would result in significant effects on the environment.	No.

2. Location of proposed development

<p>2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following:</p> <ul style="list-style-type: none"> - European site (SAC/ SPA/ pSAC/ pSPA) - NHA/ pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan 	<p>No.</p>	<p>The project is not located in, on, or adjoining any European site, designated or proposed NHA, or any other listed area of ecological interest or protection. It is contained within a long-established industrial facility.</p> <p>I note the conclusion of the applicants AA Screening Report which concludes that the proposed alterations will not affect the previously described pathways for impacts on European sites nor will it introduce any additional pathways for impacts to occur.</p> <p>Accordingly, having regard to the minor nature of the alterations proposed I do not consider that the location of the project is likely to result in a significant effect on the environment.</p>	<p>No.</p>
<p>2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	<p>No.</p>	<p>The site is not under any wildlife or conservation designation as stated above. An EIA Screening Report accompanies the subject alteration application.</p> <p>I note the conclusion of the applicants AA Screening Report which concludes that the proposed alterations will not affect the previously described pathways for impacts on European sites nor will it introduce any additional pathways for impacts to occur.</p> <p>Having regard to the above, and to the minor nature of the alterations proposed, I am satisfied that the proposed alterations do not have the potential to affect any ecological receptor beyond those already assessed in the permitted</p>	<p>No.</p>

		development either alone or in combination with any other plans or projects.	
2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?	No.	<p>The EIA of the permitted development assessed that there would be no adverse effect on cultural heritage subject to the full implementation of the EIAR mitigation measures and recommended planning conditions and that the proposed development would not give rise to any significant adverse cumulative impacts in-combination with other plans or projects.</p> <p>As the construction works and related activities are unchanged in relation to the proposed alterations, I am satisfied that they will not alter this conclusion. I do not consider that this aspect of the project is likely to result in a significant effect on the environment.</p>	No.
2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	No.	Having regard to the minor nature of the alterations proposed, I do not consider that there is any potential to affect high quality or scarce resources.	No.
2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	No.	I do not consider that the nature of the proposed alterations to the dimensions of the permitted development has any potential to result in significant effects associated with the volume of water resources or flood risk. The proposed construction works and related activities will remain identical to the permitted development, and as already discussed above it was determined in parent application that the original EIAR, including the CEMP provided adequate measures for the protection of water quality.	No.

<p>2.6 Is the location susceptible to subsidence, landslides or erosion?</p>	<p>No.</p>	<p>There is no evidence of these risks. I note from the Geological Survey of Ireland (GSI) landslide susceptibility mapping, that the area of the project is classified as low risk.</p>	<p>No.</p>
<p>2.7 Are there any key transport routes (e.g. National primary Roads) on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?</p>	<p>No.</p>	<p>The EIA of the permitted development assessed that the proposed development would not give rise to a traffic hazard or endanger the safety of other road users, subject to full implementation of the EIAR mitigation measures and compliance with recommended conditions.</p>	<p>No.</p>
<p>2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?</p>	<p>No.</p>	<p>The EIA of the permitted development describes the sensitivity of the population/ human health is considered to be low, given the fact that the facility is already operational and has co-existed successfully with the local population for numerous years. I am satisfied, that there are no sensitive community facilities, such as hospitals or schools in proximity to the site such that could be significantly affected by the project.</p>	<p>No.</p>
<p>3. Any other factors that should be considered which could lead to environmental impacts</p>			
<p>3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?</p>	<p>No.</p>	<p>The EIA of the permitted development concluded that the effects of the proposed development on the environment, by itself and in-combination with other plans and projects in the vicinity, would be acceptable. The EIA Screening Report submitted in respect of the subject application concluded that the proposed alterations would not give rise to impacts if a magnitude which, on their own or cumulatively, could cause a likely significant effect on the environment. The plans and projects considered in this cumulative assessment are set out in section 5.2 of the EIA Screening Report. I</p>	<p>No.</p>

		am satisfied that the minor nature of the proposed alterations does not include any mechanisms for significant effects.	
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	No.	There are no transboundary effects arising.	No.
3.3 Are there any other relevant considerations?	No.	No.	No.

C. CONCLUSION

No real likelihood of significant effects on the environment.	<input checked="" type="checkbox"/>	EIAR Not Required
Real likelihood of significant effects on the environment.	<input type="checkbox"/>	EIAR Required

D. MAIN REASONS AND CONSIDERATIONS

Having regard to: -

- The parent permission granted under 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),

I conclude that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

Inspector _____

Date _____

Approved (ADP) _____

Date _____

Appendix 3: AA Screening Determination

Screening for Appropriate Assessment

Screening Determination

Description of the project

I have considered the proposed alterations to the permitted industrial project for the replacement of all three existing aging thermal energy systems serving both of Medite's two production lines and the proposed development will also provide the thermal energy currently provided by the natural gas-fired Thermal Fluid Heater (TFH) (6MW) serving Production Line 1 in light of the requirements of S177U of the Planning and Development Act 2000 as amended.

The subject site is located in the eastern part of Clonmel town, c.60m from Lower River Suir Special Area of Conservation, c.9km from the Nier Valley Woodlands Special Area of Conservation, c.10km from the Comeragh Mountains Special Area of Conservation and c.44km from the River Barrow and River Nore Special Area of Conservation.

The River Anner flows in a southerly direction c.60m east of the Site. The River Anner forms part of the Lower River Suir SAC. The Lower River Suir SAC connects to the River Barrow and River Nore SAC c.44km southeast of the site, where it is a tidal estuary at Waterford harbour. There are no direct ecological or hydrological links between the site and either the Nier Valley Woodlands SAC or Comeragh Mountains SAC and so the pathway for effects on these sites is through atmospheric dispersal of emissions.

The proposed development, as described in section 5.0 of this planning report and in section 3 of the Screening Statement for Appropriate Assessment, generally comprises minor alterations to the permitted development for the replacement of existing biomass-fired boilers, biomass-fired thermal fluid heater and gas-fired thermal fluid heater at Medite's manufacturing plant (AB P-319013-24). The proposed development will be located on two development areas within the confines of the existing Medite site.

An AA Screening Report has been submitted. These reports have been prepared by Michael Bailey, ecologist and Aislinn O'Brien, town planner with SLR Consulting.

Potential impact mechanisms from the project

The proposed development will not result in any direct effects such as habitat loss on any European Site.

As per the development assessed and permitted under ABP-319013-24, sources of impact identified in the AA Screening report include:

- Air emissions resulting in pollution of sensitive habitats and threats to the life cycle of sensitive species.
- Dust emissions resulting in increased sediment loads in sensitive habitats and habitats supporting sensitive species.
- Changes in water quality due to water discharge into the River Anner.
- Changes in water quality due to deposition of emissions to air within the catchment.
- Possible changes in water flow and quantity due to abstraction and discharge to/from the River Anner.

Where an ecological pathway exists, these direct impacts could negatively alter the quality of the existing environment, negatively affecting qualifying interest species and habitats that are dependent on high water quality and clean air.

European Sites at Risk

Table 1: European Sites at risk from impacts of the proposed project			
Effect mechanism	Impact pathway/ Zone of influence	European Site(s)	Qualifying interest features at risk
a) Air emissions (NOx) from the plant	Atmospheric dispersal by south-westerly winds	Lower River Suir SAC (002137)	Atlantic salt meadows Mediterranean salt meadows

b) Dust emissions	Atmospheric dispersal by south-westerly winds		Water courses of plain to montane levels with the
c) Surface and ground water management	Surface water discharge and water abstraction into and from the River Anner		<p>Ranunculion fluitantis and Callitricho-Batrachion vegetation</p> <p>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels</p> <p>Old sessile oak woods with Ilex and Blechnum</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior</p> <p>Taxus baccata woods</p> <p>Freshwater Pearl Mussel</p> <p>White-clawed Crayfish</p> <p>Sea lamprey</p> <p>Brook Lamprey</p> <p>River lamprey</p> <p>Twaite Shad</p> <p>Salmon</p> <p>Otter</p>

<p>a) Air emissions (NOx) from the plant</p> <p>b) Dust emissions</p>	<p>Atmospheric dispersal by south-westerly winds and subsequent deposition</p>	<p>Nier Valley Woodlands SAC (000668)</p>	<p>Old sessile oak woods with Ilex and Blechnum in the British Isles</p>
<p>a) Air emissions (NOx) from the plant</p> <p>b) Dust emissions</p>	<p>Atmospheric dispersal by south-westerly winds and subsequent deposition</p>	<p>Comeragh Mountains SAC (001952)</p>	<p>Oligotrophic waters containing very few minerals of sandy plains</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation</p> <p>Northern Atlantic wet heaths with Erica tetralix</p> <p>European dry heaths</p> <p>Alpine and Boreal heaths</p> <p>Blanket bogs</p> <p>Siliceous scree of the montane to snow levels</p> <p>Calcareous rocky slopes with chasmophytic vegetation</p>

			<p>Siliceous rocky slopes with chasmophytic vegetation</p> <p>Slender Green Feather-moss</p>
<p>a) Air emissions (NOx) from the plant</p> <p>b) Dust emissions</p> <p>c) Surface and ground water management</p>	<p>Atmospheric dispersal by south-westerly winds</p> <p>Atmospheric dispersal by south-westerly winds</p> <p>Surface water discharge and water abstraction into and from the River Anner</p>	<p>River Barrow and River Nore SAC (002162)</p>	<p>Mudflats and sandflats not covered by seawater at low tide</p> <p>Reefs</p> <p>Salicornia and other annuals colonising mud and sand</p> <p>Atlantic salt meadows</p> <p>Mediterranean salt meadows</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation</p> <p>European dry heaths</p>

			<p>Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels</p> <p>Petrifying springs with tufa formation</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior</p> <p>Desmoulin's Whorl Snail</p> <p>Freshwater Pearl Mussel</p> <p>White-clawed Crayfish</p> <p>Sea Lamprey</p> <p>Brook Lamprey</p> <p>River Lamprey</p> <p>Twaite Shad</p> <p>Salmon</p> <p>Otter</p> <p>Killarney Fern</p>
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Likely significant effects on the European sites ‘alone’

Table 2: Could the project undermine the conservation objectives ‘alone’				
European Site and qualifying feature	Conservation objective (summary)	Could the conservation objectives be undermined (Y/N)?		
		Air emissions (NOx) from the plant	Dust emissions	Surface and ground water management
Lower River Suir SAC (002137)	Lower River Suir SAC National Parks & Wildlife Service (npws.ie)			
Atlantic salt meadows	To restore the favourable conservation condition	N	N	N
Mediterranean salt meadows	To restore the favourable conservation condition	N	N	N
Water courses of plain to montane levels with the Ranunculus fluitans and Callitriche-Batrachion vegetation	To maintain the favourable conservation condition	N	N	N
Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels	To maintain the favourable conservation condition	N	N	N
Old sessile oak woods with Ilex and Blechnum	To restore the favourable conservation condition	N	N	N

	Maintain diversity and extent of community types			
Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>	To restore the favourable conservation condition Maintain diversity and extent of community types	N	N	N
<i>Taxus baccata</i> woods	To restore the favourable conservation condition Maintain diversity and extent of community types	N	N	N
Freshwater Pearl Mussel	To restore the favourable conservation condition	N	N	N
White-clawed Crayfish	To maintain the favourable conservation condition	N	N	N
Sea lamprey	To restore the favourable conservation condition	N	N	N
Brook Lamprey	To restore the favourable conservation condition	N	N	N
River lamprey	To restore the favourable conservation condition	N	N	N
Twaite Shad	To restore the favourable conservation condition Water quality: oxygen levels No lower than 5mg/l	N	N	N
Salmon	To restore the favourable conservation condition Water quality At least Q4 at all sites sampled by EPA	N	N	N

Otter	To maintain the favourable conservation condition	N	N	N
Nier Valley Woodlands SAC (000668)	Nier Valley Woodlands SAC National Parks & Wildlife Service (npws.ie)			
Old sessile oak woods with Ilex and Blechnum in the British Isles	To restore the favourable conservation condition Area stable or increasing; Maintain diversity and extent of community types	N	N	N
Comeragh Mountains SAC (001952)	Comeragh Mountains SAC National Parks & Wildlife Service (npws.ie)			
Oligotrophic waters containing very few minerals of sandy plains	To maintain the favourable conservation condition Area stable or increasing	N	N	N
Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation	To maintain the favourable conservation condition Area stable or increasing	N	N	N
Northern Atlantic wet heaths with Erica tetralix	To restore the favourable conservation condition Area increasing; Maintain variety of vegetation communities	N	N	N

European dry heaths	To restore the favourable conservation condition Area increasing; Maintain variety of vegetation communities	N	N	N
Alpine and Boreal heaths	To restore the favourable conservation condition Area stable or increasing; Maintain variety of vegetation communities	N	N	N
Blanket bogs	To restore the favourable conservation condition Area increasing; Maintain variety of vegetation communities	N	N	N
Siliceous scree of the montane to snow levels	To restore the favourable conservation condition Area stable or increasing	N	N	N
Calcareous rocky slopes with chasmophytic vegetation	To restore the favourable conservation condition Area stable or increasing	N	N	N
Siliceous rocky slopes with chasmophytic vegetation	To restore the favourable conservation condition Area increasing	N	N	N
Slender Green Feather-moss	To restore the favourable conservation condition No decline; Maintain the appropriate hydrological conditions necessary to	N	N	N

	support the habitat for the species			
River Barrow and River Nore SAC (002162)	River Barrow and River Nore SAC National Parks & Wildlife Service (npws.ie)			
Estuaries	To maintain the favourable conservation condition	N	N	N
Mudflats and sandflats not covered by seawater at low tide	To maintain the favourable conservation condition	N	N	N
Reefs	Not stated	N	N	N
Salicornia and other annuals colonising mud and sand	To maintain the favourable conservation condition	N	N	N
Atlantic salt meadows	To restore the favourable conservation condition	N	N	N
Mediterranean salt meadows	To restore the favourable conservation condition	N	N	N
Water courses of plain to montane levels with the Ranunculus fluitans and Callitriche-Batrachion vegetation	To maintain the favourable conservation condition	N	N	N
European dry heaths	To maintain the favourable conservation condition	N	N	N

Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels	To maintain the favourable conservation condition	N	N	N
Petrifying springs with tufa formation	To maintain the favourable conservation condition	N	N	N
Old sessile oak woods with Ilex and Blechnum in the British Isles	To restore the favourable conservation condition	N	N	N
Alluvial forests with Alnus glutinosa and Fraxinus excelsior	To restore the favourable conservation condition	N	N	N
Desmoulin's Whorl Snail	To maintain the favourable conservation condition	N	N	N
Freshwater Pearl Mussel	Currently under review	N	N	N
Nore freshwater pearl mussel	To restore the favourable conservation condition	N	N	N
White-clawed Crayfish	To maintain the favourable conservation condition	N	N	N
Sea Lamprey	To restore the favourable conservation condition	N	N	N
Brook Lamprey	To restore the favourable conservation condition	N	N	N

River Lamprey	To restore the favourable conservation condition	N	N	N
Twaite Shad	To restore the favourable conservation condition	N	N	N
Salmon	To restore the favourable conservation condition	N	N	N
Otter	To restore the favourable conservation condition	N	N	N
Killarney Fern	To maintain the favourable conservation condition	N	N	N

Potential in-combination effects

Having examined and assessed the project alone and in combination with plans and projects as presented in the AA Screening Report, I accept that due to the limited scale, that the proposed alterations to the permitted development will not constitute a significant additional loading on the ecological carrying capacity of area or the complex of habitats that are required to maintain the conservation objectives of any of the ecological receptors considered above. Taking account of the scope, scale, nature, size and location of the project and the sensitivities of the ecological receptors, there is very limited potential for synergistic interaction, between the proposed development and the projects, plans and activities outlined in Table 6 of the applicant's AA Screening Report and considered herein that could result in cumulative or in-combination impacts.

Overall Conclusion - Screening Determination

In accordance with Section 177U(4) of the Planning and Development Act 2000 (as amended) and on the basis of objective information.

Having considered the nature, scale and location of the project, I am satisfied that the sites set out in the Table above can be eliminated from further assessment because, given the nature of the proposed alteration, it could not have any effect on a European Site. The reason for this conclusion is as follows:

- The nature of the subject alterations are minor.
- Distance from nearest European site.

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.