



An  
Bord  
Pleanála

## Memorandum ABP-321962-25

**To:** Ms. Sorchá Skelly, SEO *S. Skelly 2/4/25*

**From:** Daire Littleton Caden, EO

**Re:** Permission for development on lands with a site area of approximately 11.57ha located at Gorteens, Slieverue, Co. Kilkenny. The development will consist of the construction of an integrated plasterboard manufacturing facility, incorporating a production plant with access from the industrial area road infrastructure at Gorteens, Slieverue, Co. Kilkenny. The production facility will have a floor area of 22,400 sq. m., with a height over finished ground level ranging from 19 metres to 29 metres. Roof mounted solar panels are proposed. The proposed development includes all site development works, landscaping, boundary treatments including earthworks, road works, retaining walls, vehicle entrance, vehicle parking with charging (HGV, cars and bicycles/scooters), gates, fencing, paving, water storage tanks, drainage and lighting. Planted berms are proposed within and along the perimeters of the development site. The development will include for extraction of groundwater for production process purposes. Servicing arrangements include the provision of a constructed surface water attenuation area. Access to connect to the public foul network and to mains water supply is proposed. The application will be accompanied by an Environmental Impact Assessment Report (EIAR) and by a Natura Impact Statement (NIS). Gorteens, Slieverue, Co. Kilkenny

**Date:** 18/03/2025

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- A first party appeal against conditions was received on the 25<sup>th</sup> February 2025 in relation to Kilkenny County Council's reference 2460103 in accordance with the Planning and development Act 2000 (as amended). This appeal was circulated on the 26<sup>th</sup> February 2025. Two valid third party appeals were received on the 10<sup>th</sup> March 2025. These were circulated on the 12<sup>th</sup> March 2025.
  - The Statutory period for the submission of observations will expire on the 7<sup>th</sup> April 2025. No observations have been received to date in relation to this appeal.
  - A Natura Impact statement (NIS) and an Environmental Impact Assessment Report (EIAR) were submitted to the Planning Authority with this application on the 1<sup>st</sup> March 2024.
  - As an EPA licence is in question it may be recommended to issue an EPA letter. Please see attached draft EPA letter.

File forward for comments