

Meeting Briefing Note

ACP Ref. ACP-323063-25

26 June 2026

Pre-application Consultation Meeting No. 3 - Prospective Strategic Infrastructure Development

Proposed Increase in Capacity and Upgrade of Plant to Commercially Robust Advanced Thermal Technology to Facilitate a Change in Technology from Pyrolysis to Thermal Treatment, and Ancillary Development

Derryclure Energy Centre, Derryclure, Tullamore, County Offaly (as Permitted Under An Bord Pleanála Ref. PL19.238420)

This Note provides an overview and detail as appropriate in respect of the matters identified by the Coimisiún at the second consultation meeting that required further consideration or clarification.

A draft description of development and related drawings are provided for information.

1. Consultation

1.1 Offaly County Council

OCC has issued a Notification of a Decision to Grant Permission for the retention of alterations to the permitted development, subject to Conditions.

A pre-application consultation meeting with OCC has been requested.

1.2 Prescribed Bodies -Pre-application

It is proposed to consult with the bodies listed at **Schedule A** prior to the making of the application.

1.3 Prescribed Bodies -Pre-application

It is proposed to notify the bodies listed at **Schedule B** of the making of the application.

2. RED III Development Status

Glanpower representatives met with Andy Fox from SEAI on Friday, 30 January 2026. Andy advised that a circular was issued to planning authorities in mid-January which stated that the planning authority decides first whether a project qualifies as a RED III development.

Andy's view was that the Glanpower project would not come within RED III as only a portion of the project is renewable, i.e. the renewable element or percentage of waste considered renewable is roughly 50% and 'renewable' could not be split. Andy advised that SEAI interested in the project and asked that we keep them updated as our plans progress.

It is intended to proceed on the basis that it is not RED III having regard to the following.

The Dept of Housing Circular to local authorities dated 16 January 2026 includes the following references:

*'renewable energy – "means energy from a renewable **non-fossil source**, namely wind energy, solar energy (including solar thermal and solar photovoltaic energy), geothermal energy, osmotic energy, ambient energy, tide, wave and other ocean energy, hydropower, **biomass**, landfill gas, sewage treatment plant gas or biogas".*

*'renewable energy development – "means development the purpose of which is to generate renewable **energy from one or more than one renewable non-fossil resource**, and includes the building of renewable energy plants and any co-located energy storage, and any works necessary for the connection of such plants or storage to the grid, but does not include relevant solar energy development, small-scale solar energy equipment development and small-scale non-ground source heat pumps.*

*'As a general principle, developments that incorporate **one or more technologies** falling within the statutory definition of "renewable energy", as outlined in section 1 of this circular, **may constitute renewable energy developments** and may therefore be subject to the relevant statutory decision-making timelines, including those provided for under RED III.'* **[Emphasis added]**

It is noted that there is no equivalent wording in relation to energy sources which suggests all energy sources must be renewable to make it a RED III project.

The Dept of Housing's publication titled 'RED III Your Questions Answered' (22 October 2025), states:

'The energy source of the plant must be deemed renewable. RED III (Directive (EU) 2023/2413), defines renewable energy as: "energy from renewable non-fossil sources, namely wind, solar (solar thermal and solar photovoltaic) and geothermal energy, osmotic energy, ambient energy, tide, wave and other ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas, and biogas." This definition is replicated in SI 274 of 2025.'

The reference to 'the energy source' on a normal plain interpretation would be considered to mean 'all of the energy source'.

3. Status of the Existing EPA Licence

The existing EPA licence is active but is not operational. A pre-application meeting request was submitted to the EPA on 2 June 2026, and a meeting date is awaited.

4. Draft Description of Development

The following draft drawings and draft description of development are provided for information.

Drawing No. 05722-004_Overall Site Map

Drawing No. SID 00 Existing Site Layout Plan

Drawing No. SID-01 Site Layout Plan

Drawing No. SID-02 Floor Plan

Drawing No. PA-E01 Elevations (Sheet 1)

Drawing No. PA-E02 Elevations (Sheet 2)

Drawing No. PA-E03 Elevations (Sheet 3)

Drawing No. S02 Sections

Draft Description:

In accordance with Section 37E of the Planning and Development Act 2000, as amended, Glanpower Ltd. intends to make an application to An Coimisiún Pleanála (the "Commission") for permission for development comprising of a change in technology from pyrolysis as permitted under An Bord Pleanála Ref. PL19.238420, to a future use for as a Commercially Robust Advanced Thermal Technology plant, and an increase in the annual capacity of Municipal Solid Waste (MSW) accepted and treated at the facility, at Derryclure Energy Centre, Derryclure, Tullamore, County Offaly.

The proposed development comprises of the following:

- The installation within the envelope of the existing building of a Commercially Robust Advanced Thermal Technology plant to facilitate the processing of Municipal Solid Waste [MSW] by thermal treatment to accommodate modern syngas production and combustion systems to generate electricity for export to the national grid [potential for heat to be utilised being explored].
- An increase in the permitted intake of residual Municipal Solid Waste (MSW) from 75,000 tonnes per annum as permitted under ABP Ref. PL19.238420, to 200,000 tonnes per annum. The approximate output will be 11.64 megawatts of renewable electricity for export to the national grid and 30.7 megawatts of heat.
- Works along the public road for a 3.6 km underground grid connection to the existing ESB Clonminch substation which runs across the townlands of [TBC] in County Offaly.
- The following works are proposed within the permitted building and its curtilage:
 - Enlargement of the waste reception hall by 17.3m x 22.8m x 8.4m high, including alterations to external elevations to facilitate the provision of interlocking doors
 - A residual materials handling and collection area in the external area to the south of the building to include:
 - Ash bunker (10m x 10m x 4m)
 - 2 no. lime silos with associated pipework, blowers, and dosing equipment (14.6m high x 4m diameter)
 - 1 no. powder activated carbon (PAC) silo with associated pipework, blowers, and dosing equipment (12.12m high x 3.5m diameter)
 - 2 no. filter dust silos (15.5m high x 4.3m diameter)
 - The provision of 3 no. baghouse filters located in the external area to the south of the building each measuring 20m x 9.5m x 13.2m high.
 - The provision of a flue gas emissions stack of [40*] m above ground level extending 24.1 m above the parapet of the exiting building, including associated pipework, sampling platform, and Continuous Emissions Monitoring Systems (CEMS) instrumentation
 - External plant located to the south and west of the building including an air-cooled condenser, condensate tank, pumps, and pipework (30m x 13.5m x 11.3m high).

- Relocation of the site transformer and backup emergency generator, including internal day tank (12m x 2.5m x 2.9m high).
- An ESB substation (10.26m x 5.38m x 4.67m high) incorporating a switch room and IPP control building located to the northwest of the building.
- The provision of a double weighbridge, including weighbridge kiosk.
- An EirGrid control interface (SCADA systems) located within the building.
- 1 no. fuel oil storage tank, including associated pumps located to the west of the building measuring 11.35m x 3m x 3m.
- Welfare facilities and storeroom,
- The provision of an effluent treatment system and percolation area
- The provision of staff and visitor carparking
- Modifications to the external yard layout, the provision of hardstanding, landscaping, boundary treatments, internal circulation access roads, and associated hardstanding areas.
- All associated siteworks and services

The proposed development comprises or is for the purposes of an activity requiring an industrial emissions licence (existing EPA Licence Number W0282-01)

[*Note: The final stack height will be determined and fixed in the application by dispersion modelling currently being undertaken. A design flexibility opinion will not be required or requested.]

Schedule A – Bodies to be Consulted Prior to the Making of the Application

1. Offaly County Council
2. EPA
3. NPWS
4. Commission for Energy Regulation
5. Inland Fisheries Ireland
6. The IAA and any identified airfield operators.
7. Uisce Éireann
8. EirGrid
9. ESB Networks
10. Department of Housing, Local Government and Heritage
11. Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media

Schedule B – Prescribed Bodies to be Notified of the Application

- A. Offaly County Council
- B. Fáilte Ireland
- C. National Transport Authority
- D. Transport Infrastructure Ireland
- E. EPA
- F. NPWS
- G. HSE
- H. Commission for Energy Regulation
- I. The Heritage Council
- J. An Comhairle Ealaíon
- K. Inland Fisheries Ireland
- L. The IAA and any identified airfield operators.
- M. Office of Public Works
- N. Uisce Éireann
- O. EirGrid
- P. ESB Networks
- Q. Department of Housing, Local Government and Heritage
- R. Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media