



# Screening for Environmental Impact Assessment

**Section 146B Alteration Request (ABP PA92.319013)**

## **Medite DAC Europe**

Redmondstown, Clonmel, County Tipperary

Prepared by:

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### Appendix A Planning History



## 1.0 Introduction

The purpose of this report is to identify the legal requirement or otherwise for a statutory Environmental Impact Assessment in respect of Proposed Alterations to the permitted development ABP Ref PA92.319013, granted by An Bord Pleanála on 13<sup>th</sup> November 2024, subject to 18 no. conditions, for the new renewable energy plants to replace the existing boilers system at the existing MDF manufacturing plant in the townland of Redmondstown, Clonmel, Co. Tipperary.

Following on from a fully comprehensive review of working the permitted design within the existing site, and of the tender procedure for procurement of the permitted design, Medite is making a request to An Coimisiún Pleanála to alter the permission for changes to the permitted development.

The purpose of this screening is to assist An Coimisiún Pleanála in determining whether the proposed alterations are likely to have a significant effect on the environment.

The following revised drawings are submitted to illustrate the nature and scale of the proposed alterations in the context of the permitted design:

- ABP 319013.PL08B Rev1 Comparison Planning to Propose Alterations - Development Area Plan (referred to as PL08B Rev1)
- ABP 319013.PL14 Rev1 Existing & Permitted Development and Proposed Alterations Development Area 1 and 2 Layout - 3D – View (referred to as PL14 R1)
- ABP 319013.PL15 R1 Proposed Alteration Dimensions Development Area 1 – Plan & Elevations (referred to as PL15 R1)1
- ABP 319013.PL16R1 Proposed Alteration Dimensions Development Area 2 – Plan & Elevations – Plan & Elevations (referred to as PL16 R1)

This EIA Screening report should be read in conjunction with the drawings listed above.

## 1.1 Legislative Provisions

Section 146B(1) of the Planning and Development Act 2000<sup>1</sup>, as amended, provides that a person who is intending to carry out a strategic infrastructure development may request An Coimisiún Pleanála to alter the terms of the subject approved development.

Section 146B(2) requires An Coimisiún Pleanála to decide (under 146B(3)) whether the making of the said proposed alteration would constitute the making of a material alteration of the terms of the development concerned.

An Coimisiún Pleanála may invite submissions prior to making this decision (146B(2)(b)). If it decides under 146B(3)(a) that it would not be a material alteration, then it must alter the approval accordingly.

If it determines under 146B(3)(b) that it would constitute a material alteration of the terms of the development, before making that determination An Coimisiún Pleanála must first determine, under 146B(4) whether the requested alteration, or any alteration An Coimisiún Pleanála may be considering under 3(b)(ii), would be likely to have significant effects on the environment.

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<sup>1</sup> Revised Acts



Under 143B(3)(b) An Coimisiún Pleanála shall determine whether to (i) make the alteration, (ii) make a different alteration (not being one that would represent a more significant change to the terms of the development) or (iii) refuse to make the alteration.

Public consultation procedures under 146B(8) apply in the case of 146B(3)(b) and 146B(4). Where it is determined under 146B(4)(i) or (ii) that significant effects on the environment are not likely, An Coimisiún Pleanála shall alter the approval accordingly.

## 1.2 Existing Site Description

The lands of the subject site are that of a long-established industrial facility Medite DAC Europe, located in the townland of Redmondstown, Clonmel, Co. Tipperary.

The subject site is located approximately 4 km east of the centre of Clonmel town and approximately 0.9 km north of the N24. The site is accessed through a local road that connects directly to the N24. The subject site is well screened and the existing buildings within the industrial facility are situated 50m back from the local access road and are largely obscured from view due to the presence of abundant shrub and tree plantations at the site boundaries.

The River Anner flows to the east of the subject site and connects as a tributary to the River Suir, which is approximately 1 km south of the subject site. The River Suir (including the River Anner) is part of the Lower River Suir SAC.

An industrial area is located south of the subject site, bounded by the N24 and accessed through entrances positioned along this national primary road.

The existing site is divided into development areas 1, 2, 3 and 4 within the existing permitted planning application (ABP Ref. PA92.319013). Refer to drawing PL08B Rev1 for the location of development areas 1 and 2 which are relevant to this submission. Development areas 3 and 4 are referenced for context only as no changes will take place in these areas.

The site is composed of the main production plant building and materials storage areas. With the exception of log storage, all areas associated with the facility's operations are located on hardstanding. A number of landscaped areas are located along the perimeter of the site.

### 1.2.1 Existing Development

The existing development areas 1, 2, 3 and 4 are as follows:

- Development Area 1 includes portions of the current Log yard, the Fuel yard, and Chip yard, and contains the following structures and plant;
  - Debarker building (ITEM 1.10)
  - Debarker Infeed Conveyor (ITEM 1.10A)
  - Outdoor Fuel Storage / Fuel Shed (ITEM 1.11)
  - Chip storage silos (ITEM 1.24)
  - Dust silos (ITEM 1.27)
  - Edge trim Silo (ITEM 1.26)
  - MTX Building and associated plant (ITEM 1.19)
- Development Area 2 includes a small area planted with trees (c. 0.42 ha) and elements of Production Line 1. It also contains the following structures and plant;
  - Line 1 Boiler building (in which the 2 biomass boilers area is housed) (Item 1.6)
  - Line 1 Dryer building (in which the 2 dryers area is housed) (Item 1.7)
  - Line 1 Ancillary building (including gas fired thermal fluid heater room)





- DAF Building
- Production Chip Screening Plant (Item 1.12 CHIP STORAGE / YARD)
- LPG tank
- Chemical Storage Building (Item 1.15)
- External laydown/storage area
- Development Area 3 contains the following structures and plant;
  - Line 2 Thermal Fluid Heater and associated plant (ITEM 1.25)
- Development Area 4 contains the proposed native woodland planting area.

No protected structures or recorded monuments are located within the application site. There is a feature east of the subject site and west of the local road. This feature recorded under record number **TS083-010** is classified as a Ringfort – rath. There is also a potential enclosure identified within Development Area 4, as under ABP PA92.319013.

**Figure 1: Site Location**



### 1.2.2 Existing Operations

Medite Europe DAC was granted an Industrial Emission Licence (P0027-04) by the EPA on the 7<sup>th</sup> March 2017. This sets a range of emission limit values (ELVs) for air, dust, noise, and surface water, and they apply parameters regarding monitoring and reporting of the same. Environment Management System Manual (ISO 14001:2015) is also in place governing site operations.

## 1.3 Permitted Development Overview

Medite DAC Europe proposes to alter elements of the Permitted Development ABP PA92.319013, a strategic infrastructure development. The application site boundary has an area of 29.7ha., which is part of the overall Medite landholding of 69.0 Ha.

Medite currently operates two production lines producing up to 425,000m<sup>3</sup> of finished MDF product annually. MDF is produced on the site using up to 650,000 tonnes of product feedstock per annum. The plant has two biomass boilers and a gas-fired thermal fluid heater providing



thermal energy to production line 1 and a biomass fired thermal fluid heater providing thermal energy to production line 2.

The permitted development under the PA92.319013 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) (ITEM 1.6) serving Production Line 1.
- the wood biomass fired Thermal Fluid Heater (19MW) serving Production Line 2. (ITEM 1.9).

The Permitted Development will also provide the thermal energy currently provided by the natural gas-fired Thermal Fluid Heater (TFH) (6MW) serving Production Line 1, which will be retained for backup purposes or in the event of disruption in the biomass fuel market.

All the principal elements of the permitted development will remain the same as outlined in the PA92.319013 planning application, including all mitigation measures and compliance to the planning conditions will be adhered to, nevertheless there are elements of some structures that require alteration as a result of the detailed engineering design.

## 1.4 Proposed Alterations to Permitted Development

The applicant seeks to amend the terms of the existing permission to allow alterations / modifications to the permitted development area 1 and area 2 only which relate solely to the design items in relation to the Line 1 Energy Plant where the overall plant area will be reduced to 592.2m<sup>2</sup>, instead of 702m<sup>2</sup>, with the same stack height of 33m (refer to drawings PL08B Rev1, PL14 R1, PL15 R1 and PL16 R1 enclosed with this request). Line 1 Energy Plant will retain the same stack height of 33m.

The infrastructure items to support the Line 1 energy plant that will require alterations to the permitted design include:

- 1 no. Line 1 Wet Fuel Metering Bin (213.1m<sup>2</sup> instead of 292m<sup>2</sup>)
- 1 no. Line 1 Energy System Fuel Feed Conveyor (31.4m<sup>2</sup> instead of 38.0m<sup>2</sup>)
- 1 no. Line 1 Dry Electrostatic Precipitator (271.9m<sup>2</sup> instead of 286.9m<sup>2</sup>)
- 1 no. Line 1 Hot Gas Duct (255.0m<sup>2</sup> instead of 286.9m<sup>2</sup>)
- 1 no. Line 1 Start Up Stack (9.0m<sup>2</sup> instead of 10.8m<sup>2</sup> and same height 30m)
- 1 no. Line 1 Thermal Fluid Piping (32.1m<sup>2</sup> instead of 30.2m<sup>2</sup>)
- 1 no. Line 1 Steam Generator (59.4m<sup>2</sup> instead of 47.5m<sup>2</sup>)
- 1 no. Line 1 Bunded Oil Storage (72.5m<sup>2</sup> instead of 66.5m<sup>2</sup>)
- 1 no. Fuel Reception Unit (35.77m<sup>2</sup> instead of 35m<sup>2</sup>)
- 1 no. Fuel infeed hopper (8.5m<sup>2</sup> instead of 18.6m<sup>2</sup>)
- 1 no. Walking Floor Infeed System (333.0m<sup>2</sup> instead of 446.4 m<sup>2</sup>)
- 1 no. conveying System(#1) (333.0m<sup>2</sup> instead of 520m<sup>2</sup>) (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), (271.5m<sup>2</sup> instead of 295.9m<sup>2</sup>) 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 (77.5m<sup>2</sup> to 11m<sup>2</sup>) 44m length of conveying with the same height varying from ground to max 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 (51.8m<sup>2</sup> instead of 38.4m<sup>2</sup>).

There will be no alterations to Line 2 Energy Plant, it will be constructed and operate as permitted.

The proposed alterations are minor in nature and will have nil or negligible impacts on the permitted development. The proposed alterations will not constitute the making of material alterations of the permitted development as granted.

The proposed alterations of the permitted development (ABP Ref. PA92.319013) are shown on drawings PL08B Rev1, PL14 R1, PL15 R1 and PL16 R1 enclosed with this request.

While structural elements have been altered, as outlined below, all other principal elements of the permitted development will remain the same as outlined in ABP Ref. PA92.319013 application, including all mitigation measures associated with the EIAR and NIS as captured and addressed by planning conditions.

The alterations of the permitted development (ABP Ref. PA92.319013) are shown on drawings PL08B Rev1, PL14 R1, PL15 R1 and PL16 R1 enclosed with this request. Each alteration is described in the context of the original site notice with respect to ABP Ref. PA92.319013. A summary is provided in Table 1 below and further details of each alteration are provided in Section 4 - Tables 2 and 3.



**Table 1: Summary of Proposed Alterations to Permitted Development**

The table below summarises the proposed alterations to the permitted development. Strikethrough text demonstrates original development permitted and the **blue highlighted text** demonstrates proposed alteration area.

Permitted Development Area (ABP Ref. PA92.319013)	Alterations
<p>The proposed development will consist of the following: The replacement of the existing three wood biomass fired thermal energy systems serving MEDITE's two production lines with, 2 no. renewable energy, wood biomass fired Thermal Fluid Heaters with thermal capacity of 60MW and 30MW respectively. The proposed development will include:</p> <ul style="list-style-type: none"> <li>The decommissioning of the two existing wood biomass fired boilers (18MW each) that serve Production Line 1 (Existing Height 39m). This equipment will be retained on site.</li> <li>The decommissioning of the existing single wood biomass fired Thermal Fluid Heater (19MW) serving Production Line 2 (Stack Height 19.3m). This existing Thermal Fluid Heater equipment for Line 2 will be dismantled and removed from the site.</li> <li>The existing LPG Storage Tank will be decommissioned and retained on site.</li> <li>An existing silo will be dismantled and retained on site.</li> <li>The construction of 1 no. renewable energy, wood biomass fired Thermal Fluid Heater with thermal input capacity of 60MW, this Line 1 Energy Plant is 442<sup>2</sup>702m<sup>2</sup>, with a stack height of 33m. Other infrastructure proposed to support the proposed Line 1 energy plant will include: <ul style="list-style-type: none"> <li>1 no. Line 1 Wet Fuel Metering Bin (<del>254.5</del>292m<sup>2</sup>)</li> <li>1 no. Line 1 Energy System Fuel Feed Conveyor (38.0m<sup>2</sup>)</li> <li>1 no. Line 1 Dry Electrostatic Precipitator (286.9m<sup>2</sup>)</li> <li>1 no. Line 1 Hot Gas Duct (286.9m<sup>2</sup>)</li> <li>1 no. Line 1 Start Up Stack (10.8m<sup>2</sup> and height 30m)</li> <li>1 no. Line 1 Sander Dust Silo (28.3m<sup>2</sup>)</li> <li>1 no. Line 1 Thermal Fluid Piping (<del>40.9</del> 130.2m<sup>2</sup>)</li> </ul> </li> </ul>	<p>The proposed development will consist of the following: The replacement of the existing three wood biomass fired thermal energy systems serving MEDITE's two production lines with, 2 no. renewable energy, wood biomass fired Thermal Fluid Heaters with thermal capacity of 60MW and 30MW respectively. The proposed development will include:</p> <ul style="list-style-type: none"> <li>The decommissioning of the two existing wood biomass fired boilers (18MW each) that serve Production Line 1 (Existing Height 39m). This equipment will be retained on site.</li> <li>The decommissioning of the existing single wood biomass fired Thermal Fluid Heater (19MW) serving Production Line 2 (Stack Height 19.3m). This existing Thermal Fluid Heater equipment for Line 2 will be dismantled and removed from the site.</li> <li>The existing LPG Storage Tank will be decommissioned and retained on site.</li> <li>An existing silo will be dismantled and retained on site.</li> <li>The construction of 1 no. renewable energy, wood biomass fired Thermal Fluid Heater with thermal input capacity of 60MW, this Line 1 Energy Plant is <del>702m<sup>2</sup></del> <b>592.2m<sup>2</sup></b>, with a stack height of 33m. Other infrastructure proposed to support the proposed Line 1 energy plant will include: <ul style="list-style-type: none"> <li>1 no. Line 1 Wet Fuel Metering Bin (<del>292m<sup>2</sup></del> <b>213.1m<sup>2</sup></b>)</li> <li>1 no. Line 1 Energy System Fuel Feed Conveyor (<del>38.0m<sup>2</sup></del> <b>31.4m<sup>2</sup></b>)</li> <li>1 no. Line 1 Dry Electrostatic Precipitator (<del>286.9m<sup>2</sup></del> <b>271.9m<sup>2</sup></b>)</li> <li>1 no. Line 1 Hot Gas Duct (<del>286.9m<sup>2</sup></del> <b>255.0m<sup>2</sup></b>)</li> <li>1 no. Line 1 Start Up Stack (<del>10.8m<sup>2</sup></del> <b>9.0m<sup>2</sup></b> and height 30m)</li> <li>1 no. Line 1 Sander Dust Silo (<del>28.3m<sup>2</sup></del> <b>9.0 m<sup>2</sup></b>)</li> </ul> </li> </ul>

<sup>2</sup> Strikethrough = Error in original calculation



Permitted Development Area (ABP Ref. PA92.319013)	Alterations
<ul style="list-style-type: none"> <li>○ 1 no. Line 1 Steam Generator (47.5m<sup>2</sup>)</li> <li>○ Modifications to Line 1 Dryer System (505.7m<sup>2</sup>)</li> <li>○ 1 no. Line 1 Bunded Oil Storage (66.5m<sup>2</sup>)</li> <li>• The construction of 1 no. renewable energy, wood biomass fired Thermal Fluid Heater with thermal input capacity of 30MW, this Line 2 Energy Plant is 109m<sup>2</sup>, with a stack height of 18.5m). Other infrastructure proposed to facilitate the operation of the proposed Line 2 energy plant will include: <ul style="list-style-type: none"> <li>○ 1 no. Line 2 Dry Electrostatic Precipitator (25.6 m<sup>2</sup>)</li> <li>○ 1 no. Line 2 Hot Gas Duct (86.9m<sup>2</sup>)</li> <li>○ 1 no. Line 2 Start Up stack (23.0m<sup>2</sup> and height 30m)</li> <li>○ 1 no. Line 2 Thermal fluid Piping (21.4m<sup>2</sup>)</li> </ul> </li> <li>• The development of new wood biomass fuel reception infrastructure adjacent to the existing wood biomass fuel reception area which will require the development of 1 no. Fuel Reception Unit (35m<sup>2</sup>), 1 no. Fuel infeed hopper (18.6m<sup>2</sup>), 1 no. Walking Floor Infeed System (202.3 446.4m<sup>2</sup>), 1 no. conveying System(#1) (520m<sup>2</sup>), 200m in length of conveying with height varying from ground to 20.8m, Conveying Systems #2 (from Storage Building to energy Systems), (245295.9m<sup>2</sup>) to Line 1 Energy Plant, 266m length of conveying with height varying from ground to max of 22.5m, and to Line 2 Energy Plant (77.5m<sup>2</sup>) 44m length of conveying with height varying from ground to max of 20.9m.</li> <li>• Modifications to existing pneumatic (Dry Fuel) Systems, including blowers, fans &amp; filters, and associated infrastructure. These modifications will include new pneumatic Transport Ducts, #1 Length = 161.5m x Ø150mm pipe, #2 Length = 202.9m x Ø150mm pipe, Edge Trim Silo, including associated filter plant (38.4m<sup>2</sup>). The Ø150mm pipe that currently connects the production process to the existing Edge Trim Silo which will be redirected to the new Edge Trim Silo. The existing hopper within this area will be removed.</li> </ul>	<ul style="list-style-type: none"> <li>○ 1 no. Line 1 Thermal Fluid Piping (<del>130.2m<sup>2</sup></del>) (32.1m<sup>2</sup>)</li> <li>○ 1 no. Line 1 Steam Generator (47.5m<sup>2</sup>) (59.4m<sup>2</sup>)</li> <li>○ Modifications to Line 1 Dryer System (505.7m<sup>2</sup>)</li> <li>○ 1 no. Line 1 Bunded Oil Storage (<del>66.5m<sup>2</sup></del>) (72.5m<sup>2</sup>)</li> <li>• The construction of 1 no. renewable energy, wood biomass fired Thermal Fluid Heater with thermal input capacity of 30MW, this Line 2 Energy Plant is 109m<sup>2</sup>, with a stack height of 18.5m). Other infrastructure proposed to facilitate the operation of the proposed Line 2 energy plant will include: <ul style="list-style-type: none"> <li>○ 1 no. Line 2 Dry Electrostatic Precipitator (25.6 m<sup>2</sup>)</li> <li>○ 1 no. Line 2 Hot Gas Duct (86.9m<sup>2</sup>)</li> <li>○ 1 no. Line 2 Start Up stack (23.0m<sup>2</sup> and height 30m)</li> <li>○ 1 no. Line 2 Thermal fluid Piping (21.4m<sup>2</sup>)</li> </ul> </li> <li>• The development of new wood biomass fuel reception infrastructure adjacent to the existing wood biomass fuel reception area which will require the development of 1 no. Fuel Reception Unit (<del>35m<sup>2</sup></del>) (35.77m<sup>2</sup>), 1 no. Fuel infeed hopper (<del>18.6m<sup>2</sup></del>) (8.5m<sup>2</sup>), 1 no. Walking Floor Infeed System (<del>446.4 333.0m<sup>2</sup></del>), 1 no. conveying System(#1) (<del>520m<sup>2</sup></del>) (333.0m<sup>2</sup>), 200m <del>179.9m</del> in length of conveying with height varying from ground to <del>20.8m</del> 13.4m, Conveying Systems #2 (from Storage Building to energy Systems), (<del>245.9271.5m<sup>2</sup></del>) to Line 1 Energy Plant, <del>266m</del> 220.9m length of conveying with height varying from ground to max of 22.5m, and to Line 2 Energy Plant (<del>77.5m<sup>2</sup></del> 11m<sup>2</sup>) 44m 10m length of conveying with height varying from ground to max of <del>20.9m</del> 11.0m.</li> <li>• Modifications to existing pneumatic (Dry Fuel) Systems, including blowers, fans &amp; filters, and associated infrastructure. These modifications will include new pneumatic Transport Ducts, #1 Length = 161.5m x Ø150mm pipe, #2 Length = <del>202.9m</del> 257.2m x Ø150mm pipe, Edge Trim Silo, including associated filter plant (<del>38.4m<sup>2</sup></del>) 51.8m<sup>2</sup>. The Ø150mm pipe that currently connects the production process to the existing Edge Trim Silo which will be redirected to the new Edge Trim Silo. The existing hopper within this area will be removed.</li> </ul>



Permitted Development Area (ABP Ref. PA92.319013)	Alterations
<p>The development will also include:</p> <ul style="list-style-type: none"> <li>Any other ancillary development including all pipes/ducts and supporting infrastructure necessary to connect the renewable energy systems to the existing facility enabling the transfer of thermal energy to the production lines and the provision of a new steam generator and steam piping to connect the new energy system to the existing steam pipe infrastructure.</li> </ul> <p>Ancillary development will also include:</p> <ul style="list-style-type: none"> <li>The provision of 2 no. temporary construction compounds, including hardstanding, car-parking and staff welfare facilities.</li> <li>Removal of 0.42ha. of existing mixed woodland at the western portion of the site and the planting of 0.42ha. of native woodland along the northern boundary of the Site.</li> <li>The provision of additional non-permeable hardstanding within the site covering a total area of 1.1ha.</li> <li>All associated site works including engineering, landscaping, connections to existing surface water and wastewater systems, services and boundary treatment, necessary to facilitate the development.</li> </ul> <p>This application relates to development for the purposes of an activity requiring an Industrial Emissions Licence. This application is also accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS). The proposed development is located within close proximity to a site on the Record of Monument and Places RMP sites, including RMP TS083-010 Ringfort-Rath, which bounds the site to the east.</p>	<p>The development will also include:</p> <ul style="list-style-type: none"> <li>Any other ancillary development including all pipes/ducts and supporting infrastructure necessary to connect the renewable energy systems to the existing facility enabling the transfer of thermal energy to the production lines and the provision of a new steam generator and steam piping to connect the new energy system to the existing steam pipe infrastructure.</li> </ul> <p>Ancillary development will also include:</p> <ul style="list-style-type: none"> <li>The provision of 2 no. temporary construction compounds, including hardstanding, car-parking and staff welfare facilities.</li> <li>Removal of 0.42ha. of existing mixed woodland at the western portion of the site and the planting of 0.42ha. of native woodland along the northern boundary of the Site.</li> <li>The provision of additional non-permeable hardstanding within the site covering a total area of 1.1ha.</li> <li>All associated site works including engineering, landscaping, connections to existing surface water and wastewater systems, services and boundary treatment, necessary to facilitate the development.</li> </ul> <p>This application relates to development for the purposes of an activity requiring an Industrial Emissions Licence. This application is also accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS). The proposed development is located within close proximity to a site on the Record of Monument and Places RMP sites, including RMP TS083-010 Ringfort-Rath, which bounds the site to the east.</p>



## 1.4.1 Details of Alterations to Permitted Development

### 1.4.1.1 Development Area 1

The proposed alterations of Development Area 1 are detailed in **Table 2**, which provides a breakdown of the detailed description of each item.

**Table 2** should be read in conjunction with the drawings PL08B Rev1, PL14R1 and PL15R1 enclosed with this request.

**Table 2: Development Area 1 Proposed Alteration Details**

No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
ITEM 2.1	1 x Fuel Reception Units 7.0m x 5.0m x 5.5mH Area = 35m <sup>2</sup>	A new Fuel Reception unit will be constructed adjacent to the existing Fuel Reception. The existing hopper that is currently in this location will be removed. The Fuel Reception Units will facilitate the unloading of HGV's delivering fuel chip to site in walking floor trailers. The HGV's will reverse the trailers into position and evacuate the walking floor trailer into the reception unit that gathers and conveys the material onwards. The units are covered to minimise any potential dust emissions.	ITEM 2.1R	Fuel Reception Units altered dimensions to 7.3m x 4.9m x 5.8mH  <b>Difference in dimensions:</b> +0.3m x -0.1m x +0.3mH	<b>Proposed Area:</b> 35.77m <sup>2</sup>  <b>Area difference:</b> slight increase in area of +0.77m <sup>2</sup>  <b>Relocated</b> to location of 7.5m northeast of permitted Fuel reception unit.
ITEM 2.2	Fuel infeed hopper 3.0m x 6.2m x 5 m H Area = 18.6m <sup>2</sup>	The Fuel infeed Hopper will facilitate the introduction of fuel wood chipped onsite into the fuel storage system by means of a front-end loader.	ITEM 2.2R	Fuel infeed hopper altered dimensions to 2.3m x 3.7m x 8.2mH  <b>Difference in dimensions:</b> -0.7m x -2.5m x +3.2mH	<b>Proposed Area:</b> 8.5m <sup>2</sup>  <b>Area difference:</b> reduction in area of -10.1m <sup>2</sup>  Realigned to match process/operational requirements and relocated to more suitable location of



No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
					35.13m east of permitted Fuel infeed hopper
ITEM 2.3	Walking Floor Infeed System 24m x 18.6m x 5.0m H Area = <del>202.3</del> <sup>3</sup> 446.4m <sup>2</sup>	The Walking Floor infeed system facilitates the introduction, buffer storage, and mixing of production residue fuels into the fuel storage and conveying system by means of a front-end loader.	ITEM 2.3R	Walking Floor Infeed System altered dimensions to 27.3m x 12.2m x 6.8mH  Difference in dimensions: +3.3m x -6.4m x +1.8mH	<b>Proposed Area:</b> 333.0m <sup>2</sup>  <b>Area difference:</b> reduction in area of -113.34m <sup>2</sup>  Realigned and sized to match process/operational requirements. Relocated to more suitable location 15.7m north of permitted walking floor infeed system.
ITEM 2.4	Conveying Systems #1 (Into Storage Building) Approx 200m length of conveying Height Varies from ground to max of 20.8m, refer to drawings. Conveying System #1 Area = 520m <sup>2</sup>	The conveying systems will consist of both belt and chain conveyors (all covered to minimise dust emissions) to transport fuel from the Fuel Infeed Hopper (Item 2.3) and from the Walking Floor Infeed System into the Fuel Storage Building (Item 1.19).	ITEM 2.4R	Conveying Systems #1 (Into Storage Building) Consists of 3 lengths of conveyors of approx. length of 16.2m, 56.8m and 106.9m respectively = 179.9m length of conveying Difference in dimensions: reduced by -20.1m in length Layout streamlined to match process/operational requirements	<b>Proposed Area:</b> 207.4m <sup>2</sup>  <b>Area difference:</b> due to shorter length and reconfigure of conveyor; the area of the conveyors is reduced from 520m <sup>2</sup> to 207.4m <sup>2</sup> = Reduction in area of 312.6m <sup>2</sup>

<sup>3</sup> Strikethrough = Error in original calculation





No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
ITEM 2.5	Conveying Systems #2 (from Storage Building to energy Systems)  Line 1 Energy Plant Approx 266m length of conveying Height Varies from ground to max of 22.5m, refer to drawings. Conveying System #2 Area = <del>245</del> <sup>4</sup> 295.9m <sup>2</sup>	The conveying systems will consist of both belt and chain conveyors (all covered to minimise dust emissions) to transport fuel between from the fuel storage building (item 1.19) to the respective energy systems. This will include an existing conveyor that will be relocated.	ITEM 2.5R	Conveying Systems #2 (from Storage Building to energy Systems) to ITEM 2.5 to Line 1 Energy Plant  Reduced to approx. 170m length of conveying Height Varies from ground to max of 23.2m  Difference in dimensions: length reduced by -96m due to utilising existing conveyors and slight increase of +0.7m in height	<b>Proposed Area:</b> 165.0m <sup>2</sup>  <b>Area difference:</b> due to utilising existing of conveyor; the area of the conveyors is reduced from 295.9m <sup>2</sup> to 165.0m <sup>2</sup> = Reduction in area of – 130.9m <sup>2</sup>  Conveyor alignment altered from refiner building to energy plant
ITEM 2.6	Line 2 Energy Plant Approx 44m length of conveying Height Varies from ground to max of 20.9m, refer to drawings.  Conveying System #2 Area = 77.5m <sup>2</sup>	The conveying systems will consist of both belt and chain conveyors (all covered to minimise dust emissions) to transport fuel between from the fuel storage building (item 1.19) to the respective energy systems. This will include an existing conveyor that will be relocated.	ITEM 2.6R	Line 2 Energy Plant  Approx 10m length of conveying Height Varies from ground to max of 11.0m  Conveying System #2  Difference in dimensions: reduction of -33.0m in length and -9.9m in height	<b>Proposed Area:</b> 11.0m <sup>2</sup>  <b>Area difference:</b> the area will be reduced by -66.5m <sup>2</sup>  Conveying Systems #2 (from Storage Building to energy Systems) re-configured and utilise existing conveyors.
ITEM 2.7	Pneumatic (Dry Fuel) Systems Pneumatic Transport Ducts	The existing pneumatic conveying systems, including blowers, fans & filters to capture & transport production residues will undergo		Pneumatic (Dry Fuel) Systems	

<sup>4</sup> Strikethrough = Error in original calculation



No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
	<p>#1 Length = 161.5m x Ø150mm pipe</p> <p>#2 Length = 202.9m x Ø150mm pipe</p> <p>Total length = 364.4m</p>	<p>some alterations and additions to facilitate the proposed development.</p> <p>The existing Line 2 Sander Dust &amp; Saw Dust pneumatic extraction systems will be modified to provide separate systems for sander dust and saw dust. This will incorporate additional pneumatic conveying plant and infrastructure to transport the saw dust to the existing sander dust silos. A new Sander Dust Silo Ø=6.0M x H=16M &amp; associated filter plant (Item 3.7) will be located in Development Area 2, adjacent to the proposed Line 1 Energy System. The Sander Dust Silo will receive pneumatically conveyed fuel dust from the existing on sander dust silos and will discharge material into the Line 1 Energy Plant as fuel.</p> <p>The existing Line 1 Saw Dust pneumatic extraction system will be modified to send the saw dust to either (by means of a divert gate) the proposed Edge Trim Silo (see above) Or the proposed Sander Dust Silo (also see above).</p> <p>The existing Line 1 Sander Dust Silos (2No.) discharges will be modified to deliver sander dust to the new Sander dust silo proposed adjacent to the proposed Line 1 Energy System. The Ø150mm pipe that currently connects the existing Line 1 Sander Dust Silos to the existing Line 1 Energy System will be redirected to the proposed new sander dust silo.</p>	ITEM 2.7R	<p>Item 2.7 Pneumatic Transport Ducts</p> <p>#1 Length = 161.5m x Ø150mm pipe</p> <p>#2 Length = 257.2 m x Ø150mm pipe</p> <p><b>Difference in dimensions:</b> #2 Length has increased by +54.3m to align with Item 3.8R Line 1 Thermal Fluid Pipping</p>	<p><b>Proposed Length: 418.7m</b></p> <p><b>Length difference: an increase of +54.3m</b></p>



No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
ITEM 2.8	Edge Trim Silo Ø=5.6m x H= 19.5m Area = 6.2m x 6.2m = 38.4m <sup>2</sup>	The existing Edge Trim System will be modified by dismantling and removing the existing Edge Trim Silo and associated filter plant (Item 1.26) (Air Emission A2-20) and constructing a new Edge Trim Silo Ø=5.6m x H= 19.5m, (Item 2.8) and associated filter plant adjacent to the fuel storage building. The Ø150mm pipe that currently connects the production process to the existing Edge Trim Silo will be redirected to the new Edge Trim Silo (Item 2.7). The discharge system within the new Edge Trim Silo will deposit the material into the fuel storage system conveyors. The alterations will include the pneumatic conveying plant and infrastructure to transport the edge trim to the new silo and the silo discharge system to deposit the material into the fuel storage system conveyors.	ITEM 2.8R	Edge Trim Silo Ø=7.2m x H= 19.5m  Difference in dimensions: +0.4m x 0mH	<b>Proposed Area:</b> 51.8m <sup>2</sup>  <b>Area difference:</b> an increase of +13.4m <sup>2</sup>  Relocated to more suitable location of 37.3m east of permitted Item 2.8 Edge Trim Silo



### 1.4.1.2 Development Area 2

The proposed Alterations of Development Area 2 are detailed in **Table 3**, which provides a breakdown of the detailed description of each item.

**Table 3** is to read in conjunction with the drawings PL08B Rev1, PL14 R1, PL15 R1 and PL16R1 enclosed with this request.

**Table 3: Development Area 2 Proposed Alteration Details**

No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
ITEM 3.1	Line 1 Wet Fuel Metering Bin (18.6m x 15.7m x 4.5mH) Area = <del>254.5</del> <sup>5</sup> 292.0m <sup>2</sup>	The wet fuel (bark or chips) is received by the Wet Fuel Metering Bin from the conveying systems referred to in Development Area 1.	ITEM 3.1R	Line 1 Wet Fuel Metering Bin 28.8m 7.4m x 10.3mH  Difference in dimensions: +10.2m x -8.3m x +5.8m H	<b>Proposed Area:</b> 213.1m <sup>2</sup>  <b>Area difference:</b> a reduction of -78.9m <sup>2</sup>  Resized & relocated to match operational requirements
ITEM 3.2	Line 1 Energy System Fuel Feed Conveyor (33.2m L x 1.1m W conveyor Max Height 17.8m Area = 38.0m <sup>2</sup>	The Wet Fuel will be discharged from the Wet Fuel Metering Bin to a Line 1 Wet Fuel Metering Bin Outfeed Weight Belt and a Line 1 Energy System Fuel Feed Conveyor to the Grate Furnace Combustion Chamber with the energy plant.	ITEM 3.2R	Line 1 Energy System Fuel Feed Conveyor 31.4m L x 1.0m W conveyor Max Height 20.7m Difference in dimensions: -1.8m L x -0.1m x +2.9m H	<b>Proposed Area:</b> 31.4m <sup>2</sup>  <b>Area difference:</b> a slight reduction of -6.6m <sup>2</sup>  Adjusted to accommodate metering bin and energy plant  <b>Height increase:</b> +5.8m giving a total height of 10.3m.
ITEM 3.3	Line 1 Energy Plant	The energy plant will consist of a wood biomass fired Thermal Fluid Heater (TFH).	ITEM 3.3R	Line 1 Energy Plant	<b>Proposed Area:</b> 592.2m <sup>2</sup>

<sup>5</sup> Strikethrough = Error in original calculation



No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
	32.5m x 21.6m x 33m Area = <del>442m<sup>2</sup></del> <sup>6</sup> 702m <sup>2</sup>	Inside the TFH, the Wet Fuel will combust together with fresh air provided by the Primary Fan and Secondary Fan inside the Combustion Chamber to produce hot flue gas. An emergency stack on the TFH with a damper will automatically open upon upset conditions. The hot flue gas will supply heat to a thermal fluid that is piped through the energy plant, which in turn provides heat to the Line 1 press and a Steam Generator).		28.2m x 21.0m x 33mH: Stack Height  Difference in dimensions: -4.3m x -0.6m x 0mH	<b>Area difference:</b> a reduction of -109.8m <sup>2</sup>  Reduced size & minor re-location moved by 11.8m west to accommodate equipment
ITEM 3.4	Line 1 Dry Electrostatic Precipitator (within the TFH dims of 27.6m x 13.7m x 23.3mH ) Area = 286.9 m <sup>2</sup>	The Fly Ash inside the Hot Gas will be cleaned and captured by a Dry Electrostatic Precipitator (Dry ESP) and discharged through the SSC Rotary Airlock onto the Wet Ash Conveyor. The Bottom Ash will be discharged through the holes on the grate and recovered by the Wet Ash Conveyor to the Ash Storage Bunker for disposal.	ITEM 3.4R	Line 1 Dry Electrostatic Precipitator (within the TFH dims of 24.5m x 11.1m x 23.3.0mH  Difference in dimensions: -3.1m x -2.6m x 0mH	<b>Proposed Area:</b> 271.9m <sup>2</sup> <b>Area difference:</b> a slight reduction of -15.0m <sup>2</sup>  Resized & Location moved to accommodate equipment
ITEM 3.5	Line 1 Hot Gas Duct 105m long x Ø3.2m Area = 336.0m <sup>2</sup>	The Hot Gas will be transported to the Line 1 Dryer Systems (Core and Face dryers) via the Hot Gas Duct where it will be mixed with ambient air for the purpose of drying the wet wood fibre. The existing mixing chambers located within the Line 1 Dryer Building will be modified to accommodate the new hot gas duct.	ITEM 3.5R	Line 1 Hot Gas Duct 98.1m long x Ø2.6m Difference in dimensions: -6.9m x Ø-0.6m	<b>Proposed Area:</b> 255.0m <sup>2</sup> <b>Area difference:</b> a reduction of -81.0m <sup>2</sup>
ITEM 3.6	Line 1 Start Up Stack (30.2mH x Ø3.6m)	The Hot Gas duct will contain an abort gate & Start-up Stack. This Abort Gate and start-up stack serves as a by-pass of the Hot Gas Flow	ITEM 3.6R	Line 1 Start Up Stack 30.2mH x Ø2.7m	<b>Proposed Area:</b> 9.0m <sup>2</sup>

<sup>6</sup> Strikethrough = Error in original calculation



No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
	Area = 10.8m <sup>2</sup>	to the dryer to atmosphere in case the dryer system is in upset conditions or during plant start-up.		Difference in dimensions: 0mH x -0.9m	<b>Area difference:</b> a slight reduction of -1.8m <sup>2</sup> Moved due to constructability constraints 30.2 m height is maintained and relocated by 10.3m east.
ITEM 3.7	Line 1 Sander Dust Silo (Ø 6.0m x 16mH) Area = 28.3m <sup>2</sup>	As referenced in 'Pneumatic (Dry Fuel) Systems' in Development Area 1, the existing extraction systems are to be modified and will a proposed Sander Dust Silo Ø 6.0m x 16mH and associated filter plant, located adjacent to the proposed Line 1 Energy Plant. The Sander Dust Silo will discharge material into the Line 1 Energy Plant as fuel.	ITEM 3.7R	Line 1 Sander Dust Silo (Ø 3.0m x 13.3mH) Difference in dimensions: 0m	Proposed Area: 9.0m <sup>2</sup> <b>Area difference:</b> reduction of -19.3m <sup>2</sup> Incorporated into the frame structure of the to energy plant
ITEM 3.8	Line 1 Thermal Fluid Piping 217m L x Ø 0.6m x 16.3mH Area = <del>40.9</del> 130.2 m <sup>2</sup>	The Thermal Fluid Piping will transport the heated thermal fluid to and from the energy plant and both the existing Line 1 Press and a new steam generator.	ITEM 3.8R	Line 1 Thermal Fluid Piping 107.1m L x Ø 0.3m x 10.3mH Difference in dimensions: -109.9m x Ø-0.3m	<b>Proposed Area:</b> 32.1 m <sup>2</sup> <b>Area difference:</b> a reduction of -98.1 m <sup>2</sup>
ITEM 3.9	Line 1 Steam Generator 14.4m x 3.5m x 17.9mH Area = 47.5m <sup>2</sup>	The Steam generator will use heated thermal fluid to generate steam for the various existing steam users on Line 1. The new steam piping will connect the steam generator to the existing steam pipe infrastructure.	ITEM 3.9R	Line 1 Steam Generator 13.5m x 4.4m x 10.8mH Difference in dimensions: -0.9m x +0.9m x -7.1mH Reduction of external works as re-located inside existing building.	<b>Proposed Area:</b> 59.4m <sup>2</sup> <b>Area difference:</b> an increase of +11.9m <sup>2</sup> Reduction in height of pipe work





No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
ITEM 3.10	Line 1 Dryer System 34.0m x 17.5m x 13.9mH Area = 505.7m <sup>2</sup>	The Hot Gas generated by the new Line 1 Energy plant will be utilised in the dryer system to dry wood fibre to produce MDF.	ITEM 3.10	Line 1 Dryer System 34.0m x 17.5m x 13.9mH Area = 505.7m <sup>2</sup> As permitted; Inside existing building	No Area Difference
ITEM 3.11	Line 1 Bunded Oil Storage 10.4m x 6.4m x 3.1mH Area = 66.5m <sup>2</sup>	Bunded Oil Storage Tank	ITEM 3.11R	Line 1 Bunded Oil Storage 10.5m x 6.9m x 3.9mH Difference in dimensions: +0.1m x +0.5m x +0.8mH	<b>Proposed Area:</b> 72.5m <sup>2</sup> <b>Area difference:</b> an increase of +6.0m <sup>2</sup>

## 1.5 Development Area 3 (No Change)

There are no proposed alterations to the development within Area 3. The Line 2 energy plant is to be constructed and operated as permitted under ABP Ref. PA92.319013.

## 1.6 Development Area 4 (no change)

There are no proposed alterations to the development within Area 4.



## **2.0 EIA Screening Process**

### **2.1 Introduction**

This section of the report sets out the legislative basis for ‘Screening’ so as to support the competent authority in the decision making process.

### **2.2 Legislative Requirements**

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment (and as amended in turn by Directive 2014/52/EU). Directive 2014/52/EU is transposed into Irish law under the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Projects can be placed into one of the following categories:

- those that exceed the thresholds laid down and therefore have a mandatory requirement to prepare an EIAR.
- those projects that are sub-threshold and must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment; and
- projects that fall under Annex II (13) (a) of the Directive for any change or extension of projects listed in Annex I or Annex II, already authorised, executed, or in the process of being executed.

### **2.3 Methodology**

Screening is the process of deciding whether a development requires an EIA. The EIA screening process consists of two stages. A mandatory EIA is required for developments which fall within the classes of development prescribed in Schedule 5 (Part 1) of the Planning and Development Regulations 2001 (as amended). In addition, the need for a ‘sub-threshold’ EIA Schedule 5 (Part 2) is also considered.

The particulars of the assessment procedure are adopted through European Directives and correlate to the provisions set out in the Planning and Development Act 2000 (as amended).

The methodology for screening generally considers the following documents:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, May 2022).
- Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment (Government of Ireland, August 2018).
- Guidelines on EIA Screening (The European Commission, June 2017).
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive (European Commission 2015).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2003).

### 3.0 Mandatory EIA

The requirement for Environmental Impact Assessment is mandatory on specified project types which are likely to have significant effects on the receiving environment. These projects are listed in detail in the EIA Directive, Annex I, (85/337/EU – amended 97/11/EC, 2003/35/EC, 2009/31/EC, EC, 2014/52/EU), as well as in the Planning and Development Regulations, Schedule 5, Part 1 – Development for the purposes of Part 10.

An EIA is also mandatory in respect of projects listed in Annex II of the EIA Directive which equal or exceed a specified threshold. Those thresholds are set out in Part 2 of Schedule 5 to the 2001 Regulations.

#### 3.1 Requirement for EIA for Permitted Development

The Permitted Development ABP PA92.319013 was considered EIA development and therefore an Environmental Impact Assessment Report (EIAR) was prepared alongside the application.

An EIA is mandatory for the following classes of development as outlined in Class 11(b) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended:

*Installations for the disposal of waste with an annual intake greater than 25,000 tonnes not included in Part 1 of this Schedule.*

The permitted replacement energy sought, exceeded this threshold and as such EIA was required.

The project also fell within the following class of Schedule 7 of the Planning and Development Act 2000 (as amended) and exceeds the threshold stated therein:

*11b - An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes.*

Section 37E (1) of the Planning and Development Act, 2000 as amended also states that:

*‘an application for permission for development in respect of which a notice has been served under section 37B(4)(a) shall be made to the Board and **shall be accompanied by an environmental impact assessment report in respect of the Proposed Development**’ (Emphasis added).*

Therefore, the original application for the Permitted Development ABP PA92.319013 was accompanied by an Environmental Impact Assessment Report which documented the EIA process followed in developing the proposals.

#### 3.2 Requirement for EIA for the Proposed Alterations

Where a project is listed in Annex II and does not equal or exceed the specified threshold or is a development that is not exempted, the national authorities of the member state must decide whether an EIA is needed for a proposed project. This is done by the "screening procedure", which determines the effects of a project on the basis of thresholds/criteria or a case-by-case examination.

The relevant class of projects referred to in Article 4(1), have been provided in the table below. The Proposed Alterations have been screened against the types of development, various processes and activities listed in Schedule 5 Part 1 of the Planning and Development Regulations, 2001 (as amended). The Proposed Alterations do not fall within these project types.

**Table 4: Projects Referred to in Article 4 (1)**

<b>Projects referred to in Article 4(1)</b>
Crude-oil refineries and installations for the gasification and liquefaction of materials
Thermal power and nuclear power stations
Installations for the processing of irradiated nuclear fuel
Integrated works for the initial smelting of cast iron and steel, and installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials
Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos
Integrated chemical installations
Construction of railway lines, airports, motorways, express roads, construction of new road with four or more lanes
Inland waterways and ports, trading ports, and piers
Waste disposal installations for the incineration and chemical treatment
Groundwater abstraction or artificial groundwater recharge schemes
Works for the transfer of water resources between river basins
Wastewater treatment plants
Extraction of petroleum and natural gas for commercial purposes
Dams and other installations designed for the holding back or permanent storage of water
Pipelines with a diameter of more than 800 mm of more than 40 km
Installations for the intensive rearing of poultry or pigs
Industrial plants
Quarries and open-cast mining
Construction of overhead electrical power lines
Installations for storage of petroleum, petrochemical, or chemical products
Storage sites
Installations for the capture of CO <sub>2</sub> streams for the purposes of geological storage
The Proposed Alterations do not fall into any of the categories of projects referred to in Article 4(1).

In addition, Annex II projects should be further considered under thresholds identified by Member States for the projects listed in Annex II (Article 4(2) of the Directive<sup>7</sup>.

In Ireland Schedule 5, Part 2 of the Planning and Development Regulations, 2001 (as amended) sets out and defines thresholds for the purposes of Annex II projects. Sub threshold development means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed or, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

<sup>7</sup> 85/337/EU – amended 97/11/EC, 2003/35/EC, 2009/31/EC, 2014/52/EU,

**Table 5: Schedule 5, Part 2 Class of Development**

<b>Schedule 5, Part 2 - Class of Development</b>
1) Agriculture, silviculture, and aquaculture
2) Extractive industry
3) Energy industry
4) Production and processing of metals
5) Mineral industry
6) Chemical industry
7) Food industry
<b>8) Textile, leather, wood, and paper industries</b>
9) Rubber industry
10) Infrastructure projects
<b>11) Other projects</b>
12) Tourism and leisure
<b>13) Changes, extensions, development, and testing</b>
14) Works of demolition
15) Any other project

The relevant section of the Regulations as highlighted above in respect of Class 8 has been given further consideration below:

*8 (a) All installations for the production of paper and board not included in Part 1 of this Schedule.*

The relevant section of the Regulations as highlighted above in respect of Class 11 has been given further consideration below:

*11(b) - An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes.*

The relevant section of the Regulations as highlighted above in respect of Class 13 has been given further consideration below:

*13. Changes, extensions, development and testing*

*(a) 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:-*

*(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*

*(ii) result in an increase in size **greater than** –*

*- 25 per cent, or*

*- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.*

*(emphasis added)*

*(b) Projects in Part 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than 2 years.*

*(In this paragraph, an increase in size is calculated in terms of the unit of measure of the appropriate threshold.)*

*(c) Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where*

In response to 13. (a) (i), the Proposed Alterations would not result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of Schedule 5.

In response, to 13. (a) (ii), the Proposed Alterations does not surpass the 25 per cent or 50 per cent of the appropriate threshold as there is no change to the intake of waste associated with the proposed alterations and no change to the volume of MDF being manufactured, thus excluding extensions to 8 a) and 11b) as the relevant threshold for consideration.

The Proposed Alterations comprise a gross decrease in floorspace of c. 396.6m<sup>2</sup> and proposed floorspace is not the relevant to EIA threshold concerned.

These alterations are not to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment.

The proposed alterations do not change or extend a development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of the Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised.

The proposed alterations also do not comprise a project in Part 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than 2 years.

The proposed alterations are considered as a change of development already authorised and therefore is considered sub threshold development.

*such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule*

## 4.0 Sub- threshold Development

EIA Screening for Sub-threshold development is provided for in Ireland under the Planning and Development Regulations, 2001 (as amended).

In accordance with Annex, I & II projects, where they are sub-threshold, require an assessment under the provisions of Annex III of the Directive.

The Annex III criteria for determining the EIA requirement for sub-threshold projects on a case-by-case basis are transposed in Irish legislation through Schedule 7 of the Regulations under three headings viz. (i) Characteristics of Proposed Development, (ii) Location of Proposed Development and (iii) Characteristics of Potential Impacts.

Schedule 7A of the same regulations sets out information to be provided by the applicant to the competent authority within applications for sub-threshold developments as follows:

1. A description of the Proposed Development, including in particular:
  - a) a description of the physical characteristics of the whole Proposed Development and, where relevant, of demolition works.
  - b) a description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.



2. A description of the aspects of the environment likely to be significantly affected by the Proposed Development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the Proposed Development on the environment resulting from:
  - a) the expected residues and emissions and the production of waste, where relevant.
  - b) the use of natural resources, in particular soil, land, water, and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Competent/consent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment by virtue inter alia of its nature, size or location and should be subject to EIA.

The key issue is: “are the likely effects ‘significant’ in the context of these criteria”?

Schedule 7 of the Regulations set out the criteria as follows:

**Table 6: Criteria for the purpose of sub-threshold development**

<p><b>1. Characteristics of Proposed Development</b></p> <p>The characteristics of Proposed Development, in particular to:</p> <ul style="list-style-type: none"> <li>- the size and design of the whole of the Proposed Development,</li> <li>- cumulation with other existing development and/or development the subject of a consent for Proposed Development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,</li> <li>- the nature of any associated demolition works,</li> <li>- the use of natural resources, in particular land, soil, water, and biodiversity,</li> <li>- the production of waste,</li> <li>- pollution and nuisances,</li> <li>- the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and</li> <li>- the risks to human health (for example, due to water contamination or air pollution).</li> </ul>
<p><b>2. Location of Proposed Development</b></p> <p>The environmental sensitivity of geographical areas likely to be affected by Proposed Development, having regard in particular to:</p> <ol style="list-style-type: none"> <li>(a) the existing and approved land use,</li> <li>(b) the relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground,</li> <li>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:           <ol style="list-style-type: none"> <li>(i) wetlands, riparian areas, river mouths.</li> <li>(ii) coastal zones and the marine environment,</li> <li>(iii) mountain and forest areas,</li> <li>(iv) nature reserves and parks,</li> <li>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and.</li> <li>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure,</li> <li>(vii) densely populated areas,</li> <li>(viii) landscapes of historical, cultural, or archaeological significance.</li> </ol> </li> </ol>

### 3. Characteristics of potential impacts

The potential significant effects of projects in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).
- (b) the nature of the impact.
- (c) the transboundary nature of the impact.
- (d) the intensity and complexity of the impact.
- (e) the probability of the impact.
- (f) the expected onset, duration, frequency, and reversibility of the impact.
- (g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for Proposed Development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- (h) the possibility of effectively reducing the impact.

## 5.0 Characteristics of the Proposed Development

Having regard to the sub-threshold criteria set out in Section 4, this section of the report addresses the assessment of sub-threshold development under the heading (i) Characteristics of Proposed Development.

### 5.1 The size of the Proposed Alterations

The works are described in Section 1.4 of this document. The Proposed Alterations comprise of amendments to the dimensions and the relocation of items contained within permitted development ABP Ref. PA92.319013, on a site of 29.7ha.

The proposed alteration to permitted design of Line 1 Energy Plant overall area will be reduced to 592.2m<sup>2</sup>, instead of 702m<sup>2</sup>, with the same stack height of 33m.

A summary of the infrastructure items to support the Line 1 energy plant that will require alterations to the permitted design include:

- 1 no. Line 1 Wet Fuel Metering Bin (213.1m<sup>2</sup> instead of 292m<sup>2</sup>)
- 1 no. Line 1 Energy System Fuel Feed Conveyor (31.4m<sup>2</sup> instead of 38.0m<sup>2</sup>)
- 1 no. Line 1 Dry Electrostatic Precipitator (271.9m<sup>2</sup> instead of 286.9m<sup>2</sup>)
- 1 no. Line 1 Hot Gas Duct (255.0m<sup>2</sup> instead of 286.9m<sup>2</sup>)
- 1 no. Line 1 Start Up Stack (9.0m<sup>2</sup> instead of 10.8m<sup>2</sup> and same height 30m)
- 1 no. Line 1 Thermal Fluid Piping (32.1m<sup>2</sup> instead of 30.2m<sup>2</sup>)
- 1 no. Line 1 Steam Generator (59.4m<sup>2</sup> instead of 47.5m<sup>2</sup>)
- 1 no. Line 1 Bunded Oil Storage (72.5m<sup>2</sup> instead of 66.5m<sup>2</sup>)
- 1 no. Fuel Reception Unit (35.77m<sup>2</sup> instead of 35m<sup>2</sup>)
- 1 no. Fuel infeed hopper (8.5m<sup>2</sup> instead of 18.6m<sup>2</sup>)
- 1 no. Walking Floor Infeed System (333.0m<sup>2</sup> instead of 446.4 m<sup>2</sup>)
- 1 no. conveying System(#1) (333.0m<sup>2</sup> instead of 520m<sup>2</sup>) (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), (271.5m<sup>2</sup> instead of 295.9m<sup>2</sup>) 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 m<sup>2</sup> to 11m<sup>2</sup>) 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 (36.0m<sup>2</sup> instead of 38.4m<sup>2</sup>).

There will be no alterations to Line 2 Energy Plant, it will be constructed and operate as permitted.

## 5.2 The cumulation with other development

Considering the possibility of cumulative effects, an assessment of other pipeline developments within a reasonable vicinity of the subject site was conducted, as per the best information available on Tipperary County Council's online planning register and the Department of Housing, Local Government and Heritages' EIA Portal. This focused on granted planning applications in the last five years within an approximate radius of 1 kilometre from the subject site.

It should be noted that there has been a number of planning applications granted within the last 5 years proximate to the subject site. The vast majority of determined applications and related grants of permissions, within the 1km study area, is for development which is not considered EIA development and no EIAR has been submitted as part of a planning application in these cases. No sizeable residential developments have been granted permission within the last 5 years within 1km of the subject site.

A full list of applications reviewed in the vicinity of the site are detailed in Appendix A of this report.

Of note, just one granted planning application within the 1km study area was subject to an EIAR, a ten-year permission for a wind farm consisting of 7 no. wind turbines, located c. 1km to the north of the subject site.

The application was granted permission by Tipperary County Council on 27<sup>th</sup> October 2022, however this decision was appealed to An Bord Pleanála on 21<sup>st</sup> December 2022, who subsequently granted permission for the development on 12<sup>th</sup> January 2023. In coming to their decision, the Board considered that subject to the mitigation measures as set out in the EIAR and compliance to the attached conditions, the effects of the development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable.

Another application of note in the vicinity of the site was lodged by Bulmers Limited on 24<sup>th</sup> March 2021 for the erection of 10,058.00 m<sup>2</sup> of photovoltaic panels on the roof of the manufacturing building and warehouse building in the adjacent Bulmers factory. The solar panels will be mounted on the slopes of the manufacturing and warehouse buildings and within the existing envelope of the adjoining buildings and would not give rise to glint or glare impacts on nearby residences road users.

No EIA was deemed necessary for this development as it did not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001 (as amended).

To conclude, and in consideration of other adjacent developments, the Proposed Alterations to the permitted development is not considered significant and is contained within the development site area.

## **5.3 The nature of any associated demolition works**

The Permitted Development, as laid out in Section 1.2.1., involves the dismantling of the existing Thermal Fluid Heater equipment for Line 2 and an existing silo. Save for this, no demolition works are permitted. The Proposed Alterations do not propose any changes to the dismantling of these structures, nor do they propose any additional demolition works on the subject site.

## **5.4 Use of Natural Resources**

### **5.4.1 Woodland and biodiversity**

The Permitted Development proposes the removal of approximately 0.42ha of broadleaved woodland to facilitate ground preparation works, which was assessed in the EIAR as an important habitat at the local level. In the absence of mitigation measures, this will result in likely significant effects to the local ecology of the Site. Soft felling of trees is recommended in the EIAR to mitigate against effects on bats and a compensatory habitat in the northern section of the Site will replace the felled woodland, resulting in biodiversity net gain. The Proposed Alterations do not include changes to the quantum or location of woodland to be removed or replaced in Development Area 4.

### **5.4.2 Land, Soils and Geology**

The EIAR submitted for the Permitted Development states that the potential effects on Land and Geology are considered to be direct and not significant. Construction only covers a small area within the existing site, which is largely classified on Teagasc mapping as being classified as 'made ground'. The moving/disturbance of made ground, soils and subsoils, the moving/disturbance of potentially contaminated made ground, soils and subsoils and the accidental leakage of fuel from plant and machinery has the potential to impact on soils and subsoils. Mitigation measures for the construction and operational stage, as well as those under IE Licence P0027-04, will be implemented. The Proposed Alterations do not include the provision of additional hardstanding on the subject site, and therefore, additional likely significant effects are not anticipated. As stated in Section 1.4, all mitigation measures for the Permitted Development will be implemented.

### **5.4.3 Water**

The Water chapter of the EIAR for the Permitted Development states that the construction stage, in the absence of mitigation measures, has the potential to increase the loading of suspended sediment in surface water runoff, impacting on the adjacent Anner River and Lower River Suir SAC. Accidental spillages or leaks at the site during construction have the potential to migrate to the nearby Anner River and runoff from contaminated material encountered during excavations has the potential to migrate to the Anner River. Similar impacts are anticipated during the operational stage in the absence of mitigation measures. There is no major abstraction for water requirements at the site and there is no discharge to groundwater at the site.

Measures to manage and treat storm surface water runoff and process water are in place at the site, including a Wastewater Treatment Plant to treat all wastewater generated on site, surface water treatment, fuel storage and refuelling, a spill kit and the implementation of an Environmental Management System (EMS). Additional mitigation measures are proposed in the EIAR for the construction, operational and post operational stage.

The Proposed Alterations do not propose additional hardstanding areas and therefore, additional likely significant effects are not anticipated, in particular with regards to the surface water runoff to the adjacent River Anner. Additionally, the Proposed Alterations will not entail

an increase in the usage of water and will remain at the level as per the Permitted Development.

The nature of the operational use, does not, nor is anticipated to require natural resources uncharacteristic to the nature and function of the proposed project.

It is anticipated that the Proposed Alterations would not result in a negative and significant effect on the environment regarding the use of natural resources, pertaining to land, construction material, soil, and water. No significant negative effects are anticipated in this regard.

## **5.5 Production of Waste**

Within the Medite facility the waste management arrangements are currently enforced and reported through the P0027-04 EPA licensing procedure. As per the EIAR, the Permitted Development is to comply with all waste management responsibilities prescribed by conditions attached to any future grant of planning permission and/or EPA waste licence.

The manufacturing process generates the following wood biomass residues per annum that are also utilised as fuel in the existing biomass energy systems:

1. Log and Chip Handling stage of production: approximately 21,000 tonnes.
2. Log and Chip Handling stage of production: approximately 11,000 tonnes of woodchip fines are screened out of the woodchip.
3. Refining stage of production: approximately 2,200 tonnes of wet reject fibre.
4. Forming stage of production: approximately 1,200 tonnes of dry reject fibre.
5. Pressing stage of production: approximately 1,200 tonnes of shredded MDF material.
6. Finishing stage of production: approximately 2,500 tonnes of 'Edge Trim' MDF material.
7. Finishing stage of production: approximately 23,800 tonnes of sander/saw dust.

The limited volume of building wastes generated means that the production of waste during the construction period will have an imperceptible effect on local waste collection/ off-site waste management capacity.

The Proposed Alterations do not include changes that would increase the production of waste and therefore no significant likely effects are anticipated in this regard.

## **5.6 Pollution and Nuisances**

During the construction stage, nuisances such as noise, vibration and dust will be within typical construction hours (07:30 to 18:00, Monday to Friday and 08:00 to 13:00 on a Saturday) and contained within the site.

### **5.6.1 Noise**

Construction noise is considered to be a temporary short-term effect. The Noise chapter of the EIAR states that 'the Impact of Long-Term operational noise will be Negligible with a Negligible Effect at all Receptors except the Property to the NW at night where the 1dB(A) exceedance results in a Small Impact which at night is classed as Moderate owing to the Receptor sensitivity. However, this 1dB(A) exceedance is not considered significant.'

With the inclusion of all the conveyors as belt conveyors with sound power of 77dB(A) no mitigation is required. The conveyors have been included in the noise model with the following parameters. Embedded mitigation has included each conveyor being split into 4 sections. The

end sections have been attributed a sound power level of 77dB(A) (with a sound pressure level of 69dB(A) at 1m). The two middle sections have been attributed a lower noise level as it is considered that the noisier elements of the belt would be at the end points. The two middle sections have been modelled to achieve a sound pressure level of 66dB(A at 1m).

The Proposed Alterations will maintain the permitted embedded mitigation measures and will not result in any increase in noise levels beyond what is already permitted. Therefore, no likely significant effects are anticipated in this regard.

### **5.6.2 Regulated Emissions**

There will be no impact from the proposed changes to the regulated emission release locations. These locations remain unchanged and there are no changes to emission characteristics (emissions, temperature, volumetric flow). The location of the Line 1 energy plant and emergency stack location will be moved by 11.8m west of the permitted development, with no change in the permitted stack height. The change in stack location does not alter any of the conclusions in the previously submitted EIAR as this is not a continuous emission point.

Impacts associated with fugitive dust from storage, transportation and processing of materials have also been scoped out. This is based on:

- No increase in MDF production;
- The nearest sensitive human receptor being >350m from the boundary of Development Area 1;
- Implementation of BAT/control measures, including:
  - o The fuel reception units, storage plant and conveyors will be covered; and
  - o Dust prone material will be stored in enclosed spaces. This includes three proposed silos (chip, dust and edge trim silos). These emission points will utilise filters.

### **5.6.3 Site Context and Line of Sight**

The existing mature vegetation along the western southern and eastern application site boundaries provides ample screening of the proposed development, in particular from the adjoining local roads and nearby residential dwellings (closest residential receptors are to the north and south along the local road to the east of the site).

The alterations proposed to the design are minor in nature and any alterations would have nil or negligible impacts on the permitted development, and would not result in adverse effects on line of sight to the Medite facility.

## **5.7 Risk of Accidents**

During construction of the Permitted Development, all staff will be made aware of the existing Health and Safety measures already required at site and they will be required to also adhere to the Health & Safety Authority's 'Guidelines on the Procurement, Design and Management Requirements of the Safety, Health and Welfare at Work (Construction) Regulations 2013' which are currently followed on site. This will encompass the use of all necessary Personal Protective Equipment and adherence to the applicant's Health and Safety Plan. An Emergency Response Plan (ERP) will be implemented and adhered to on site. The ERP provides details of procedures to be adopted in the event of an emergency in terms of site health and safety and environmental protection. These Health and Safety measures will continue to be adhered to under the Proposed Alterations at the Medite facility.



The subject site is not in the immediate proximity to any Seveso sites. The nearest Seveso Establishment is MSD Ireland, located in Kilsheelan, Co. Tipperary 8 km west of the subject site. MSD Ireland is classified as an Upper Tier Seveso Site. The next nearest Seveso Establishment is Trans-stock Warehousing and Cold Storage in Ferrybank, Co. Waterford and is located 35km southeast from the Proposed Development site. While the Tipperary County Development Plan 2022-2028 does not specifically state the 'reasonable consultation distance' for planning applications close to Seveso sites, the Waterford County Development Plan 2022-2028 stipulates a 700m consultation distance from the Ferrybank site. From experience of other sites this consultation distance is typical of other radii stipulated for comparison sites, therefore it was not considered that the Permitted Development was within the consultation distance for any Seveso site. The Proposed Alterations will make no change in this regard and therefore no likely significant effects are anticipated.

The volume and type of chemical stored on site means that it is not regulated under the Control of Major Accident Hazards Involving Dangerous Substances Regulations (SEVESO sites), therefore no significant effects associated with major industrial accidents involving dangerous substances were anticipated for the Permitted Development. The Proposed Alterations will not entail an increase in the volume or a change in the type of chemical stored on site and therefore no likely significant effects are anticipated in this regard.

## **5.8 The risks to human health (for example, due to water contamination or air pollution)**

Potential accidental leakages or spillages of contaminants during the construction and operation phases could impact on ground and surface water receptors that could provide a potential pathway to cause impacts- such as illness and disease- to the human population via surface water bodies and/or private water supply wells down hydraulic gradient of the application site. Chapter 7 of the Permitted Development's EIAR has assessed the likely significant effects and describes mitigation measures that will be implemented to ensure that potential risks are minimised and there are no predicted likely significant effects, including inter-related effects, from water pollution. The Proposed Alterations do not propose amendments to surface water volumes or management that would increase the likelihood of impacts on ground and surface water receptors.

Plant and machinery used during the construction phase have the potential to cause a short-term nuisance through dust emissions. During operation, the importation of biomass to site by HGVs and combustion from activities on site have may potential have a small negative impact, which is not likely to be significant. It is commonly agreed that air quality is expected to improve in the future; this is in response to the introduction of policy and legislation, and availability of cleaner technologies / fuels. The assessment reported in Chapter 8 of the Permitted Development's EIAR focuses on the near-term as part of establishing a worst-case assessment scenario. The agreed consensus is that air quality conditions thereon in (i.e. throughout the operational lifespan of the Permitted Development) will improve and not exceed the worst-case criteria assessed. The Proposed Alterations, as they only entail dimension reconfiguration and slight locational changes, will not give rise to likely significant effects in this regard.

## **6.0 The Location of the Proposed Development**

The second criteria for the evaluation of sub-threshold developments (referred to in section 4) relates to the environmental sensitivity of geographical areas likely to be affected by the Proposed Alterations.

### **6.1 The existing and approved land use**

The 29.7ha site on which the Proposed Alterations are located is in the townland of Redmondstown, Clonmel, Co. Tipperary. The subject site is located approximately 4 km east of the centre of Clonmel town and approximately 0.9 km north of the N24. The site is accessed through a local road that connects directly to the N24.

Initial site works and construction of the MDF plant were completed in the period between 1981 and 1983 and over the course of many years, additional works have taken place on the site as the operations expanded. The site is composed of the main production plant building and materials storage areas. With the exception of log storage and proposed planting area the three areas within development areas 1, 2 and 3 associated with the facility's operations are located on hardstanding. A number of landscaped areas are located along the perimeter of the site.

The Medite Facility operated under an Industrial Emission (IE) Licence (P0027-04) granted by the Environmental Protection Agency (EPA).

The Permitted Development ABP PA92.319013 is to replace all three existing aging biomass fired thermal energy systems serving both of Medite's two production lines with 2 no. renewable energy, wood biomass fired Thermal Fluid Heaters with thermal input capacity of 60MW and 30MW, respectively.

A large portion of the Site is classed as ED2 - Spoil and Bare Ground. There is a small area in the southeast of the Site classed as FL8 – Other Artificial Lakes and Ponds. The majority of Development Area 2 is classed as WD1 – Broadleaved Woodland and its periphery of is classed as WS1 – Scrub. The remainder of the site is classed as BL3 – Buildings and Artificial Surfaces, WL2 – Treeline and WD4 – Conifer Plantation.

### **6.2 The relative abundance, availability, quality, and regenerative capacity of natural resources in the area and its underground**

All works under the Proposed Alterations will be carried out within the footprint of the existing site, therefore there will be limited impact on natural resources. Having regard to the receiving environment's character and the AA Screening Report (AASR), the Proposed Alterations will not significantly impact on the integrity of any main habitats (including soil, land, water, and biodiversity). The AASR has demonstrated that the Proposed Alterations referred to as the Proposed project in the AASR will not significantly impact on the integrity of the European Sites.

In relation to surface flow and flooding, the Proposed Alterations do not include additional provision of hardstanding and would not give rise to significant effects in this regard. The Proposed Alterations do not propose changes to the existing surface water treatment. Existing surface water treatment occurs at SW1, where discharge water is treated using installed silt traps to reduce suspended soils, and SW2, combined treated site storm water runoff and treated process water discharge, both which discharge to the River Anner, under Schedule B.2 of Medite's Industrial Emissions Licence. As the Proposed Alterations do not include amendments to the existing drainage regime or increase the volume of water discharged, it is considered that they would each have a negligible impact on the existing environment for this criterion.

## 6.3 The absorption capacity of the natural environment

This subsection of the second criterion relates to the absorption capacity of the existing environment having particular regard to:

- I. wetlands, riparian areas, river mouths.
- II. coastal zones and the marine environment.
- III. mountain and forest areas.
- IV. nature reserves and parks.
- V. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.
- VI. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.
- VII. densely populated areas; and
- VIII. landscapes of historical, cultural, or archaeological significance.

There are no Recorded Monuments located within the subject site. The closest Recorded Monument is a Ringfort – rath in Redmondstown townland RMP TS083-010----. This monument is preserved in a fenced and landscaped buffer zone to the east of the existing development and application area in accordance with conditions attached to planning application Ref. No. P37509 granted in May 1981 and planning permission Ref. No. P312290 granted in July 1990. The monument has no views of the existing development or the Permitted Development application area. The Proposed Alterations will not give rise to any likely significant effects on this site of archaeological significance. The potential enclosure identified in Development Area 4, included in ABP PA92.319013, will not be affected by the Proposed Alterations as the changes are within Development Areas 1 and 2.

During construction of the Permitted Development a slight negative effect to neighbouring residents and commercial properties is expected due to potential noise, dust, and potential traffic diversions. However, the necessary construction activity is considered to be both short term and temporary. The Proposed Alterations will not result in any increase in the level of construction activity already permitted, as the overall duration and intensity of construction activity will be the same and therefore no significant effects are anticipated in this regard.

The AASR accompanying this application under separate cover concludes that:

*“This AA Screening Report, based on the best available scientific information, shows that there are no source-pathway-receptor links between the proposed alterations to the existing permitted development and any European site which would undermine the conservation objectives for the Qualifying/Special Conservation Interests of the European sites listed in Table 5 and assessed in Table 6. Therefore, likely significant effects on European sites as a result of the proposed alterations to existing permitted development, under PA92.319013, can be excluded for the project alone and in combination with other proposed or permitted plans and projects.”*

## 7.0 Characteristics of Potential Impact

The third criteria of for the evaluation of sub-threshold development (referred to in Section 4) relates to characteristics of potential impact.

### 7.1 The magnitude and spatial extent of the impact

The main impact will result from the required construction works as part of the Proposed Alterations. The construction of the Proposed Alterations, as well as the Permitted Development, is considered localised in nature and the subject site is situated on the lands of

an existing and long-established industrial operation. Impacts from the construction work are considered to be short term and temporary due to potential noise, dust, and potential traffic diversions. Once operational, noise levels will return to pre-construction levels. The noise assessment in Chapter 10 of the Permitted Development's EIAR concluded that construction noise due to the Permitted Development will be a temporary, short-term and not significant effect at all noise sensitive receptors, including those receptors that are considered to be of high sensitivity (residential properties, schools and healthcare buildings).

There is the potential for direct impacts on surface and groundwater quality arising from development works at the subject site during. The construction stage and operational stage activities at the site will have the potential to increase the loading of suspended sediment and other contaminating substances in surface water runoff, impacting the adjacent River Anner and Lower River Suir SAC. The Proposed Alterations do not propose an increase in hardstanding and will not increase the magnitude of impact on the adjacent River Anner and SAC.

## **7.2 The nature of the impact**

The nature of the impact during the construction stage will be related to construction activity and short term and temporary disturbance, which will be contained within the boundary of the subject site. The main impact will be from temporary construction works, in particular resulting noise, vibration and dust deposition which may impact neighbouring residents. However, this not considered to be a long-standing impact and no lasting negative impacts are expected.

The nature of the impact during the operational stage will be related to potential direct impacts on surface water and indirect impacts on groundwater arising from the continuance of current activities at the site. No likely significant effects are anticipated in this regard.

## **7.3 The transboundary nature of the impact**

The Proposed Alterations are located within the functional area of Tipperary County Council. It is considered that the effects of the development are largely localised in nature and the potential for transboundary impacts is negligible.

## **7.4 The intensity and complexity of the impact**

The main potential impacts arise from the construction stage. During construction, temporary negative impacts are predicted due to noise, vibration, and dust deposition as a result of the construction impacts. Accidental leakages or spillages of contaminants during the construction and operational phases could impact on the local human population. Mitigation measures laid out in Chapter 7 (Water) of the Permitted Development will be followed under the Proposed Alterations in order to address this potential impact. Plant and machinery used during the construction phase have the potential to cause a short-term nuisance through dust emissions. During operation, the importation of biomass to site by HGVs and combustion from activities on site have may potential have a small negative impact, which is not likely to be significant. These impacts are not considered significant.

**Table 7: Topic Assessment**

TOPIC	ASSESSMENT
Ecology	<p>The Appropriate Assessment Screening Report (AASR) concludes that: <i>“This AA Screening Report, based on the best available scientific information, shows that there are no source-pathway-receptor links between the proposed alterations to the existing permitted development and any European site which would undermine the conservation objectives for the Qualifying/Special Conservation Interests of the European sites listed in Table 5 and assessed in Table 6. Therefore, likely significant effects on European sites as a result of the proposed alterations to existing permitted development, under PA92.319013, can be excluded for the project alone and in combination with other proposed or permitted plans and projects.”</i></p>
Soils and Geology	<p>During the construction stage, the moving/disturbance of made ground, soils and subsoils has the potential to mobilise fines and suspended solids in any storm water runoff; this is a potential direct effect on soils and subsoils. During the construction stage, the moving/disturbance of potentially contaminated made ground, soils and subsoils has the potential to impact on receptors; this is a potential direct effect on soils and subsoils receptors. The accidental leakage/spillage of fuel and/or other petroleum-based products from plant and machinery undertaking construction work has potential to impact on the soils and subsoils; this is a potential direct effect. Indirect effects identified associated with the construction stage include suspended solids in runoff from stockpiled excavated materials and the contaminated excavated soils and subsoils.</p> <p>During the operational stage, the accidental leakage/spillage of fuel and/or other petroleum-based products (lubricating oils, greases etc.) from plant and machinery has potential to contaminate soils and the geology.</p> <p>Mitigation measures, as laid out in Chapter 6 (Land, Soils and Geology) of the Permitted Development’s EIAR will be adhered to under the Proposed Alterations to address these potential impacts during the construction, operational and decommissioning stages.</p>

TOPIC	ASSESSMENT
Water	<p>In relation to surface flow and flooding, the existing drainage regime as under the Permitted Development will be retained. Direct and indirect effects anticipated during the Construction, Operational and Decommissioning stage will be mitigated against as the measures laid out under the Permitted Development will be followed under the Proposed Alterations. As the Proposed Alterations do not include amendments to the Permitted Development with regards to the treatment of water, it is considered that it has a neutral impact on the existing environment for this criterion.</p>
Air and Climate	<p>During the construction phase, there is a low risk in relation to dust soiling effects on adjacent people and property, low risk in relation to human health impacts and a medium risk in relation to ecological impacts. Best practice dust control measures are required to be implemented throughout the construction phase to reduce dust impacts and, where possible, completely removed. The release of GHG emissions during the construction phase are minor adverse in line with IEMA's significance criteria and are assessed as not significant. During the operational phase, the release of GHG emissions are negligible in line with IEMA's significance criteria and are assessed as not significant. No likely significant effects are anticipated in this regard.</p>
Noise and Vibration	<p>Construction noise is considered to be a temporary short-term effect. Chapter 10 of the Permitted Development's EIAR states that the impact of long-term operational noise will be negligible with a negligible effect at all receptors except one where there was a 1dB(A) exceedance. This was not considered significant.</p> <p>Mitigation measures during the construction phase with regards to noise are set out in Appendix 01 of the Permitted Development's EIAR.</p> <p>Embedded mitigation measures during the operational phase includes each conveyor being assessed in 4 sections. The two middle sections have been attributed a lower noise level as it is considered that the noisier elements of the belt would be at the end points. The Proposed Alterations will maintain the Permitted Development's embedded mitigation measures and will not result in increases in noise levels. Therefore, no likely significant effects are anticipated in this regard.</p>



TOPIC	ASSESSMENT
Population and Human Health	<p>In terms of human health, the sensitivity of the population 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.</p> <p>During the construction phase, there will be an imperceptible effect on population and demographic trends during working hours, with a brief/short-term population growth in the surrounding area due to the direct employment of construction workers, trades people, labourers and specialised contractors. There is the potential to create approximately between 50 and 240 jobs. Materials will be sourced in the locality where possible, assisting employment in the local construction trade, having a medium-term, positive impact. The construction of this development has the potential to create health and safety hazards for both construction worker and the general public, including lifting of heavy loads overhead using cranes, working at heights and road safety due to increased traffic numbers. There is potential to cause significant effects on human health if proper construction and safety protocols are not followed. The Construction Environmental Management Plan (CEMP) contained in Appendix 2.1 of the Permitted Development's EIAR sets out mitigation measures to prevent potential impact to human health and safety. The CEMP will be adhered to under the Proposed Alterations.</p> <p>As outlined in Chapters 6, 7, 8 and 10 of the Permitted Development's EIAR, a number of mitigation measures are proposed and the residual effect of the proposed development in respect of land soils and geology is likely to be negligible, slight/non-significant residual effects are predicted in relation to water, residual dust effects will be insignificant, residual noise effects will be negligible and its effect on traffic and transport is not predicted to be significant. The mitigation measures are to be followed under the Proposed Alterations.</p> <p>During the operational phase, there will be direct and indirect employment associated with the development, and it is anticipated that the long-term employment opportunities created during the operational phase will provide an opportunity to support the local population within the wider area. Opportunities for the local population to be involved in the biomass supply chain will provide an indirect benefit to the economy of Clonmel, Tipperary and Waterford Counties.</p>



TOPIC	ASSESSMENT
Material Assets – Traffic and Transport	The construction stage will generate traffic movements over the existing public road network, local road L2506 in particular and the N24. The construction period of the proposed development is to be phased over a 10 year period and will include 4 construction phases within. Chapter 14 of the Permitted Development's EIAR sets out further details on road capacity and proposed access arrangements. Given the assessment contained in that chapter, it is considered that there will be no significant impact on access and traffic. The Proposed Alterations will not entail an increase in the volumes of traffic and therefore no significant effects are anticipated in this regard.
Landscape	<p>The nearest Primary Amenity Area to the proposed development covers the mountain of Slievenamon, approximately 3.3km to the north-east of the proposed development site, at its closest point. No Scenic Routes and Viewpoints are directed towards the proposed development site and the proposed development would therefore not become visible in any of these protected views. There are no views, prospects or vistas in proximity to the subject site.</p> <p>The Edge Trim Silo (19.50m tall; top at 49m above Ordnance Datum (AOD), the Line 1 Energy Plant (33m tall; top at 58.5m AOD), the Line 1 Dry Electrostatic Precipitator (23.3m tall; top at 48.8m AOD), the Line 1 Start up Stack (30.00m tall; top at 55.5m AOD), the Line 2 Energy Plant (18.50m tall; top at 48m AOD) and the Line 2 Start up Stack (30.00m tall; top at 59.5m AOD) were identified as the structures that are most likely to result in landscape and visual effects within the Permitted Development. Chapter 13 (Landscape) of the Permitted Development's EIAR states that 'the Proposed Development is not considered to result in significant effects on any landscape receptors within the study area, or rather it is not going to result in any landscape effects.' The Proposed Alterations make no amendments to any of the items laid out above and therefore no likely significant effects are anticipated in this regard.</p>
Archaeology, Architecture and Cultural Heritage	The closest Recorded Monument is a Ringfort – rath in Redmondstown townland RMP TS083-010----. This monument is preserved in a fenced and landscaped buffer zone to the east of the existing development and application area in accordance with conditions attached to previous planning applications. existing development or the Permitted Development application area. The Proposed Alterations will not give rise to any likely significant effects on this site of archaeological significance.

TOPIC	ASSESSMENT
Interactions	There is no significant adverse impact arising as a result of any potential for interaction between environmental factors. On the basis of the assessment as detailed above, it is not considered that any environmental impacts resulting from the cumulative interaction of the above assessment impacts would be significant.

## 7.5 Probability of the impact

As the Proposed Alterations apply to a permitted development on an industrial site, the non-material amendments will not give rise to additional likely significant effects. The probability of impacts has been adequately assessed within the EIAR carried out for Permitted Development ABP Ref. PA92.319013. There will be no construction or operational effects that exceed that already assessed by the EIAR for the permitted development.

## 7.6 Expected onset, duration, frequency, and reversibility of the impact

The majority of impacts during the development will be associated with the construction stage. These impacts are likely to be temporary, reversible and 'once-off'. In this location, it is considered that there is no potential loss of significant or protected habitat.

## 7.7 The cumulation of the impact

The Proposed project does not give rise to cumulation with other development as detailed in section 5.2 of this document.

## 7.8 The possibility of effectively reducing the impact.

The majority of impacts during the development will be associated with the construction stage. These impacts are likely to be temporary and reversible. No negative impacts are predicted in this regard.

## 8.0 Conclusion

The purpose of this report is to identify the legal requirement or otherwise for a statutory Environmental Impact Assessment of the Proposed project which in this case is the Proposed Alterations to a Permitted Development (ABP PA92.319013) at Medite's manufacturing plant in Redmondstown, Clonmel, County Tipperary.

This screening report has been carried out in accordance with the methodologies and guidelines contained in the following:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, May 2022).
- Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment (Government of Ireland, August 2018).
- Guidelines on EIA Screening (The European Commission, June 2017).

- Interpretation of definitions of project categories of Annex I and II of the EIA Directive (European Commission 2015).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2003).

The original application (ABP PA92.319013) was accompanied by an EIAR. The overall findings of this EIAR were revisited as part of the Section 146 B request to assess the potential for the Proposed Alterations to raise new issues. No new issues have been identified.

The Proposed Alterations are not a type of development listed in Schedule 5 (Part 1 or Part 2 where thresholds are met or exceeded) of the Planning and Development Regulations 2001, (as amended). A mandatory EIA is not required.

As the Proposed Alterations are sub-threshold as per Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), it has therefore been assessed on a case-by-case basis in accordance with the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended) for determining whether or not a development would or would not be likely to have significant effects on the environment.

Having regard to the proposed works and studies undertaken, this report concludes that these Proposed Alterations are not likely to have significant effects on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment Report (EIAR) is not required.

# Appendix A Planning History

Planning Ref. Number	Development Description	Status
2360806	1) an extension to existing warehouse consisting of warehouse storage use with open canopy to the North facing elevation with internal roadway around the new extension and carparking area and boundary fencing, 2) a machine store/lift store with electrical charging points and 3) RETENTION PERMISSION for an open canopy constructed to the rear of the premises (West facing) with all associated siteworks	Grant date: 28/05/2024
21364	Erection of 10,058.00 m2 of photovoltaic panels on the roof of the manufacturing building and warehouse building in our factory with all associated site works	Grant date: 16/06/2021
22228	To replace an existing electrical building. This application relates to development for purposes of an activity requiring an Integrated Pollution Control License	Grant date: 07/06/2022
201256	1) First Aid Room (55.7m2), 2) Warehouse (1212.28m2), 3) LPG Storage Tank & Pump Shed (20m2), 4) Overburden Storage area (3370m2), 5) Log Storage Area (2.98 Ha), 6) Fuel (Wood Chips) Storage Shed (758m2), 7) Diesel Stores (44.3m2), 8) Contract Cabin (22.2m2), 9) Compressor room (151.2m2), 10) Stores Building (89.2m2) & Fenced Storage area (44.2m2), 11) Oil Stores (84.6m2), 12) Maintenance Vehicle area (22m2), 13) Bike Shed (20.45m2), 14) Weighbridge (80m2), 15) 6 no. Storage Containers (81m2 = 6.5 m2 X 1 & 14.9m x 5), 16 ) Boundary Fencing (530m Long, 2m high), 17) Recycle Chip Storage Bay (300m2) within an application area of 7.0 hectares. This application relates to development for the purposes of an activity requiring an Industrial Emissions Licence	Grant date: 27/01/2021
211240	Construction of 1.8km of boundary fencing, including access gates and associated works. This application relates to development for the purposes of an activity requiring an Integrated Pollution Control License	Grant date: 14/11/2021
2460553	The two-storey domestic garage to the rear of our property and the single-storey shed to the side of dwelling and all associated site development works	Grant date: 30/09/2024
20486	A single storey extension to the western side of my dwelling house and all associated site works	Grant date: 11/08/2020
21668	Construction of a single storey extension to the side of our existing dwelling and all associated site development works	Grant date: 10/08/2021
22450	To demolish existing rear extension and construct dormer extension to the rear with alterations to the dormer bungalow residence	Grant date: 21/09/2022
19601444	364 photovoltaic panels on the roof of the existing building with all associated site works	Grant date: 15/07/2020
2461118	1) to demolish existing canopy; 2) remove existing fuel dispensing pumps; 3) install unmanned overground fuel dispensing unit; 4) remove existing interceptor and fit new 10,000 litre full retention interceptor with high level alarm; and 5) all other associated site works	Grant date: 26/03/2025

Planning Ref. Number	Development Description	Status
2460530	New development as described below & previously permitted under Tipperary County Council Planning Ref. 19/600023 (ABP 304535): to demolish existing petrol filling station, car showrooms, vehicle servicing building, car wash and associated areas and construct new filling station comprising a new single storey building, including a convenience shop and ancillary areas, deli, seated café area, food stores, staff amenities, public amenities, managers office, service rooms, ATM, solid fuel store, bin store, outdoor seated areas, utility building, carwash, forecourt canopy and fuel dispensing pumps, general signage, underground fuel storage tanks and vents, surface water soakaway, parking areas, and all associated site works, Planning permission is also sought at this time for the sale of alcohol for consumption off the premises (off licence use to be ancillary to the primary retail use and located in within the convenience shop floor area)	Grant date: 28/11/2024
2360977	Renovations to outbuilding and conversion of same to a garden room - renovations include roofing the building, general elevation alterations, and site works including service provisions with connection to existing on-site septic tank	Grant date: 11/06/2024
22401	(1) alterations to the dwelling including demolition of existing single storey extension, and elevational changes including rendering, replacement roof, installation of windows, and alteration to chimney and flue, erection of sky and broadband dishes, and installations of rainwater goods. (2) alterations to the existing boundary walls enclosing the curtilage of the dwelling including the alteration of the site entrances serving the property from the public road L2506, and removal of rear boundary wall and replacement with low wall. (3) development of a deck and slipway with metal framing adjoining the Anner river. (4) the alterations of ground levels and construction of steps within the curtilage. (5) the clearing of a yard area and laying of hardcore. (6) the erection of a CCTV pole and associated service manholes (6) the erection of a soil berm to enclose the yard area. (7) the laying of concrete kerbs and flexible bollards along the L2506 roadside adjacent to the dwelling.	Grant date: 29/03/2023
211502 EIA Portal ID: 2021214	A ten-year permission of a wind farm project. The development will consist of: Construction of up to 7 no. wind turbines with a maximum overall tip height of 150m, comprising a tower of between 75-95m high, to which three blades of between 55-70m in length will be attached; Associated hard stand areas at each turbine; 1 no. 30m permanent meteorological mast and all associated infrastructure and works; 1 no. 38kV electrical substation and all associated infrastructure and works; 20kV underground cables facilitating the connection of turbines to 38kV electrical substation and all associated infrastructure and works; Circa 19km of 38kV underground cabling and all associated works along public roads to facilitate the connection of the proposed 38kV wind farm electrical substation to the existing 38/110kV Doon substation in the townland of Ballyvaughan; Provision of a new site entrance on the L2035; Upgrading of existing agricultural tracks and construction of new site tracks and all associated works as required; A temporary site compound and all associated works; Demolition of 2 no. derelict buildings; Provision of 2 no. cattle underpasses circa 400m and circa 580m to the east of the new site entrance; and all associated infrastructure and site development works. The proposed underground cabling works located within the public road corridor cross Protected Structure RPS S121 (Loughcapple Bridge). An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and will be submitted with the application	Grant date: 01/12/2023 (on appeal)



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