Planning Statement - Section 146B Alteration Request (ABP PA92.319013)

Alterations to the permitted design of the replacement of renewable energy plant

Medite DAC Europe

Redmondstown, Clonmel. County Tipperary

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Basis of Report

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1.0 Introduction

On 13th November 2024, An Bord Pleanala granted Medite DAC planning permission subject to 18 no. conditions, for replacement renewable energy plant at the existing MDF manufacturing plant in the townland of Redmondstown, Clonmel, Co. Tipperary.

ABP Ref. PA92.319013 application was for the replacement of existing aging biomass boilers and, biomass thermal fluid heater serving both of Medite's two MDF production lines. The new renewable energy plants will have a rated thermal capacity of up to 60MW and 30 MW for Line 1 and Line 2 production lines respectively.

Following on the tender procedure for procuring the permitted development, Medite wish to make a request for alterations to the permitted design (ABP Ref. PA92.319013) under Section 146B of the Planning and Development Act 2000, as amended.

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 Planning Statement should be read in conjunction with the drawings listed above, an EIA Screening Report and Appropriate Assessment Screening Report also submitted with this request.

Subject to An Coimisiún Pleanála's consideration, this request for alterations is not considered material due to the natural and scale of the alterations proposed and the finding of no likely significant environmental effects on the environment.

1.1 Legislative Provisions[1]

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

Section 146B(2) requires the Board to decide (under 146B(3)) whether or not the making of the said proposed alteration would constitute the making of a material alteration of the terms of the development concerned.

Before making a decision, the Board may invite submissions prior to making this decision (146(B)(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 the Board must first determine, under

[1] Section 146B of the Planning and Development Act 2000, as amended Revised Acts

146B(4) whether the requested alteration, or any alteration the Board may be considering under 3(b)(ii), would be likely to have significant effects on the environment.

Under 143B(3)(b) the Board 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.

Where it is determined under 146B(4)(i) or (ii) that significant effects on the environment are not likely, the Board shall alter the approval accordingly.

2.0 Existing Site

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

The existing site is divided into development areas 1, 2, 3 and 4 within the 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 application site boundary has an area of 29.7ha., which is part of the overall Medite landholding of 69.0 Ha.

The site is composed of the main production plant building and materials storage areas. With the exception of log storage and three areas within development areas 1, 2, 3 and 4, all areas associated with the facility's operations are located on hardstanding. A number of landscaped areas are also located along the perimeter of the site.

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.

2.1 Existing Operations

Medite Europe DAC was granted an Industrial Emission Licence (P0027-04) by the EPA on the 7th 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.

2.2 Permitted Development Overview

Medite currently operates two production lines producing up to 425,000m^3 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.

3.0 The Request - Alterations to Permitted Development

The applicant seeks to amend the terms of the existing permission to allow alterations to the permitted development within Development Area 1 and Development Area 2. These proposed alterations relate solely to the design items in relation to the Line 1 Energy Plant where the overall plant area will be reduced to 592.2m², instead of 702m² (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 (213.1m² instead of 292m²)
- 1 no. Line 1 Energy System Fuel Feed Conveyor (31.4m² instead of 38.0m²)
- 1 no. Line 1 Dry Electrostatic Precipitator (271.9m² instead of 286.9m²)
- 1 no. Line 1 Hot Gas Duct (255.0m² instead of 286.9m²)
- 1 no. Line 1 Start Up Stack (9.0m² instead of 10.8m² and same height 30m)
- 1 no. Line 1 Thermal Fluid Piping (32.1m² instead of 30.2m²)
- 1 no. Line 1 Steam Generator (59.4m² instead of 47.5m²)
- 1 no. Line 1 Bunded Oil Storage (72.5m² instead of 66.5m²)
- 1 no. Fuel Reception Unit (35.77m² instead of 35m²)
- 1 no. Fuel infeed hopper (8.5m² instead of 18.6m²)
- 1 no. Walking Floor Infeed System (333.0m² instead of 446.4 m²)
- 1 no. conveying System (#1) (333.0m² instead of 520m²) (179.9m in length instead of 200m of conveying with height varying from ground to 13.4mOG instead of 20.8mOG)
- Conveying Systems #2 (from Storage Building to energy Systems), (271.5m² instead of 295.9m²) to Line 1 Energy Plant, 220.9m instead of 266m length of conveying with height varying from ground to max of 22.5m, and to Line 2 Energy Plant (77.5 m² to 11m²) 10m instead of 44m length of conveying with the same height varying from ground to max of 11m instead of 20.9m.
- New pneumatic Transport Ducts #2 Length = 257.2m instead of 202.9m x Ø150mm pipe,
- Edge Trim Silo, including associated filter plant (51.8m² instead of 38.4m²).

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 captures by planning conditions.

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.

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

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 the alteration items 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
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: • 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. • 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. • The existing LPG Storage Tank will be decommissioned and retained on site. • An existing silo will be dismantled and retained on site. • 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~~[2]702m², with a stack height of 33m. Other infrastructure proposed to support the proposed Line 1 energy plant will include: o 1 no. Line 1 Wet Fuel Metering Bin (~~254.5~~ 292m²) o 1 no. Line 1 Energy System Fuel Feed Conveyor (38.0m²) o 1 no. Line 1 Dry Electrostatic Precipitator (286.9m²) o 1 no. Line 1 Hot Gas Duct (286.9m²) o 1 no. Line 1 Start Up Stack (10.8m² and height 30m) o 1 no. Line 1 Sander Dust Silo (28.3m²) o 1 no. Line 1 Thermal Fluid Piping (~~10.9~~ 130.2m²)	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: • 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. • 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. • The existing LPG Storage Tank will be decommissioned and retained on site. • An existing silo will be dismantled and retained on site. • 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 ~~702m²~~ 592.2m², with a stack height of 33m. Other infrastructure proposed to support the proposed Line 1 energy plant will include: o 1 no. Line 1 Wet Fuel Metering Bin ~~(292m²~~ 213.1m²) o 1 no. Line 1 Energy System Fuel Feed Conveyor ~~(38.0m²)~~ (31.4m²) o 1 no. Line 1 Dry Electrostatic Precipitator ~~(286.9m²)~~ (271.9m²) o 1 no. Line 1 Hot Gas Duct ~~(286.9m²)~~ (255.0m²) o 1 no. Line 1 Start Up Stack (~~10.8m²~~ 9.0m²and height 30m) o 1 no. Line 1 Sander Dust Silo (~~28.3m²~~) (9.0 m²)

[2] Strikethrough = Error in original calculation

Permitted Development Area (ABP Ref. PA92.319013)	Alterations
○ 1 no. Line 1 Steam Generator (47.5m²) ○ Modifications to Line 1 Dryer System (505.7m²) ○ 1 no. Line 1 Bunded Oil Storage (66.5m²) • 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 109m², with a stack height of 18.5m). Other infrastructure proposed to facilitate the operation of the proposed Line 2 energy plant will include: ○ 1 no. Line 2 Dry Electrostatic Precipitator (25.6 m²) ○ 1 no. Line 2 Hot Gas Duct (86.9m²) ○ 1 no. Line 2 Start Up stack (23.0m² and height 30m) ○ 1 no. Line 2 Thermal fluid Piping (21.4m²) • 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 (35m²), 1 no. Fuel infeed hopper (18.6m²), 1 no. Walking Floor Infeed System (~~202.3~~ 446.4m²), 1 no. conveying System(#1) (520m²), 200m in length of conveying with height varying from ground to 20.8m, Conveying Systems #2 (from Storage Building to energy Systems), (~~245~~295.9m²) 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 (77.5m²) 44m length of conveying with height varying from ground to max of 20.9m. • Modifications to existing pneumatic (Dry Fuel) Systems, including blowers, fans & 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 (38.4m²). 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.	○ 1 no. Line 1 Thermal Fluid Piping ~~(130.2m²)~~ (32.1m²) ○ 1 no. Line 1 Steam Generator ~~(47.5m²)~~ (59.4m²) ○ Modifications to Line 1 Dryer System (505.7m²) ○ 1 no. Line 1 Bunded Oil Storage ~~(66.5m²)~~ (72.5m²) • 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 109m², with a stack height of 18.5m). Other infrastructure proposed to facilitate the operation of the proposed Line 2 energy plant will include: ○ 1 no. Line 2 Dry Electrostatic Precipitator (25.6 m²) ○ 1 no. Line 2 Hot Gas Duct (86.9m²) ○ 1 no. Line 2 Start Up stack (23.0m² and height 30m) ○ 1 no. Line 2 Thermal fluid Piping (21.4m²) • 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 ~~(35m²)~~ (35.77m²), 1 no. Fuel infeed hopper ~~(18.6m²)~~ (8.5m²), 1 no. Walking Floor Infeed System (~~446.4~~ 333.0m²), 1 no. conveying System(#1) ~~(520m²)~~ (333.0m²), ~~200m~~ 179.9m in length of conveying with height varying from ground to ~~20.8m~~ 13.4m, Conveying Systems #2 (from Storage Building to energy Systems), (~~295.9~~271.5m²) to Line 1 Energy Plant, ~~266m~~ 220.9m length of conveying with height varying from ground to max of 22.5m, and to Line 2 Energy Plant (~~77.5m²~~ 11m²) ~~44m~~ 10m length of conveying with height varying from ground to max of ~~20.9m~~ 11.0m. • Modifications to existing pneumatic (Dry Fuel) Systems, including blowers, fans & filters, and associated infrastructure. These modifications will include new pneumatic Transport Ducts, #1 Length = 161.5m x Ø150mm pipe, #2 Length = ~~202.9m~~ 257.2m x Ø150mm pipe, Edge Trim Silo, including associated filter plant ~~(38.4m²)~~ 51.8m². 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.

Permitted Development Area (ABP Ref. PA92.319013)	Alterations
The development will also include: • 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. Ancillary development will also include: • The provision of 2 no. temporary construction compounds, including hardstanding, car-parking and staff welfare facilities. • 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. • The provision of additional non-permeable hardstanding within the site covering a total area of 1.1ha. • All associated site works including engineering, landscaping, connections to existing surface water and wastewater systems, services and boundary treatment, necessary to facilitate the development. 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.	The development will also include: • 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. Ancillary development will also include: • The provision of 2 no. temporary construction compounds, including hardstanding, car-parking and staff welfare facilities. • 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. • The provision of additional non-permeable hardstanding within the site covering a total area of 1.1ha. • All associated site works including engineering, landscaping, connections to existing surface water and wastewater systems, services and boundary treatment, necessary to facilitate the development. 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.

4.0 Details of Proposed Alterations to Permitted Design

4.1 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 = 35m²	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 **Difference in dimensions:** +0.3m x -0.1m x +0.3mH	**Proposed Area:** 35.77m² **Area difference:** slight increase in area of +0.77m² **Relocated** 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 = 18.6m²	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 Difference in dimensions: -0.7m x -2.5m x +3.2mH	**Proposed Area:** 8.5m² **Area difference:** reduction in area of -10.1m² 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 = ~~202.3~~ [3] 446.4m²	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	**Proposed Area:** 333.0m² **Area difference:** reduction in area of -113.34m² 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 = 520m²	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	**Proposed Area:** 207.4m² **Area difference:** due to shorter length and reconfigure of conveyor; the area of the conveyors is reduced from 520m² to 207.4m² = Reduction in area of 312.6m²

[3] 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 = ~~245~~*[4] 295.9m²	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. 170mlength 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	**Proposed Area**: 165.0m² **Area difference:** due to utilising existing of conveyor; the area of the conveyors is reduced from 295.9m² to 165.0m² = Reduction in area of –130.9m² 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 = 77.5m²	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	**Proposed Area:** 11.0m² **Area difference:** the area will be reduced by -66.5m² 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 Item 2.7 Pneumatic	

[4] Strikethrough = Error in original calculation

No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
	#1 Length = 161.5m x Ø150mm pipe #2 Length = 202.9m x Ø150mm pipe Total length = 364.4m	some alterations and additions to facilitate the proposed development. The existing Line 2 Sander Dust & 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 & 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. 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). 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.	ITEM 2.7R	Transport Ducts #1 Length = 161.5m x Ø150mm pipe #2 Length = 257.2 m x Ø150mm pipe Difference in dimensions: #2 Length has increased by+54.3m to align with Item 3.8R Line 1 Thermal Fluid Pipping	**Proposed Length:** 418.7m **Length difference:** an increase of +54.3m

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 = 38.4m²	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	**Proposed Area:** 51.8 m² **Area difference:** an increase of +13.4m² Relocated to more suitable location of 37.3m east of permitted Item 2.8 Edge Trim Silo

4.2 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 = ~~254.5~~*[5] 292.0m²	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	**Proposed Area:** 213.1m² **Area difference:** a reduction of -78.9m² Resized & relocated to match operational requirements. **Height increase:** +5.8m giving a total height of 10.3m.
ITEM 3.2	Line 1 Energy System Fuel Feed Conveyor (33.2m L x 1.1m W conveyor Max Height 17.8m Area = 38.0m²	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 20.7.m Difference in dimensions: -1.8m L x -0.1m x +2.9m H	**Proposed Area:** 31.4m² **Area difference:** a slight reduction of -6.6m² Adjusted to accommodate metering bin and energy plant
ITEM 3.3	Line 1 Energy Plant 32.5m x 21.6m x 33m	The energy plant will consist of a wood biomass fired Thermal Fluid Heater (TFH). Inside the TFH, the Wet Fuel will combust	ITEM 3.3R	Line 1 Energy Plant	**Proposed Area:** 592.2m²

[5] Strikethrough = Error in original calculation

No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
	Area =~~442m²~~[6] 702m²	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). There are no changes associated with the regulated release points (Core Dryer A2-5 and Face Dryer A2-6).		28.2m x 21.0m x 33mH: Stack Height Difference in dimensions: -4.3m x -0.6m x 0mH	**Area difference:** a reduction of -109.8m² Reduced size & minor re-location. Moved by 11.8m west to accommodate equipment. This is not a continuous emission point.
ITEM 3.4	Line 1 Dry Electrostatic Precipitator (within the TFH dims of 27.6m x 13.7m x 23.3mH) Area = 286.9 m²	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	**Proposed Area:** 271.9m² **Area difference:** a slight reduction of -15.0m² Resized & Location moved to accommodate equipment
ITEM 3.5	Line 1 Hot Gas Duct 105m long x Ø3.2m Area = 336.0m²	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	**Proposed Area:** 255.0m² **Area difference:** a reduction of -81.0m²

[6] Strikethrough = Error in original calculation

No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
ITEM 3.6	Line 1 Start Up Stack (30.2mH x Ø3.6m) Area = 10.8m²	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 to the dryer to atmosphere in case the dryer system is in upset conditions or during plant start-up.	ITEM 3.6R	Line 1 Start Up Stack 30.2mH x Ø2.7m Difference in dimensions: 0mH x -0.9m	**Proposed Area:** 9.0m² **Area difference:** a slight reduction of -1.8m² Moved due to constructability constraints 30.2 m height is maintained and relocated by 10.3m east. This change will not affect the assumptions in the EIAR as it is not a continuous emission point.
ITEM 3.7	Line 1 Sander Dust Silo (Ø 6.0m x 16mH) Area = 28.3m²	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: 9.0m²** **Area difference:** reduction of -19.3m² 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 = ~~10.9~~ 130.2 m²	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	**Proposed Area:** 32.1 m² **Area difference:** a reduction of -98.1 m²
ITEM 3.9	Line 1 Steam Generator 14.4m x 3.5m x 17.9mH Area = 47.5m²	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:	**Proposed Area:** 59.4m² **Area difference:** an increase of +11.9m²

No.	Permitted Item	Description	No. (R)	Proposed Alteration Dimensions	Summary of Alterations
				-0.9m x +0.9m x -7.1mH Reduction of external works as re-located inside existing building.	Reduction in height of pipe work
ITEM 3.10	Line 1 Dryer System 34.0m x 17.5m x 13.9mH Area = 505.7m²	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 = 505.7m² 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 = 66.5m²	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	**Proposed Area:** 72.5m² **Area difference:** an increase of +6.0m²

4.3 Development Area 3 (No Change)

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

4.4 Development Area 4 (no change)

There is no request for alterations of the development within Area 4.

4.5 Conditions attached to Permitted Development ABP Ref. PA92.319013

A review to determine whether the proposed alterations will impact on any of the conditions attached under the original permitted development ABP Ref. PA92.319013, was undertaken and concluded that there will be no material impact arising from the changes proposed with the exception of Condition No. 1 whereby the plans and particulars of the permitted development will change in line with the alternations submitted with this Section 146B application. Conditions imposed under PA92.319013 are provided in **Appendix A** and will remain applicable.

4.5.1 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:
    - The fuel reception units, storage plant and conveyors will be covered; and
    - 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.

5.0 EIA Screening

There will be negligible effects predicted on Human Beings, Population & Human Health; Flora, Fauna & Biodiversity; Bats; Ornithology; Land, Soils & Geology; Water; Air & Climate (compliance with established emissions criteria is still required); Noise & Vibration; Landscape & Visual; Archaeology & Cultural heritage; or Material Assets).

There will be no likely significant effects predicted with respect of interactions or cumulative impacts.

The alterations proposed to the design are minor in nature and any alterations will have nil or negligible impacts on the conclusion of the EIAR submitted under

There will be no alterations to the volume of fuel used at the energy plant or the production capacity at the plant. The overall max stack height, or vehicular access arrangements, drainage provisions, construction activities or mitigation measures will all remain as proposed in the original application. Please refer to the EIA Screening Report submitted as a separate document with this request.

6.0 AA Screening

In light to the alteration to the permitted design, ABP Ref. PA92.319013 application, an AA Screening has been prepared with respect to the proposed alterations detailed in this request.

Based on the best available scientific information, the AA Screening report shows that there are no source-pathway-receptor links between the Proposed Alterations and any European site which would undermine the conservation objectives for the Qualifying/Special Conservation Interests of the European sites assessed.

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.

Mitigation measures previously proposed and in place at the Medite facility under PA92.319013 will continue to be implemented.

7.0 Conclusion

It is submitted that the proposed alterations would not constitute the making of material alterations to the terms of the previously granted permission (ABP Ref. PA92.319013).

Appendix A ABP-319013-24 Schedule of Conditions

Medite DAC Europe

Redmondstown, Clonmel. County Tipperary

SLR Project No.: 501.065606.00001

12 August 2025

Table A-1: ABP-319013-24 Schedule of Conditions

Condition No.	Condition	Alterations
1.	The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 8" day of February 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.	Immaterial changes to plans and particulars in line with this Section 146B request.
2.	The period during which the development hereby permitted may be carried out shall be 10 years from the date of this Order. Reason: Having regard to the nature of the proposed development, the Board considered it reasonable and appropriate to specify a period of the permission in excess of five years.	No change
3.	The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented. Reason: To protect the integrity of European Sites.	No change
4.	The mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR), shall be implemented. Reason: To protect the environment.	No change
5.	The following limits and requirements shall be complied with in the manufacturing process: (a) A maximum of 186,000 tonnes per annum of biomass fuel shall be processed in the bio-energy plant. (b) The biomass supply shall comprise forestry by-products as described in the submitted details and shall be within the parameters of descriptions as defined in Statutory Instrument Number 350/2022 European Union (Renewable Energy) Regulations (2) 2022. Reason: In the interest of clarity.	No change

Condition No.	Condition	Alterations
6	Prior to commencement of development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by staff employed at the Medite facility and to reduce and regulate the extent of car parking. Reason: In the interest of encouraging the use of sustainable modes of transport.	No change
7.	The noise levels generated during the construction of the proposed development shall not exceed the following limits: 55 dB(A) during daytime, 50 dB(A) during evening time and 45dB(A) during night-time when measured at the nearest occupied house. When measuring the specific noise, the time shall be any one-hour period. Reason: In order to protect the amenities of property in the vicinity.	No change
8.	The proposed development shall be operated and managed in accordance with an Environmental Management System (EMS) which shall be submitted by the developer to, and agreed in writing with the planning authority prior to commencement of development. This shall include the following: {a) Proposal for the suppression of on-site noise and monitoring at sensitive receptors. (b) Proposal for the suppression of dust on site and on the surrounding roads. {c) Proposal for the bunding of fuel, lubrication storage areas and any other substance as required by the planning authority and details of emergency action including warning sign in the event of accidental spillage/leakage. {d) Details of safety measures for the fencing. {e) Specification of limits in relation to the following parameters, NOx, SO2, CO and PM10 particulate matter. (f} Monitoring of ground and surface water quality, levels and discharges. (g) Details of Site Manager and public information signs at entrance. Reason: In order to safeguard the environment and local amenities.	No change

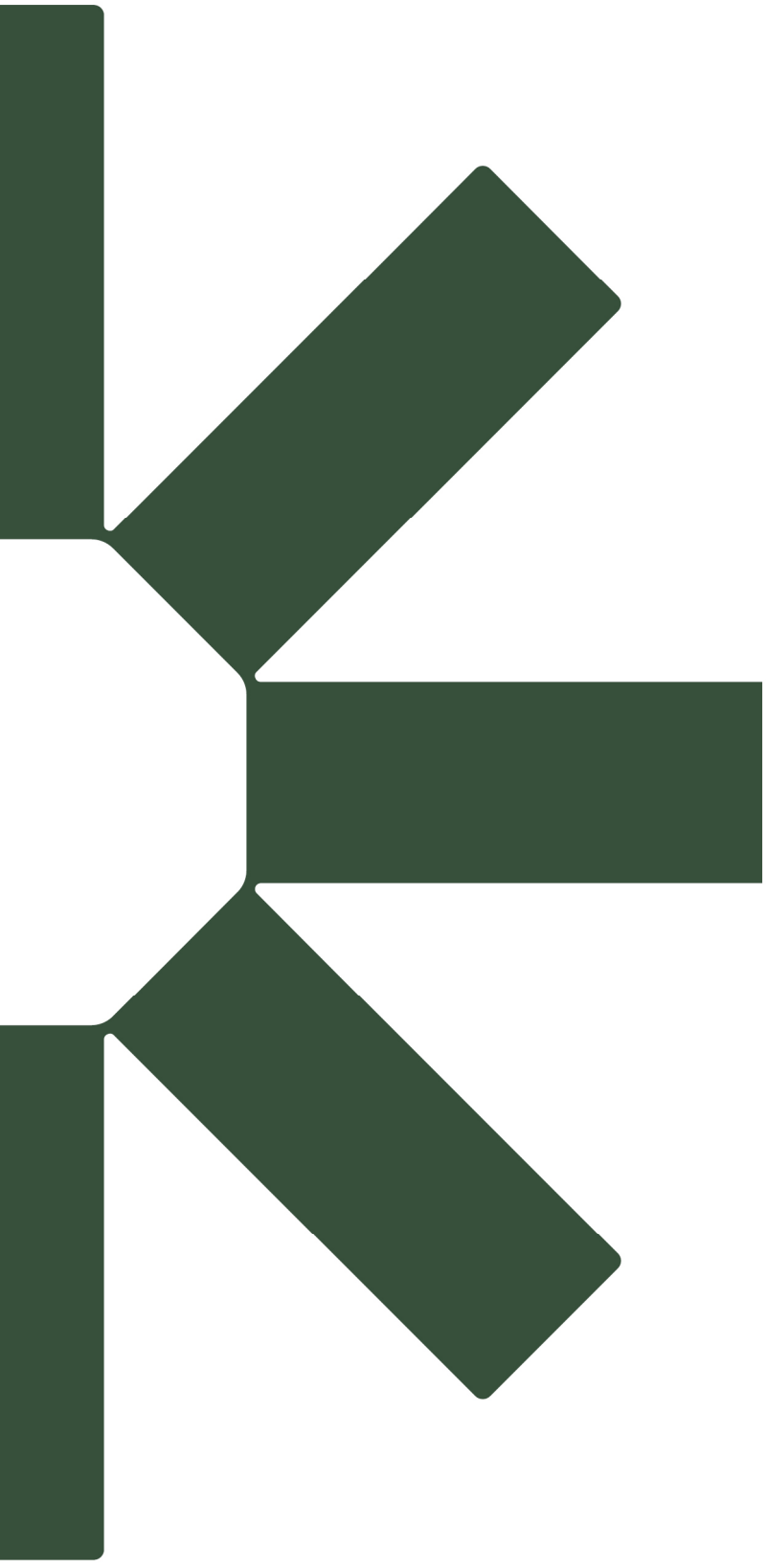
Condition No.	Condition	Alterations
9.	Biomass supply deliveries to the site and transport waste from the site shall be confined to between the hours of 0600 to 2200 Monday to Thursday and 0600 to 2000 on Fridays. No deliveries of biomass shall take place on Saturdays or Sundays. Reason: In the interest of orderly development and the residential amenity of surrounding dwellings.	No change
10.	Landscaping of the site shall be carried out in accordance with the landscaping scheme which shall include planting of deciduous trees and retention of hedgerows along the site boundaries, all of which shall be protected from damage, and enhanced in such a manner as to ensure that their value as a commuting and foraging habitat is protected. A Landscape Plan clearly detailing proposals in this regard, including the precise extent of existing hedgerow to be retained, shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Reason: To ensure the protection of the hedgerow habitat and in the interest of visual amenity.	No change
11.	Site development and building works shall be carried out only between the hours of 0730 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be permitted in exceptional circumstances where prior written approval has been received from the planning authority. Reason: In order to safeguard the residential amenities of property in the vicinity.	No change
12.	The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall incorporate all the construction stage mitigation measures outlined in the Natura Impact Statement, and shall provide details of intended construction practice for the development, including and not limited to: (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse, (b) location of areas for construction site offices and staff facilities, (c) details of site security fencing and hoardings, (d) details of car parking facilities for site workers during the course of construction,	No change

Condition No.	Condition	Alterations
	(e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site if required, (f) measures to obviate queuing of construction traffic on the adjoining road network, (g) measures to prevent the spillage or deposit of clay, rubble, or other debris on the public road network, (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works, (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels, (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater, (k) details of construction lighting, (l) details of key construction management personnel to be employed in the development, and (m) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan and monitoring results as appropriate shall! be retained for inspection by the planning authority. Reason: In the interest of amenities, environmental protection, public health, and safety.	
13.	Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.	No change

Condition No.	Condition	Alterations
	Reason: In the interest of sustainable waste management.	
14.	The developer shall appoint a suitably qualified ecologist to monitor and ensure that all avoidance/mitigation measures relating to the protection of flora and fauna are carried out in accordance with best ecological practise. Reason: To protect the environmental and natural heritage of the area.	No change
15.	Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works in respect of both the construction and operation phases of the proposed development. Reason: In the interest of environmental protection and public health.	No change
16.	(a) All mitigation measures in relation to archaeology and cultural heritage as set out in Chapter 12 of the Environmental Impact Assessment Report (Charles Mount Consultant Archaeologist, January 2024) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order. (b) The developer is required to employ a suitably qualified archaeologist licensed under the National Monuments Acts) to carry out a pre-development Archaeological Geological Survey and a pre-development Archaeological Test Excavation at Area 4 of the development site and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/ topsoil stripping/ site clearance/ and/ or construction works. This shall be in addition to any mitigation measures outlined in Chapter 12 of the Environmental Impact Assessment Report. i. The Archaeological Geological Survey must be carried out under licence from the Department of Housing, Local Government and Heritage and in accordance with an approved method statement. Having completed the work, the archaeologist shall submit a written report to the Department and the planning authority describing the results of the geophysical survey. ii. The archaeologist will liaise with the Department to establish — based on the Archaeological Geological Survey — the appropriate scope of the Archaeological Test	No change

Condition No.	Condition	Alterations
	Excavation to adequately characterise the character and extent of any potential sub-surface archaeological material within Area 4 of the development site. iii. The report on the Archaeological Test Excavation shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/ or monitoring may be required. iv. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer. v. No site preparation and/ or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. (c) The Construction and Environmental Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 12 of the Environmental Impact Assessment Report and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity. (d) The planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a final archaeological report describing the results of archaeological monitoring and of any archaeological investigative work/ excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer. Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features and other objects of archaeological interest.	
17.	Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads that may be damaged by construction transport coupled with an agreement empowering the planning authority to apply such security or part thereof to	No change

Condition No.	Condition	Alterations
	such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanala for determination. Reason: To ensure the reinstatement of public roads that may be damaged by construction transport.	
18.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanala to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.	No change



Making Sustainability Happen