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## INTRODUCTION

- 1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a Planning Application submitted under Section 37B of the Planning and Development Act 2000 (as amended) to replace the existing energy systems at the Medite factory. The EIAR has been prepared by SLR Consulting Ireland on behalf of Medite Europe DAC.
- 1.2 The Proposed Development, as described in detail in **Chapter 2** of this EIAR, replaces the existing energy systems at the Medite factory with two new biomass-fired energy plants, one for each of Medite's production lines. The existing boilers are approaching the end of their design life and their replacements will have substantially better technology that will guarantee the continued operation of the plant, secure greater energy efficiency, and reduce environmental emissions. Importantly, the project will sustain Medite's continued employment in the region. From a national and regional perspective, the project is critical to enable Medite to maintain its competitiveness internationally.
- 1.3 The Proposed Development will ensure that the factory's significant heat requirement is met. The new energy system will see the introduction of a new, modern combustion, air filtration, and treatment systems in line with European emissions performance for the best available technology.
- 1.4 The Proposed Development will bring several benefits to Medite both in terms of competitiveness and efficiency as a manufacturing facility but also in respect of its ability to meet new environmental targets for carbon emissions reductions. The benefits include:
  - Reduced carbon emissions by reducing natural gas consumption.
  - the use of production residue as fuel furthering the circular economy.
  - Energy savings via improved thermal efficiency.

## The Applicant

- 1.5 Medite DAC is a market-leading manufacturer of environmentally produced, sustainable timber panel boards, specifically, medium-density fibreboard (MDF).
- 1.6 MDF is a wood-based sheet material manufactured from wood fibre bonded together with a synthetic resin adhesive. Various grades are manufactured at Medite using different adhesives and additives. The facility which manufactures MDF was established in 1982 and employs 170 full time staff. The main production processes operate 24 hours per day, 7 days per week.

## THE SITE

### Site Location

- 1.7 The Planning Application site is located at Medite's manufacturing plant in Redmondstown, Co. Tipperary. The site lies 4 km east of the centre of Clonmel, Co. Tipperary and approximately 50m

from a local access road the L2506 which connects the site to the N24 National Secondary Road, which runs between Limerick and Waterford, refer to **Figure 1-1** for site location.

## Site Description

- 1.8 The Planning Application Boundary has an area of 29.7ha which is part of the overall Medite Europe DAC landholding of 62ha. The Applicant's freehold land ownership at Medite's facility is shown in blue on **Figure 1-2**. The Planning Application boundary is shown in red and is located entirely within the Applicant's ownership and extends to an area of 29.7 hectares. **Figure 1-3** also shows the existing location of the application site, key elements of the associated infrastructure and developments within the vicinity of the site.
- 1.9 The site is composed of the main production plant buildings and materials storage areas. The majority of the area associated with the facility's operations are located on hardstanding and the sealed surfaces are typically of concrete and asphalt construction. A number of landscaped areas are located along the perimeter of the site.
- 1.10 The 1:50,000 scale Ordnance Survey of Ireland map (OSI) indicates that the site is located at elevation of 20m to 35mOD and slopes in a south-easterly direction towards the River Anner, which is a tributary of the River Suir.
- 1.11 The site is largely obscured from view from the site boundaries by a variety of shrubs and trees.

## Site Access

- 1.12 The existing manufacturing plant and Planning Application site is accessed via a local access road, the L2506, which is accessed off the N24. The existing buildings in the Medite facility are situated approximately 50m back from this local access road. There are two existing entrances to the site, a southern access, which is the main operational entrance for the facility, and a northern access, which provides a secondary access point.

## Surrounding Land-Use

- 1.13 **Figure 1-3** shows the surrounding land use within the vicinity of the site is predominantly low density residential and agricultural except for Bulmers facility which is located immediately to the south of the site at Annerville.
- 1.14 The River Anner flows to the east of the site and connects as a tributary to the River Suir (it is part of the Lower River Suir SAC). Redmondstown Cottages are located immediately south of the Proposed Development site.
- 1.15 There are no protected structures or recorded monuments located within the Planning Application Boundary. There is an archaeological feature within the Applicant's landholding, to the east of the Planning Application area and to the west of the L2506. This feature is recorded under record number TS083-010 is classified as a Ringfort – rath.

## What is Environmental Impact Assessment (EIA)?

- 1.16 Broadly speaking, an EIA is the process of examining the likely significant environmental effects of a proposed project, from their consideration at design stage, through consultation and preparation of an EIAR, examination of the EIAR by a competent authority on the significant effects of the project on the environment and the integration of the competent authority's reasoned conclusion into the decision.

- 1.17 Environmental Impact Assessment Directive (EIA Directive) means Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending.

## EIAR Methodology

- 1.18 The EIAR has been prepared in accordance with the EIA Directive and Annex IV specifically, which requires that the following information be included in an EIAR:

1. *Description of the project, including in particular:*
  - (a) *a description of the location of the project;*
  - (b) *a description of the physical characteristics of the whole project, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;*
  - (c) *a description of the main characteristics of the operational phase of the project (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;*
  - (d) *an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation) and quantities and types of waste produced during the construction and operation phases.*
2. *A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.*
3. *A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the project as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.*
4. *A description of the factors specified in Article 3(1) likely to be significantly affected by the project: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.*
5. *A description of the likely significant effects of the project on the environment resulting from, inter alia:*
  - (a) *the construction and existence of the project, including, where relevant, demolition works;*
  - (b) *the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;*
  - (c) *the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;*
  - (d) *the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);*

*(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;*

*(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;*

*(g) the technologies and the substances used.*

*The description of the likely significant effects on the factors specified in Article 3(1) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project.*

6. *A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.*
7. *A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.*
8. *A description of the expected significant adverse effects of the project on the environment deriving from the vulnerability of the project to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to Union legislation such as Directive 2012/18/EU of the European Parliament and of the Council (\*) or Council Directive 2009/71/Euratom (\*\*) or relevant assessments carried out pursuant to national legislation may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.*
9. *A non-technical summary of the information provided under points 1 to 8.*
10. *A reference list detailing the sources used for the descriptions and assessments included in the report.*

1.19 It has also been prepared in accordance with:

- Planning and Development Act 2000, namely 'Part X Environmental Impact Assessment',
- Planning and Development Regulations 2001 to 2023,
  - Part 10
  - Article 94 regarding 'Content of an EIAR'
  - 'Schedule 6 Information to be contained in EIAR Paragraph 1 and 2
- S.I. No. 296/2018 - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018

1.20 The assessment of environmental impacts has been conducted in accordance with the guidance set out in the following:

- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (EC, 2017)
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, 2022)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DoHPLG, 2018)

1.21 There are a number of key stages of the EIA process. They are:

- Screening – the Requirement for EIA;
- Scoping – Determining what information should be contained in an EIAR and what methods should be used to gather and assess that information.
- Impact Assessment – Assessing the Proposed Development with regard to its potential for likely significant effects on the environment.
- Examination by the Competent Authority; and
- Decision by the Competent authority.

## REQUIREMENT FOR EIA

- 1.22 Projects listed in Annex I of the EIA Directive have mandatory EIA requirements. Each Member State decides on a case-by-case basis whether Annex II projects require an EIA. Thresholds have been set for Annex II projects in national legislation, in this case the Planning and Development Regulations 2001 (as amended). Projects which do not meet the threshold may still require an EIA if the project is likely to have significant effects on the environment (sub-threshold projects).
- 1.23 The Annex I and Annex II projects have been transposed into Schedule 5 (Parts 1 and 2) of the Planning and Development Regulations 2001, as amended.
- 1.24 The Proposed Development, as described in **Chapter 2** of this EIAR, is considered EIA development as it falls within the following class of Schedule 7 of the Planning and Development Act 2000, as amended and exceeds the threshold stated therein.

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

## Requirement for EIA in the context of Strategic infrastructure development

- 1.25 A pre application request was made to An Bord Pleanála under *section 37B of the Planning and Development Act 2000 as amended* (ABP-311991-21) for a determination that an application of this scale would be considered to be Strategic Infrastructure Development. In ABP's closure letter dated 1<sup>st</sup> of September 2022, it was confirmed that

*the proposed development falls within the scope of paragraphs 37A (2) (a) and (b) of the Act. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Act.*

1.26 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)

## EIA Scoping

1.27 Once that it is established that EIA is required, a scoping process is carried out. Scoping is a process of deciding what information should be contained in an EIAR and what methods should be used to gather and assess that information. It is defined in the EC guidance<sup>1</sup> as:

*‘Determining the content and extent of the matters which should be covered in the environmental information to be submitted in the EIAR’.*

1.28 Scoping is best carried out by personnel having appropriate expertise and relevant prior experience of the factors involved. Knowledge of the characteristics of the project type and of the sensitivities likely to be present in the receiving environment are particularly useful for scoping. The provision of detail at the scoping stage is the best way to obtain useful and specific responses from consultees. Scoping was carried out on an informal basis in respect of the Proposed Development.

## Scoping Consultation

1.29 A Preliminary Informal Scoping Report was prepared and issued for consultation in May 2022, refer to **Appendix 1.1** and **Appendix 1.2** and issued to a list of the scoping consultees set out in **Appendix 1.3**. An outline of their response where one was provided is provided in **Table 1-1** overleaf.

1.30 A formal pre-planning consultation was also held under Section 37 B of the Planning and Development Act 2000 (as amended) between officials of An Bord Pleanála and representatives of SLR Consulting and the applicant on 8<sup>th</sup> of February 2022 (Consultation Ref. No. ABP-311991-21).

1.31 Other consultations and informal discussion held by contributors in undertaking their environmental impact assessments are detailed in the specialist environmental sections of the EIAR, together with details of relevant archives and documentation held by state agencies and organisations. These included meetings with

- The National Parks and Wildlife Service
- Inland Fisheries Ireland
- Tramore House Regional Design Office

## Public Consultation

1.32 Public consultation was also carried out prior to submission of this Planning Application and EIAR. This involved an information leaflet which was prepared and circulated to residents and other receptors in the surrounding area.

1.33 The leaflet provided information on the Proposed Development and details on how to make comments. The consultation period extended over a period of 4 weeks from 27th June to 25th July 2022. A copy of the leaflet is included as **Appendix 1.4**.

<sup>1</sup> Guidance on EIA Screening, European Commission, 2017.

- 1.34 Further information was also provided via a website [Meditate – Looking to the future \(mediteenergy.ie\)](https://mediteenergy.ie)
- 1.35 Door to door consultation was also carried out over this period, where members of the Project Team called to 169 houses in the surrounding area. Each house was provided with a copy of the information leaflet and given the opportunity to speak with the team.
- 1.36 A bespoke email address was set up to facilitate receipt of comments [mediteenergy@mdfosb.com](mailto:mediteenergy@mdfosb.com).
- 1.37 One to one meetings were also facilitated upon request.
- 1.38 Three submissions (two written and one phone call) were received as a result of this consultation period. Both submissions were from residents at Redmondstown Cottages. These submissions raised concerns around traffic safety, noise, air quality and dust. Clarification was also sought in relation to the plume from the existing dryers.
- 1.39 Traffic safety is address in **Chapter 14**. Noise Emission are addressed in **Chapter 10** and effects on Air Quality and Dust Emissions are assessed in **Chapter 8**.
- 1.40 Clarification that the plume from the existing dryers was steam, was provided during discussion with one of the interested parties.

**Table 1-1**  
**List of Scoping Responses and Corresponding Assessment in this EIAR**

Scoping Consultees	Comments	EIAR Reference
Bat Conservation Ireland	Ensure that all bat surveys undertaken meet bat survey and bat mitigation guidelines	A bat emergence survey was carried out and this is addressed in <b>Chapter 5</b> – Biodiversity.
Department of the Environment, Climate and Communications Environmental Protection Division - Corporate Support Unit	Reply on behalf of the Environmental Protection Division: In respect of waste in the within documentation, we would be obliged if the Local Authority would consult directly with their respective Regional Waste Management Planning Office regarding development of the final plans.	Addressed in <b>Chapter 11</b> – Material Assets  Consultation was carried out with the Regional Waste Management Planning Office, but no response was received.
Department of Housing, Local Government & Heritage	Acknowledgement of receipt received - stated that documents have been forwarded to DAU Ref: G Pre00181/2022 provided on 17.07.2022 - normal target	

Scoping Consultees	Comments	EIAR Reference
	<p>turnaround for pre-planning and other general consultations is six weeks from date of receipt.</p> <p>The Department is not in a position to make specific comment on this particular referral at this time. No inference should be drawn from this that the Department is satisfied or otherwise with the proposed activity. The Department may submit observations / recommendations at a later stage in the process.</p> <p>Subsequent meeting with the NPWS on 25<sup>th</sup> August 2022, during which the following items were raised:</p> <ol style="list-style-type: none"> <li>1. The potential need for a bat emergence survey on the trees that will be removed.</li> <li>2. Consider possible improvements to water quality as part of the project.</li> </ol>	<p>Addressed in <b>Chapter 5</b> – Biodiversity</p> <p>A bat emergence survey was carried out. Additional measures to improve water quality were also introduced at the site.</p>
Environmental Protection Agency	<p>In July 2022, a request for a written Scoping Opinion for a licensable activity (Industrial Emissions, Integrated Pollution Control or Waste Licence) from the Environmental Protection Agency was also sought. This part of the scoping process was carried out under Section 83(2A) (de) of the EPA Act 1992 as amended.</p> <p>The response stated that in accordance with the requirements of Article 5 (2) of Directive 2011/92/EU as amended by Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment (EIA Directive), the Agency has consulted with the Planning Authority (Tipperary County Council and the relevant prescribed bodies under Section 89 of the EPA Act.</p> <p>Copies of the responses received from the <b>Health Services Executive</b> and the <b>Health and Safety Authority</b> were provided. The comments from these bodies are summarised below. No other responses were received.</p> <p>Having regard to the specific characteristics of the project, including location and technical capacity, and likely impact on the environment, the Agency is of the opinion that the scope and level of detail to be included in the environmental impact assessment report should as a minimum:</p> <ol style="list-style-type: none"> <li>(i) identify, describe, and assess in an appropriate manner, in light of each</li> </ol>	<p>Comments received from the <b>Health Services Executive</b> and the <b>Health and Safety Authority</b> are addressed above.</p> <p>Addressed as applicable throughout this EIAR.</p>

Scoping Consultees	Comments	EIAR Reference
	<p>individual case, the direct and indirect significant effects of a project on each of the factors listed in Article 3 of the EIA Directive.</p> <p>(ii) address the matters raised in the responses received from the bodies detailed above.</p> <p>(iii) have regard to the EPA's Guidelines on the information to be contained in Environmental Impact Assessment Reports, which are available at the following link:  <a href="https://www.epa.ie/publications/monitoring-assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment-reports-eiar.php">https://www.epa.ie/publications/monitoring-assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment-reports-eiar.php</a>.</p> <p>(iv) have regard to the relevant topics contained in the EPA's Advice Notes on Current Practice (in the preparation of Environmental Impact Statements) September 2003.</p> <p>(v) satisfy the requirements of the EIA Directive</p>	
Fáilte Ireland	<p>Standard response received with EIAR Guidelines for the Consideration of Tourism and Tourism Related Projects - attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA.</p> <p>The purpose of the guidelines is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.</p>	<b>Chapter 4- and Human Health</b>
Gas Networks Ireland	Sent Gas Network Map, Safety Information Document, and related instructions for proposals near gas pipelines. There is a medium pressure distribution gas pipe proximate within the Planning Application Boundary.	<b>Chapter 11 – Material Assets</b>
Health and Safety Authority	The Health and Safety Authority (the Authority, is the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015). The Central Competent Authority has no comments to make	Not applicable as the Proposed Development is outside the scope of the Control of

Scoping Consultees	Comments	EIAR Reference
	with regard the proposed EIAR submitted as the development proposed is outside the scope of the Control of Major Accident Regulations.	Major Accident Regulations.
Health Service Executive - Environmental Health Department	<p>The submission request that the following documents should be considered when preparing the Environmental Impact Assessment Report:</p> <ul style="list-style-type: none"> <li>• Guidelines on the information to be contained in EIS (2002)</li> <li>• Advice Notes on Current Practice in the preparation of EIS (2003)</li> <li>• Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment</li> </ul> <p>EU publication: Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017</p> <p>Generally the Environmental Impact Assessment should examine all likely significant impacts and provide the existing baseline conditions and the following information for each:</p> <ol style="list-style-type: none"> <li>a) Description of the receiving environment</li> <li>b) The nature and scale of the impact</li> <li>c) An assessment of the significance of the impact</li> <li>d) Proposed mitigation measures</li> <li>e) Residual impacts</li> </ol> <p>Directive 2014/52/EU has an increased requirement to assess likely significant impacts on Population and Human Health. In the experience of the Environmental Health Service (EHS) impacts on human health are generally inadequately assessed in EIA in Ireland. It is recommended that the wider determinants of health and wellbeing are considered in a proportionate manner when considering the EIA. Guidance on wider determinants of health can be found at <a href="http://www.publichealth.ie">www.publichealth.ie</a></p> <p>It should be noted that the positive likely significant impacts should be identified and assessed, not just any likely significant negative impacts from the proposed development.</p> <p>The population and human health section of the EIAR should be specifically relevant to the proposed development and include opportunities for health gain</p>	This submission was addressed generally throughout the EIAR and in <b>Chapter 4</b> - Population and Human Health.

Scoping Consultees	Comments	EIAR Reference
	<p>from the proposal.</p> <p>This report only comments on Environmental Health Impacts of the proposed development. It is based on an assessment of the correspondence submitted to this office dated 27 June 2022.</p> <p>The EIAR should identify the nearest sensitive receptors and consider the impact of the proposed development on them. Sensitive receptors include but are not limited to.</p> <ul style="list-style-type: none"> <li>• Occupied houses.</li> <li>• Farms (including stud farms and facilities for the production of vegetables and crops)</li> <li>• Schools</li> <li>• Childcare facilities</li> <li>• Medical facilities and nursing homes</li> <li>• Golf courses, sports and community facilities and Food premises.</li> <li>• The Environmental Health Service (EHS) considers the following should be assessed in the Environmental Impact Assessment (EIA) <ul style="list-style-type: none"> <li>• Any potentially significant emissions to surface water</li> <li>• Any potentially significant emissions to ground water</li> <li>• Any potentially significant emissions to air, including noise, vibration, and dust.</li> </ul> </li> </ul> <p>Other areas for consideration in the EIA include</p> <ul style="list-style-type: none"> <li>• Staff welfare facilities</li> <li>• Public consultation in addition to consultation with statutory and non-statutory agencies</li> <li>• Potential significant impacts arising during the construction of the proposed development</li> <li>• Cumulative impacts of developments in the locality</li> </ul> <p>When assessing the above potential impacts, the existing environment, the assessment methodology and evaluation criteria should be clearly reported in the EIAR. Existing baseline assessments (noise, dust, ground, and surface water quality) should be included. Any mitigation proposed should be identified and the predicted residual impact clearly stated. Assessment</p>	<p>Further assessment provided in <b>Chapters 7,8 and 10.</b></p> <p>Addressed generally in <b>Chapter 7- Water.</b></p>

Scoping Consultees	Comments	EIAR Reference
	<p>should be carried out for both the operational phase and the remedial phase of the proposed development.</p> <p><b>Emissions to surface water</b> Should any proposed activities result in potential discharges to surface water; these activities must comply with the provisions of the Local Government (Water Pollution) Acts 1977 and 1990 and the Water Services Acts 2007-2013. If a discharge licence is required, it is recommended that the developer undertake a surface water quality baseline study to assess the existing water quality and its assimilative capacity.</p> <p>Any hard standing areas used for refuelling vehicles should drain to <b>Class 1 Hydrocarbon Interceptors</b> prior to discharge.</p> <p>Details of the fuels and chemicals used and stored on site and the method proposed for the bunding of fuel and chemical storage tanks should be provided in the EIA. Provision should be made for the inspection and monitoring of bunding structures.</p> <p><b>Emissions to Groundwater</b> Reference should be made in the EIA to the Geological Survey of Ireland's (GSI) Groundwater Protection Scheme for Co. Tipperary to determine if there are vulnerable groundwater sources or aquifers in the vicinity of the proposed development.</p> <p><b>Emissions to air, including noise, vibration and dust</b> The EIA should establish baseline air quality at the nearest sensitive receptors by means of background air quality monitoring. Air quality monitoring should be undertaken prior to the commencement of operations in the extension and throughout the operation of the site using the Bergerhoff Method as specified in the German TA Luft Air Quality Standards (TA Luft 1986). Total dust deposition should not exceed 350mg/m<sup>2</sup>/day when averaged over a thirty-day period. This is a maximum limit, and the EMS should be such that dust depositions seldom reach this level.</p>	<p>Addressed generally in <b>Chapter 7- Water.</b></p> <p>Addressed in <b>Chapter 2- Project Description</b></p> <p>Addressed generally in <b>Chapter 7- Water.</b></p> <p>Addressed generally in <b>Chapter 8- Air.</b></p>

Scoping Consultees	Comments	EIAR Reference
	<p>The EHS recommends that reference is made by the developer to the EPA's 'Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities NG4' (January 2016). The existing background noise level should be considered when assessing the impact of noise from the proposed development on local receptors and when setting ELVs.</p> <p>Details of the location and frequency of noise monitoring should be included in the EIA to be submitted as part of the Planning Application.</p> <p><b>Staff Welfare Facilities</b> If it is proposed to provide additional staff welfare facilities details must be provided in the EIAR as to how it is proposed to dispose of any waste and effluent generated from such facilities.</p> <p><b>Public consultation</b> Although the Medite facility has been in operation at its current location for a number of years, the EHS emphasises the need for early and meaningful public consultation in the development process. Accurate information should be obtained regarding the location of sensitive receptors referred to above. There should be on-going engagement with these receptors during the EIA process and the EIAR should detail proposals for keeping sensitive receptors informed and any measures to be employed during the operational phase for dealing with enquiries and/or complaints from members of the public.</p> <p>Potential for health gain should be considered for example, cycling routes/walkways to encourage employees to use public transport or to minimise the use of individual cars to access their workplace.</p> <p>Cumulative impacts of developments in the locality Other licenced facilities, industries, and commercial activities within the vicinity of the facility should be identified and assessed when considering the potentially significant cumulative impacts from the proposed development. The EIA should include</p>	<p>Staff welfare facilities will be provided as part of the Proposed Development.</p> <p>Public consultation was carried out in Q2 2022 prior to preparing this EIAR.</p> <p>Set out in <b>Appendix 1.5</b></p>

Scoping Consultees	Comments	EIAR Reference
	<p>cumulative traffic, noise, dust, and hydrological impacts.</p> <p>Location of the facility The EIAR should include a map and a description of the existing facility, which should also identify the location of the nearest sensitive locations and the nearest watercourse.</p> <p>Existing Facility The EIAR should include the details of any mitigation measures employed in respect of the existing Medite facility, including the results of any monitoring undertaken, corrective actions and the investigation and outcome of any complaints received.</p>	<p>Shown in Figure 1-3</p> <p>Existing mitigation measures are set out in the existing Industrial Emissions Licence, (Register Number P0027-04). Refer to <b>Appendix 2.3</b> for a copy submitted with this planning application.</p>
Inland Fisheries Ireland	<p>Acknowledgement of receipt of information. One to one meeting held on 5th August 2022.</p> <p>At this meeting, overall IFI was satisfied with the approach to sampling and baseline assessment with distribution of sample locations both upstream and downstream of the outflow. Regarding the treatment mechanisms and technologies used within the WWTP, IFI appeared satisfied that they were up to date. Overall, the river currently has Q3/4 status and they do not want to see any deterioration in that which would be in line with the good ecological status objective of the WFD.</p>	Addresses in <b>Chapter 7 – Water.</b>
Irish Water	<p>IW does not have capacity to respond to individual projects but in general, has provided the following comments: a) ensure no negative impact/ measures on drinking water. b) N/A c) mitigation for any negative impact on water sources. d) assess all potential impacts on nearby reservoir or public water supply. e) consider whether impacts of the development on the capacity of water services. f) any upgrade in water services infrastructure required. g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an IW collection network. h)</p>	Addresses in <b>Chapter 7 – Water.</b>

Scoping Consultees	Comments	EIAR Reference
	Management of surface water impacts. i) any physical impacts to Irish Water assets. j) as above. k) potential impacts to receiving waters. l) potential impact on the contributing catchment of water sources. m) conservation objectives of site n) mitigation measures. This is not an exhaustive list.	
National Parks and Wildlife Service	No response received. However, a meeting was held with the DAU Divisional Ecologist in August 2022. During this meeting it was requested that the Applicant carry out a bat emergence survey on the trees being removed. It was also suggested that, if possible, the Applicant should look to improve not just maintain water quality as part of the project.	A bat emergence survey was carried out and this is addressed in <b>Chapter 5 – Biodiversity.</b>
Regional Design Office	<p>Meeting held in relation to the N24 Waterford to Cahir Scheme. Subsequent response received.</p> <p><i>‘Based upon the information currently known about the proposed development i.e., the related works are all contained within the existing Medite site, we see no direct conflict with the N24 Waterford to Cahir project.</i></p> <p><i>Although the 150m wide corridor related to Clonmel Road Link 4 intersects Medites’ registered land, it is not in the vicinity of the proposed development based upon the information provided to date. It is noted that there will be an increase in operational traffic in and out of Medite should the development go ahead and that a traffic assessment will be undertaken by SLR as part of the planning process. Should Clonmel Road Link 4 form part of the preferred transport solution for the N24 Waterford to Cahir Project, there would also be the potential for an increase in traffic on this road. A further traffic assessment would be required to be undertaken by the N24 Waterford to Cahir project team. At that stage there may be indirect impacts to the Medite plant in terms of access to the N24 should a revised junction arrangement be required based upon the traffic assessment.</i></p> <p><i>As such, we do not have an issue with the proposed development in terms of potential direct conflicts with the solutions for the N24 Waterford to Cahir project.’</i></p>	Addressed in <b>Chapter 14 - Traffic.</b>
Tipperary County Council	Meeting held on 28 <sup>th</sup> January 2022. TCC queried traffic impact, requested that the applicant meet with Regional Design Office at Tramore House. Noted emission limits in the licence would remain the same and main emission points would remain unchanged.	Addressed in <b>Chapter 14 - Traffic.</b>

Scoping Consultees	Comments	EIAR Reference
	<p>TCC mentioned review of the Clonmel and Environs Development Plan which is underway.</p> <p>Written response to the informal scoping process was also received. The Council requested that the EIAR assess environmental aspects including landscape, water, biodiversity, traffic, air quality, population and human health, noise and vibration, settlement impact, and cultural heritage.</p> <p>Specific recommendations include:</p> <ul style="list-style-type: none"> <li>the addition of a viewpoint from the N24 for the landscape assessment,</li> <li>analysis of the impact on surface water and groundwater in the context of the Anner River and the proximity of a regionally important aquifer</li> <li>examination of biodiversity including the impact on waterfowl and other avifauna. The impacts on biodiversity from emissions to air.</li> <li>The principle haul routes to / from the development to be identified. The routes to be examined in terms of traffic safety and capacity. baseline air quality and odour conditions, human health</li> <li>impacts from emissions on human health, noise and vibration levels, impact on local land use (agricultural, amenity and residential) and impact on future settlement planning for Clonmel, and</li> <li>the potential effects on architectural heritage resources including Annerville and Newtownanner Demesne</li> </ul>	<p>Addressed in <b>Chapter 5, 7, 14 - Traffic.</b></p>
Transport Infrastructure Ireland	<ol style="list-style-type: none"> <li>consult with LA/NRDO with respect to plans from N24.</li> <li>Assess visual impacts on national roads.</li> <li>Consider any EIAR and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area.</li> <li>Have regard to relevant TII publications and guidelines.</li> </ol>	<p>Addressed in <b>Chapter 14 - Traffic.</b></p>

Scoping Consultees	Comments	EIAR Reference
	<p>5. The EIAR/EIS should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority.</p> <p>The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Guidelines for the Treatment of Noise and Vibration in National Road Schemes (1st Rev., National Roads Authority, 2004)).</p> <p>6. Carry out traffic and transport assessment with reference to TII's Traffic and Transport Assessment Guidelines (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the NRA/TII TTA Guidelines which addresses requirements for sub-threshold TTA.</p> <p>7. Consider whether Road Safety Audit is required.</p> <p>8. EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network.</p> <p>9. TII recommends that that applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Where abnormal 'weight' loads are proposed, separate structure approvals/permits, and other licences may be required in connection with the proposed haul route. Issued subsequent response on 25.07.2022. Advised that consultations should be had with the relevant Local Authority/National Roads Design Office with regard to locations of existing and future national road schemes; in particular, the N24 Waterford to Cahir Scheme being progressed in accordance with Government's National Development Plan investment objectives.</p>	

- 1.41 The scope of the EIA was broadened to reflect the input and comments received during the scoping stage from Prescribed bodies and the public. The revised scope is summarised in **Table 1-2** below and also addressed in more detail in each individual topic chapter.

**Table 1-2**  
**Approach to EIAR following Scoping**

EIA Topic	Scoped In / Out	How / Where addressed / Response Received
Population & Human Health	Scoped In	Development to be examined in the context of likely impacts on human health arising from emissions to air, noise nuisance, groundwater (private wells). Impact of development on surrounding land uses to be examined (agricultural, amenity, residential) and impact on future settlement planning for Clonmel to be considered.
Landscape	Scoped In	The viewpoints identified are considered acceptable. It was recommended to include a viewpoint from the N24 on the approach from the Kilheffernan road roundabout. Visual impacts to be illustrated through use of high-quality photomontages that represents a person's view.
Water	Scoped In	The impact on surface waters, in particular the linkages between the site and the Anner. The groundwater linkages between the site and River Anner. Assessment of impacts on groundwaters to be included as site overlays regionally important aquifer.
Biodiversity	Scoped In	There is a number of waterbodies near to the site and the impact of the development on waterfowl and other avifauna to be examined in the context of potential collision risk. Impacts on biodiversity from emissions to air to be considered.
Traffic	Scoped In	The principal haul routes to/from the development to be set out for construction and operational phases for biomass traffic trips Routes to be examined in terms of safety and capacity (road condition and width). Increase in traffic arising from the project to be assessed in the context of the foregoing.
Air Quality and Odour	Scoped In	Baseline conditions for air quality to be set out and development to be assessed relative to existing baseline with impacts on air quality outlined.
Noise & Vibration	Scoped In	Baseline conditions to be set out and development to be examined relative to existing baseline.
Cultural Heritage	Scoped in	The potential for indirect impacts on nearby architectural heritage resources (i.e., Annerville and Newtownanner Demesne) to be examined.

## Cumulative Impact

1.42 This EIAR has considered the likelihood of the Proposed development, in its totality of having direct and indirect significant effects, alone or in cumulation with other existing, permitted, and proposed developments in the wider vicinity of the proposed development site. It identifies, describes and assesses in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the following factors:

- (a) population and human health;
- (b) biodiversity, with particular attention to species and habitats protected under the Habitats and Birds Directive;
- (c) land, soil, water, air and climate;
- (d) material assets, cultural heritage and the landscape;
- (e) the interaction between the factors referred to in points (a) to (d).

The effects referred to in paragraph 1 on the factors set out therein shall include the expected effects deriving from the vulnerability of the project to risks of major accidents and/or disasters that are relevant to the project

1.43 In the first instance, a desktop review of available data sources (satellite imagery) was undertaken to identify developments in the local area including <https://www.myplan.ie/national-planning-application-map-viewer/> and ABP decisions via the ABP website. Other types of consents - arterial drainage consents, forestry felling licences, agricultural activities within the zone of influence of the project were also considered. Secondly, the EIA Portal was consulted to assess for the presence of proximate developments which have been subject to EIA. Finally, the respective online ePlan portals of Tipperary County Council and Waterford County Council were examined to assess for extant planning permissions which had not yet been commenced.

1.44 **Table 1.3** below, provides a list of developments which have been considered in the cumulative impact assessment of this EIAR.

1.45 It should be noted that a universal study area was not applied in this EIAR in the identification of developments to be included within the cumulative assessment for different environmental topics. Accordingly, individual chapters within this EIAR apply a study area having regard to the scope of their specific assessment and the inclusion of the identified developments in the cumulative assessment for each environmental topic varies. The location of the developments (excluding agricultural developments, and residential dwellings) is illustrated at **Appendix 1.5**.

**Table 1-3**  
**Projects Considered in the Cumulative Assessment**

Development	Planning Register Reference	Integrated Pollution Control (IPC) or Industrial Emissions Directive (IED) License	Development Description	Status
<b>MSD Ireland</b>  <b>Ballydine, Kilsheelan, Clonmel, Co. Tipperary</b>	P. REF. 21407  EIA Portal Ref. 2021056	Chemicals Act (Control of Major Accident Hazards involving dangerous Substances) Regulations 2015 (S.I. 209 of 2015) applies	Construction of a proposed three-storey pilot plant manufacturing facility sized approximately 3,266 square metres and approximately 20.75 metres high and located and linked to the existing factory 03 manufacturing building and located south of the O.S.D. manufacturing facility, currently under construction (ref. 20/693).	Grant Date: 05/09/2021
<b>MSD Ireland (Ballydine)</b>	P. Ref. 211365		Development on this site of circa c.7.48 hectares. The development will consist of a 10-year permission for the construction of a Solar PV Energy	Grant Date: 08/02/2022
<b>ABO Wind Ireland Limited</b>  <b>Knockroe, Kilnagranagh, Newtowndrangan, Tullowcussaun, Ballyvadlea, Ballyhomuck, Kilburry West, Milestown, Bannixtown, Quartercross, Clare More, Killusty North, Killusty South, Kiltinan, Loughcapple, Grange Beg, Miltown Britton, Mullenranky, Kilmore, Ballinvoher, Redmondstown and Ballyvaughan, Co. Tipperary</b>	P. Ref. 211502  EIA Portal Ref. 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.	Decision Date: 27/10/2022
<b>Michael O'Neill</b>	P. REF. 211535		Fill the existing gravel pit and reinstate to levels, including	Grant Date: 22/01/2022

Development	Planning Register Reference	Integrated Pollution Control (IPC) or Industrial Emissions Directive (IED) License	Development Description	Status
<b>Ballinamore, Clonmel, Co. Tipperary</b>			all associated site development works at Ballinamore, Clonmel, Co. Tipperary	
<b>Seamus Walsh Plant Hire Ltd. Ballinamore, Clonmel, Co. Tipperary</b>	P. Ref. 19600807		Fill the existing gravel pit and reinstate to levels including all associated site development works. This site is within the attendant grounds of Anner Castle, Ballinamore, a Protected Structure R.P.S. 2/N.I.A.H. Ref. 22207713	Grant Date: 09/10/2019
<b>Grian PV Ballyboe Ltd Ballyboe, Clonmel, Co. Tipperary</b>	P. Ref. 21403		Amend the design of the approved development (Planning Ref: 19/600239) which comprises consent for the development of a temporary (30 years) solar farm with an export capacity of 12 MW comprising of photovoltaic panels on ground mounted frames with associated infrastructure.	Grant Date: 24/06/2021
<b>Grian PV Ballyboe Ltd Ballyboe, Clonmel, Co. Tipperary</b>	P. Ref. 19600239		a 10-year permission. The development will consist of a solar farm with an export capacity of 12 MW compositing of photovoltaic panels on ground mounted frames with associated infrastructure including 4 No. Inverter Housing cabins, 1 No. control building, 1 No. customer cabin (substation), 1 No. DNO substation, temporary construction compound, ducting and electrical cabling, perimeter agricultural fencing, mounted CCTV cameras and internal access tracks.	Grant Date: 30/10/2019

Development	Planning Register Reference	Integrated Pollution Control (IPC) or Industrial Emissions Directive (IED) License	Development Description	Status
			The planning application will be accompanied by a Natura Impact Statement	
<b>S.O.D. Produce Limited</b> <b>Ballynarah, Kilsheelan, Clonmel, Co. Tipperary</b>	P. Ref. 21475		Construction of (i) Potato storage shed (ii) Potato grading/processing shed (iii) Concrete yard and all associated site works	Grant Date: 06/07/2021
<b>Michael and Breda O'Neill</b> <b>Ballyknockane, Clonmel, Co. Tipperary</b>	P. Ref. 211449		Filling the remaining void in the existing quarry and reinstate to levels (Extension of Duration of P. Ref. 16600603)	Decision Date: 22/11/2021
<b>Grian PV Ltd</b> <b>Horsepasture/Doon, Clonmel, Co. Tipperary</b>	P. Ref. 211051		To amend the design of the substation of the approved development (Planning Reference 16601136) which comprises consent for the development of a solar farm with an export capacity of 11.188 MW comprising of photovoltaic panels on ground mounted frames with associated infrastructure including 7 no. inverter housing cabins, 1 no. control building, 1 no. customer cabin (substation), 1 no. DNO substation, temporary construction compound, ducting and electrical cabling, perimeter agricultural fencing, mounted CCTV cameras and internal access tracks	Decision Date: 08/12/2021
<b>Grian PV Ltd</b> <b>Horsepasture/Doon, Clonmel, Co. Tipperary</b>	P. Ref. 16601136		application is for a 10-year permission. The development will consist of a solar farm with an export capacity of 11.188 MW comprising of photovoltaic panels on	Decision Date: 25/04/2017

Development	Planning Register Reference	Integrated Pollution Control (IPC) or Industrial Emissions Directive (IED) License	Development Description	Status
			ground mounted frames with associated infrastructure including 7 no. inverter housing cabins, 1 no. control building, 1 no. customer cabin (substation), 1 no. DNO substation, temporary construction compound, ducting and electrical cabling, perimeter agricultural fencing, mounted CCTV cameras and internal access tracks	
<b>Allez Farms Sladagh, Lisronagh, Clonmel, CO. Tipperary</b>	P. Ref. 22505		1. a stable building consisting of 48 no. stables, foaling boxes, internal corridors, and ancillary storage areas 2. A single storey building consisting of reception, staff office & facilities along with a security staff and employee accommodation quarters 3. Ancillary building consisting of saw dust store, hay barn and covered dungstead area 4. 2 no. roofed horse walker 5. 1 no. roofed lunging ring 6. Demolition of existing derelict /disused building/stable/shed/structure and construction of new 6 no. stables with two-storey section containing storage and staff welfare facilities 7. Reclad existing shed to existing yard 8. Modification of the existing entrance yard to the northern boundary and the creating of a new entrance to the western boundary 9.	Decision Date: 27/09/2022  Third Party Appeal Lodged on 11/10/2022.  ABP-314803-22

## Environmental Impact Assessment Report (EIAR)

- 1.46 An Environmental Impact Assessment Report (EIAR) is a *“report of the effects, if any, which proposed development, if carried out, would have on the environment and shall include the information specified in Annex IV of the Environmental Impact Assessment Directive”*.
- 1.47 The principal objectives of an Environmental Impact Assessment Report are to:
- Identify and / or predict the likely significant effects of a development.
  - Identify what mitigation measures should be incorporated into the development to eliminate or reduce the perceived effects, refer to **Appendix 1.6- Schedule of Mitigation Measures**.
  - Interpret and communicate the above information on the impact of the proposed development, in both technical and non-technical terms.
  - Assist the Local Planning Authority in the decision-making process with respect to the associated planning application.
  - Cumulative assessment
  - Assessment of residual effect post application of mitigation measures
  - Monitoring.

### *Format of the Environmental Impact Assessment Report (EIAR)*

- 1.48 This EIAR has been prepared in accordance with the Environmental Protection Agency (EPA) Guidelines (May 2022). The EIAR is sub divided into sixteen Chapters. As an overview, the Chapters include:

#### **Chapter 1: Introduction**

- 1.49 An introduction to the development and a brief explanation of the aims and format of the EIAR. It also identifies the professional and competent experts who have contributed to this EIAR, and the screening / scoping process carried out.

#### **Chapter 2: Project Description**

- 1.50 Chapter 2 provides:
- details of the physical characteristics of the whole project, including, where relevant, demolition works, the land-use requirements during construction and operation as well as other works that are integral to the project.
  - the main characteristics of the operational phase of the project e.g., nature and quantity of materials and natural resources.
  - an estimate, by type and quantity, of the expected residues and emissions produced during the construction, operational and restoration phases of the proposed development.

## Chapter 3: Reasonable Alternatives

- 1.51 Chapter 3 provides a description of the reasonable alternatives studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

## Chapters 4 - 16

- 1.52 Each Chapter provides detailed information on all aspects of the existing (baseline) environment, identifies, describes, and presents and assessment of the likely significant effects of the proposed project on the environment, recommends mitigation and monitoring measures to reduce or alleviate these impacts and describes the residual impacts and conclusions. They are grouped under the following topics:

Chapter 4: Population and Human Health

Chapter 5: Biodiversity

Chapter 6: Land, Soils and Geology

Chapter 7: Water

Chapter 8: Air:

- Air Quality
- Odour
- Dust

Chapter 9: Climate

Chapter 10: Noise

Chapter 11: Landscape

Chapter 12: Cultural Heritage

Chapter 13: Material Assets:

- Built Services
- Waste Management

Chapter 14: Traffic

Chapter 15: Major Accidents and Natural Disasters

Chapter 16: Interactions

- 1.53 The associated references, plates, figures, and appendices are provided at the end of each Chapter.
- 1.54 A “*Non-Technical Summary of the Environmental Impact Assessment Report*”, incorporating all of the above sections, is provided as a separate and self-contained document.

## DIFFICULTIES ENCOUNTERED WITH EIAR COMPILATION

- 1.55 This EIAR was compiled on the basis of published regional and local data and site-specific field surveys. No difficulties were encountered in compiling the required information. Please also refer to individual topic chapters.

## CONTRIBUTORS – STATEMENT OF AUTHORITY

- 1.56 The contributors who have assisted in the preparation of this EIAR are identified in **Table 1-4** below.
- 1.57 Each contributor has been fully briefed about the proposal and the background to it. They have also visited the site and are familiar with the local environment.

**Table 1-4**  
**Competency of Contributors to this EIAR**

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
Introduction	<p><b>Aislinn O'Brien, MCD, MSc, MIPI, MRTPI</b> This chapter was prepared by Aislinn O'Brien, MSc, MCD, MIPI, MRTPI. Aislinn is a chartered town planner with over 16 years professional planning experience. During this time Aislinn has project managed and coordinated numerous planning applications and EIARs.</p> <p><b>Paula McCarthy, BSc, MSc</b> Paula McCarthy, BSc, MSc also contributed to the chapter. Paula is an Associate Planning &amp; Development Surveyor with SLR with over 18 years' professional experience in relation to preparing and submitting planning applications and Environmental Impact Assessment Reports for a broad range of development proposals throughout Ireland.</p>	SLR Consulting Ireland
Description of Development	<p><b>Aislinn O'Brien, MCD, MSc, MIPI, MRTPI</b> This chapter was prepared by Aislinn O'Brien, MSc, MCD, MIPI, MRTPI with input from Muiris O'Suilleabhain, Capital Projects Manager, Medite DAC. Aislinn is a chartered town planner with over 16 years professional planning experience. During this time Aislinn has project managed and coordinated numerous planning applications and EIARs.</p> <p><b>Muiris O'Suilleabhain, Capital Projects Manager, Medite DAC</b> Muiris Ó Súilleabháin C.Eng., MIEI is the Capital Projects Manager of Medite Europe DAC and a Chartered Engineer. He has more than 20 years of experience in engineering project delivery in the industrial &amp; commercial sector, with 15 years in the panelboard industry (OSB &amp; MDF). He has expert knowledge in all aspects of panelboard production and technologies typically used within that industry.</p> <p><b>Paula McCarthy, BSc, MSc</b> Paula McCarthy, BSc, MSc also contributed to the chapter. Paula is an Associate Planning &amp; Development Surveyor with SLR with over 18 years' professional experience in relation to preparing and submitting planning applications and Environmental Impact Assessment Reports for a broad range of development proposals throughout Ireland.</p>	<p>SLR Consulting Ireland</p> <p>Medite DAC</p> <p>SLR Consulting Ireland</p>

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
<p>Alternatives</p> <p>Population and Human Health</p> <p>Material Assets</p> <p>Major Accidents and Natural Disasters</p>	<p><b>Lynn Hassett BSc (Hons), MSc, PIEMA</b> Lynn Hassett (PIEMA, MEnvSc) is an EIA co-ordinator with a BSc in Applied Ecology (2000) and a MSc in Environmental Impact Assessment (2001). She has 15 years of experience of in EIA across the not-for-profit, public and private sectors in the UK and Ireland. She has worked on both the review of EIA on behalf of planning authorities assessing applications and in the production of them to support planning applications being lodged. She is a Practitioner member of the Institute of Environmental Management and Assessment, which she is a member of since 2001. She is also a Full Member of the Institution of Environmental Sciences, which she joined in 2023.</p> <p>Lynn has acted as a project manager of the EIA process on a number of urban development, wind and quarry projects with responsibility for the co-ordination between project designers and the entire multi-disciplinary environmental team. As a generalist, she has also written the introductory chapters of a large number of EIARs, including the Introduction, Project Description, Alternatives, Population and Human Health, Material Assets, and Major Accidents and Disasters, co-ordinating with the wider EIA team for input.</p> <p><b>Aislinn O'Brien, MCD, MSc, MIPI, MRTPI</b> This chapter was reviewed by Aislinn O'Brien, MSc, MCD, MIPI, MRTPI. Aislinn is a chartered town planner with over 16 years professional planning experience. During this time Aislinn has project managed and coordinated numerous planning applications and EIARs.</p>	SLR Consulting Ireland
Biodiversity	<p><b>Brogan Costello BSc, MSc</b> Project Ecologist Brogan Costello provided support in the preparation of this chapter. Brogan holds a BSc. in (Botany) from the National University of Galway and an MSc. in Global Change, Ecosystem Science and Policy from the University College Dublin. She has previously completed traineeships with the European Commission and Galway County Council. She is a qualifying member of CIEEM. Her experience to date includes a range of ecological survey types, EcOW and project management. She has experience in the preparation of ecological impact assessments, appropriate assessment screening and Natura Impact Statements for mineral and mining projects. She also completes reviews of Appropriate Assessment Screenings and Natura Impact Statements for competent authorities.</p> <p><b>Aisling Kinsella, BSc, MSc</b> Senior Ecologist Aisling Kinsella prepared this chapter and completed the supporting field surveys. Aisling holds a BSc in Zoology from University College Cork and an MSc in Wildlife</p>	SLR Consulting Ireland

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	<p>Management and Conservation from University College Dublin. Aisling has three years' experience in ecological consultancy. Her experience to date has included a range of survey types (bird, mammal, habitat etc.), project management and the preparation of numerous reports including ornithological, ecological impact assessment, appropriate assessment screening and Natura Impact Statements for a range of different projects and plans, including mineral and mining projects, and windfarm projects.</p> <p><b>Richard Arnold BSc (Hons), MRes</b>  This Chapter has been reviewed by Richard Arnold BSc MRes MCIEEM CEnv. Richard has over 24 years of experience as a professional ecological consultant. This experience includes work on some of the largest development projects in the UK and Ireland, as well as some work in the Middle East. Richard has worked on projects in most development sectors, including pipelines, cable routes, railways, roads, urban regeneration, ports, power stations and renewable energy projects, such as wind farms, and at all stages of the development process, from design to completed development.</p>	
Land, Soils and Geology  Water	<p><b>Dr. Peter Glanville BA PhD. PGeo EurGeol</b>  Peter is a Technical and Project Director in the Water (Hydrology and Hydrogeology) team in SLR's Dublin office. He has over twenty years' experience in environmental consulting including hydrology, geomorphology and geology and is a Professional Geologist (PGeo. EurGeol.) with the Institute of Geologists of Ireland.</p> <p>Peter's specialist experience is in the field of water assessments, hydrological monitoring (hydrology and hydrogeology) and hydromorphology. He has overseen the design and practical implementation of a number of field scientific monitoring programmes, supported the management, analysis and interpretation of the scientific data collected, and written and reviewed the resultant EIAR Chapters, including Land, Soil and Geology and Water chapters, and he has also completed technical reports.</p> <p>Peter leads and manages a multi-disciplinary team and is very knowledgeable of health and safety considerations relevant to water related project. He has hands-on experience delivering hydrological and environmental management plans, baseline surface water and groundwater monitoring (including peat landslide hazard risk assessments), preparation of peat construction management plans, water feature survey reporting, fluvial geomorphology assessments and audits, hydromorphology assessments, Quaternary geomorphology and subsoil investigations, site specific flood risk assessments, discharge licencing and consents.</p>	SLR Consulting Ireland

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	<p>Peter has worked on a wide range of projects in the minerals and mining, power, commercial and infrastructure sectors. He often leads as project manager on multi-disciplinary projects and also acts as project director for multi-disciplinary teams.</p> <p><b>Dominica Baird, BSc (Earth Science), MSc (Hydrogeology), CGeol, EurGeol</b>  Dominica is Technical Director (Hydrogeology) and has over twenty years' experience in environmental consulting, specialising in hydrogeology and water. Dominica's areas of expertise cover hydrogeology, groundwater risk assessment and contaminated land with experience gained in London, Edinburgh and Dublin. Dominica has worked on various renewable projects, mainly wind farms, as well as cable routes in Ireland and Scotland as lead hydrogeologist and has undertaken field surveys including installation of groundwater monitoring wells, water supply surveys and peat surveys. Dominica has presented findings of hydrogeological assessments at oral hearings and prepared briefs of evidence in arbitration cases. Examples of major projects include EirGrid Laois-Kilkenny Reinforcement Scheme and East-West Interconnector.</p> <p><b>Orlaith Tyrrell, BSc (Geology)</b>  Orlaith is a Project Hydrogeologist with 2 years' experience working in groundwater consultancy. She is a member of the Institute of Geologists of Ireland (IGI) and of the International Association of Hydrogeologists (IAH). Orlaith has worked on multiple scale renewables projects and has co-authored several EIAR Water chapters for wind farm developments.</p>	
Air Quality	<p><b>Ben Turner, BSc (Hons) MIAQM MEnvSc</b>  The air quality chapter has been prepared by Ben Turner. Ben is an associate air quality consultant at SLR Consulting with over six years professional experience.</p> <p>Ben has extensive experience in undertaking assessments in support of internally significant infrastructure projects. Examples include: the proposed 3rd runway at Heathrow Airport and Hinkley Point C. Ben also has extensive experience in the appraisal of large scale, complex industrial schemes/processes. Notable examples include energy-from-waste facilities across the UK (e.g., Mossdown Road) and the installation of a 20MWe CHP at a Paper Mill in Deeside, UK. Ben has provided advice on technical design matters to minimise potential consenting risks (e.g., stack height analysis and recommendation of abatement). Ben also has experience in considering potential impacts on sensitive ecosystems (e.g., Special Areas of Conservation) in conjunction with ecological specialists to form inclusion within an HRA.</p>	SLR Consulting Ireland

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	<p>Ben possesses an in-depth understanding of Irish air quality regulations and practices, having conducted dispersion modelling assessments in accordance with Irish EPA guidance (AG4). This experience extends to working under the supervision of the Irish EPA on projects like the extension of a proposed quarry in Farranastack.</p> <p>Ben has provided expert witness services via the preparation and presentation of oral and written professional evidence in formal public planning inquiries. He has also provided advice to Central and Regional European Government Authorities and contributed to the preparation of technical and policy guidance. As such, Ben has a comprehensive understanding of air quality planning policy and technical guidance.</p> <p>Ben's academic foundation includes a first-class degree (honours) in Geography/Environmental Sciences. Furthermore, he is a full member of both the Institute of Air Quality Management and the Institute of Environmental Services.</p> <p><b>Morgan Fitzpatrick, MEnvSc, MIAQM, MSc, BSc</b></p> <p>The air quality chapter has been reviewed by Morgan Fitzpatrick. Morgan Fitzpatrick is a Technical Director and the Technical Discipline Manager for the SLR European air quality team. Morgan has 18 years' professional experience relating to the assessment of air quality.</p> <p>Morgan has managed numerous air quality assessments relating to major industrial infrastructure projects. For instance, Morgan has led the air quality assessment for 11 major EfW projects - including a Biomass Plant in Belfast. These projects require detailed consideration of process emissions and their interaction with sensitive human and ecological receptors. Morgan has a successful track-record of supporting EIA and Environment Permit applications for significant industrial facilities.</p> <p>Morgan is accomplished in the use of atmospheric dispersion modelling techniques using a range of models (e.g., ADMS, ISC, AERMOD, and IRAP-h). These models are recognised by the Irish EPA as the state of the art for atmospheric dispersion modelling of pollutants.</p> <p>Morgan holds a BSc and MSc in Environmental Sciences. Furthermore, he is a full member of both the Institute of Air Quality Management and the Institute of Environmental Services.</p>	
Climate	<p><b>Luke Moseley BSc, PG Cert.</b></p> <p>This chapter has been prepared by Luke Moseley BSc, PG Cert. Luke is a Senior Consultant in SLR's Carbon &amp; Energy Management team within the ESG Strategic Advisory technical discipline. Luke has 5 years professional experience and has been responsible for the delivery and Project Management of Scope 1, 2 and 3 greenhouse gas emissions and energy</p>	

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	<p>calculations, with the creation of GHG inventories across a variety of projects and clients. Luke has 3 years' experience in emission monitoring across a variety of industrial sites, including energy from biomass such as the Holbrook biomass plant in Sheffield UK. Luke's academic research for his MSc has a focus on biogenic and land-related emissions, with a specialism in legislation and guidance to support companies in this area. Luke holds a BSc in Environmental Science, a PG Cert in Environmental Management and is a member of the Institute of Environmental Management and Assessment.</p> <p><b>Nicola Herschell MSc BSc (Hons)</b>  This chapter has been supported and reviewed by Nicola Herschell PIEMA, BSc, MSc. Nicola is a Principal Consultant in SLR's Carbon &amp; Energy Management team within the ESG Strategic Advisory technical discipline. Nicola has over 13 years professional experience, with 7 years in her current role at SLR, where she manages a team of consultants. Nicola has worked with a wide variety of large, high profile, multi-site organisations to help manage their reporting requirements and to ensure both Group and site-level compliance with the full suite of carbon and energy legislation, with particular specialism in the EU/UK Emissions Trading Scheme, GHG permitting, Climate Change Agreements, Climate disclosures, Streamlined Energy &amp; Carbon Reporting, and the GHG Protocol. Nicola has supported companies across a range of industry sectors including manufacturing, infrastructure, food &amp; drink, chemicals, pharmaceuticals, data centres, cold storage, distribution, and private equity. Nicola also helps organisations with the calculation and reporting of their greenhouse gas emissions, assessment of climate risk and opportunities to their business, and works with them to set targets and understand the strategies and opportunities to reduce their footprints and progress towards Net Zero. Nicola holds a first class honours BSc in Geography, an MSc in Environmental Management and Sustainable Development and is a Practitioner member of the Institute of Environmental Management and Assessment. manage the Climate Change Agreements on behalf of the Wood Panel Industries Federation (WPIF)</p>	
Noise	<p><b>Michelle Dawson, MSc, I.O.A. Dip, M.I.O.A.</b>  Michelle, a Technical Director in the Acoustics Team at SLR, has over seventeen years consultancy experience in acoustics and noise control, and is a Corporate Member of the Institute of Acoustics.  Michelle's responsibilities include project managing environmental Noise and Vibration Assessments for residential, industrial, and infrastructure developments, representing Clients at Planning Committee, Appeal, and Public Inquiry, and mentoring junior members of staff.</p>	SLR Consulting Ireland

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	<p>Expertise:</p> <ul style="list-style-type: none"> <li>• Noise and Vibration Assessment</li> <li>• Noise and Vibration Monitoring</li> <li>• Noise Modelling (CADNA-A)</li> <li>• Expert Witness</li> </ul>	
Landscape	<p><b>Anne Merkle Dipl. Ing (FH) MILI</b>  The LVIA including site work and completion of drawings was carried out by Anne Merkle, a Principal Landscape Architect with SLR Consulting Ireland. Anne graduated from the Nürtingen-Geislingen University (Germany) in Landscape Architecture (Dipl.-Ing. (FH)), in 2002. She has 20 years' experience working for landscape consultancies in Ireland, specialising in Landscape and Visual Impact Assessments for a wide range of projects, including quarries, waste recovery facilities, wind farms, powerlines and mixed developments. In 2017, Anne completed an MSc in Biodiversity and Land Use Planning at NUI Galway. She is a full member of the Irish Landscape Institute (MILI) since 2005.</p> <p><b>Emma Jinks, PG Dip, CMLI</b>  A technical review of the LVIA was carried out by Emma Jinks, the Technical Discipline Manager for Landscape Architecture at SLR.</p>	SLR Consulting Ireland
Cultural Heritage	<p><b>Dr. Charles Mount, MA &amp; Phd Diploma in EIA and SEA Management.</b>  The assessment was prepared by Dr. Charles Mount who is a member of the Institute of Archaeologists of Ireland and has more than thirty years of cultural heritage assessment experience. He holds M.A. and Ph.D. degrees in archaeology as well as a professional diploma in EIA and SEA Management. Dr. Mount has recently prepared the EIAR cultural heritage assessments for:</p> <ul style="list-style-type: none"> <li>○ Irish Water for the Ringsend Wastewater Treatment Plant and the Co. Fingal Regional Biosolids Storage Facility.</li> <li>○ Saint-Gobain Mining (Ireland) Ltd. for the open cast gypsum mine at Knocknacran (East &amp; West) and Drumgoosat, Co. Monaghan.</li> <li>○ Irish water for the proposed Solar Photovoltaic (PV) development at the Ballymore Eustace Water Treatment Plant (WTP) in Bishopsland Townland, Ballymore Eustace, Co. Kildare.</li> <li>○ For Shanoon Resources Ltd. for the proposed Garrylaun, Cos. Kilkenny and Laois mining project.</li> <li>○ Crodaun Development Company Ltd. for the proposal to develop a residential development for 320 dwellings and a childcare facility at Crodaun, Celbridge, Co. Kildare.</li> </ul>	Sub Consultant to SLR Consulting Ireland

TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	<ul style="list-style-type: none"> <li>○ Vida M1 Limited for the M1 Business Park, at M1 Junction 5, Co. Fingal.</li> <li>○ Hibernia Steel (Manufacturing) Ltd. for a Proposed Galvanising Facility at Mell, Drogheda, Co. Louth.</li> </ul>	
Traffic	<p><b>Lauren Furnival BSc (Hons), MCIHT, MTPS</b> This Chapter has been prepared by Lauren Furnival, a Senior Transport Planner at SLR, who has five years of industry experience. Lauren has a Bachelor of Science degree in Geography and Environmental Management and is a member of both the Transport Planning Society (TPS) and the Chartered Institution of Highways and Transportation (CIHT). A subsequent update to the chapter has been undertaken by Rachel Willock, a Senior Transport Planner at SLR, who has 20 years of industry experience. Rachel has a Bachelor of Science degree in Geography and is a Member of the Chartered Institution of Highways and Transportation (CIHT).</p> <p><b>Patrick Lanaway BSc, MCIHT</b> The chapter was reviewed by Patrick Lanaway, a Technical Director within the Highways &amp; Transportation Planning team at SLR. Patrick has more than 30 years' experience in the transport planning industry, both in the private and public sectors. Patrick is a Technical Director within the Transportation &amp; Highways Discipline for SLR and is involved in an extensive range of activities relating to the preparation of Transport Assessments and associated development related transport planning. Patrick provides extensive advice to the regarding all aspects of Traffic and Transport Assessments. In addition, Patrick is involved in and coordinates SLR's role in a number of housing, public sector, and commercial developments for external clients.</p>	SLR Consulting Ireland
Interactions Summary	<p><b>Lauren Jones BA</b> Lauren joined SLR in 2023 after graduating from Lancaster University with a BA in Geography. Whilst at university, she completed a number of relevant modules, including 'Energy, Economy, and Environment' and 'GIS and Spatial Analysis'. Since joining SLR, Lauren has begun to develop her skills in SA, SEA and HRA through a range of tasks, including baseline research, policy assessments, and the development of scoping reports. Lauren is also experienced in mapping through GIS.</p> <p><b>Paula McCarthy, BSc, MSc, Aff. RTPI</b> Paula McCarthy, BSc, MSc also contributed to the chapter. Paula is an Associate Planning &amp; Development Surveyor with SLR with over 18 years' professional experience in relation to</p>	SLR Consulting Ireland

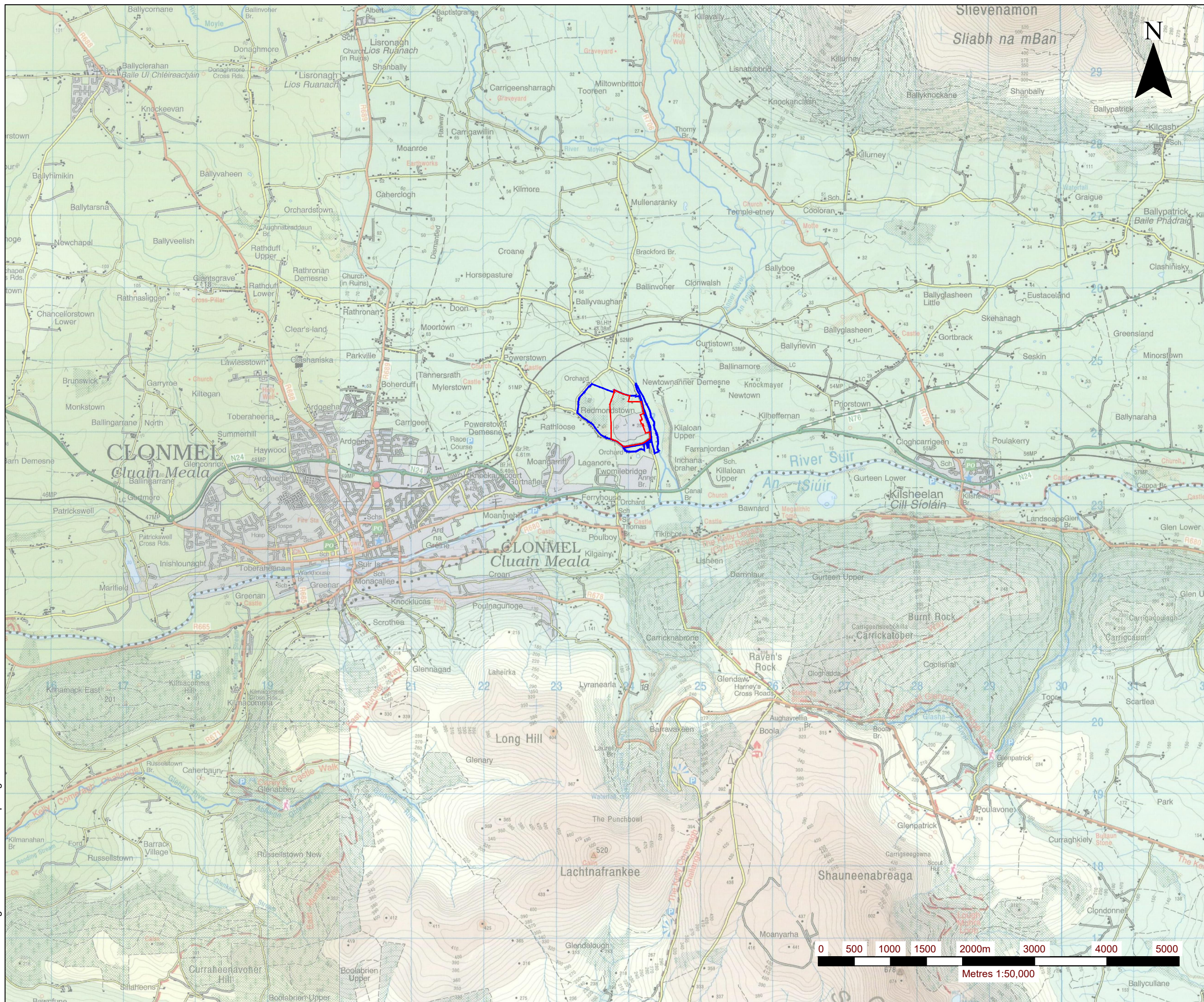
TOPIC	CONTRIBUTOR AND RELEVANT EXPERIENCE	COMPANY
	preparing and submitting planning applications and Environmental Impact Assessment Reports for a broad range of development proposals throughout Ireland.	
Co-ordination of EIAR	<b>Aislinn O'Brien, MCD, MSc, MIPI, MRTPI</b> This EIAR was co-ordinated by Aislinn O'Brien, MSc, MCD, MIPI, MRTPI. Aislinn is a chartered town planner with over 16 years professional planning experience. During this time Aislinn has project managed and coordinated numerous planning applications and EIARs.	SLR Consulting Ireland

## FIGURES

Figure 1-1  
Site Location Map

Figure 1-2  
Site Location and Site Notice Map

Figure 1-3  
Surrounding Landuse Map



## NOTES

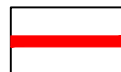
Extract from Ordnance Survey Discovery Map  
Series Sheets no. 66, 67, 74 & 75

ORDNANCE SURVEY IRELAND LICENCE NO.  
**CYAL50316488** (c) ORDNANCE SURVEY &  
GOVERNMENT OF IRELAND.

## LEGEND



MEDITE LANDOWNERSHIP  
BOUNDARY



PLANNING APPLICATION AREA  
(C. 29.7 HA)



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MEDITE EUROPE DAC  
ENVIRONMENTAL IMPACT ASSESSMENT REPORT

PROPOSED ENERGY PROJECT  
AT THE MEDITE FACILITY,  
REDMONDSTOWN, CLONMEL, CO. TIPPERARY

## SITE LOCATION MAP

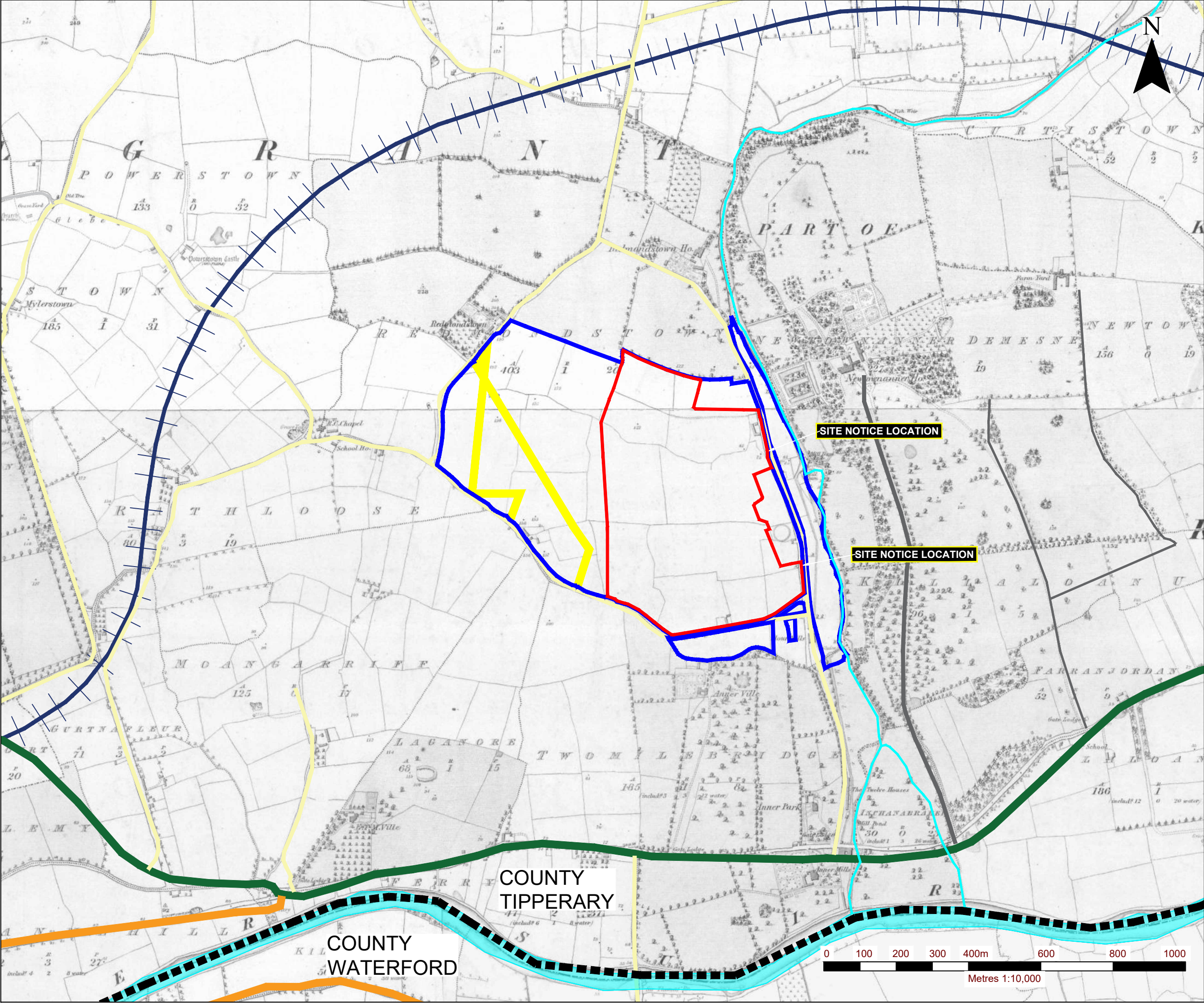
## FIGURE 1-1

Scale  
1:50,000 @ A3

Date  
DECEMBER 2023

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00785.00001.16.Fig1-2.0.Site Location Plan.dwg



**NOTES**

Extract from Ordnance Survey 6 INCH Map Series TY077, TY078, TY083, TY084, WD001 & WD002

ORDNANCE SURVEY IRELAND LICENCE NO. **CYAL50316488** (c) ORDNANCE SURVEY & GOVERNMENT OF IRELAND.

**LEGEND**

	MEDITE LANDOWNERSHIP BOUNDARY
	PLANNING APPLICATION AREA (C. 29.7 HA)
	COUNTY BOUNDARY
	N24 NATIONAL ROAD
	REGIONAL ROAD
	LOCAL ROADS
	ACCESS ROADS
	RIVERS / STREAM
	RAILWAY LINE
	WAYLEAVES

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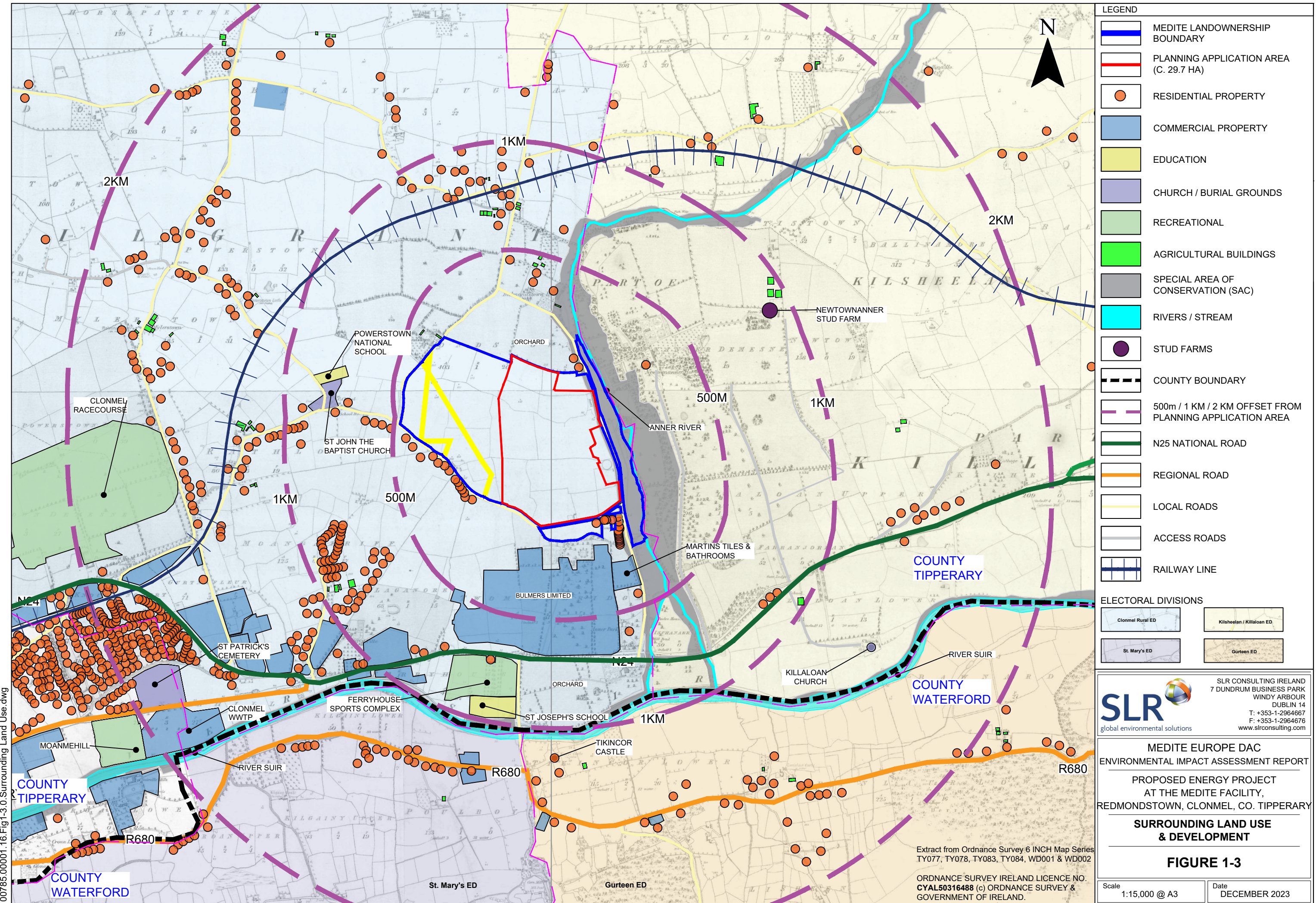
**MEDITE EUROPE DAC**  
ENVIRONMENTAL IMPACT ASSESSMENT REPORT  
PROPOSED ENERGY PROJECT  
AT THE MEDITE FACILITY,  
REDMONDSTOWN, CLONMEL, CO. TIPPERARY  
**SITE LOCATION PLAN**

**FIGURE 1-2**

Scale 1:10,000 @ A3      Date DECEMBER 2023

0 100 200 300 400m 600 800 1000  
Metres 1:10,000

00785.00001.16.Fig1-3.0.Surrounding Land Use.dwg



## APPENDIX

Appendix 1.1- Preliminary Scoping Report

Appendix 1.2- Scoping/Consultation Request Letter

Appendix 1.3- Scoping Consultees List

Appendix 1.4 - Community Consultation Information Leaflet

Appendix 1.5- Cumulative Developments List and Map

Appendix 1.6- Schedule of Mitigation Measures

**(Refer to EIAR Volume 3 for Appendices)**