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# EIAR Addendum

Nua Bioenergy, Lisheen

**Volume 1: Non-Technical Summary**



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## Document Control

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## 1.0 Introduction

### 1.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 1: Introduction** of the EIAR submitted as part of the planning application.

#### 1.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 1 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 1.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 1 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 1.3 Implications for the EIAR

As no amendments have been made to Chapter 1, there is no change to the original assessment or conclusions set out in the EIAR.

## 2.0 EIA Process and Methodology

### 2.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 2: EIA Process and Methodology** of the EIAR submitted as part of the planning application.

#### 2.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 2 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 2.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 2 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 2.3 Implications for the EIAR

As no amendments have been made to Chapter 2, there is no change to the original assessment or conclusions set out in the EIAR.



## 3.0 Site Location and Context

### 3.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 3: Site Location and Context** of the EIAR submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 3 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 3.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Seamus Donohoe – Purser**  
MRUP, BAgrSc (Hons) Landscape Architecture, MRTPI, MIPI, MILI
- **Elizabeth Shannon – Purser**  
BA (mod) Geog, MRUP MRTPI

### 3.2 Request for Further Information

RFI Item No. 7 is applicable in relation to **Volume 1, Chapter 3** of the EIAR Non – Technical Summary. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

RFI Item No. 7 (i) is applicable in relation to Volume 1, Chapter 3 of the EIAR Non-Technical Summary. RFI Item No. 7 (i) states:

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- “(i) Chapter 3 of the EIAR references the nearest residence as 750 metres to the west. This appears an error, is not consistent with the information shown on the Site Separation Distances drawing and requires clarification”.

In response to this Request for Further Information (RFI), this EIAR Non-Technical Summary Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR document, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

### 3.3 Clarifications and Amendments

The request for clarifications and general comments in relation to **Chapter 3** of the EIAR Non-Technical Summary have been addressed in the subsequent paragraphs below. Additionally, any identified oversights have been corrected.

Unless otherwise specified, any text provided below supersedes the text provided in the relevant section within the original EIAR submitted as part of the planning application, all other text is unaffected. All other content in Chapter 3 of the EIAR Non-Technical Summary remains unchanged.

#### 3.3.1 Correction to Section 3.2, Paragraph Two (Page No. 9 of the original EIAR Non-Technical Summary)

*“The sealed historic mine entrance is located on the western portion of the site, and the Cooleeny Stream flows **approximately 20 metres to the south of the main application site area.** However, the application site (redline boundary) extends via a narrow strip of land to the Cooleeny Stream to enable the provision of a surface water discharge point for surface water runoff. Prior to construction, a headwall will be installed at this interaction point to anchor the drainage pipe and prevent bank erosion.”*

#### 3.3.2 Correction to Section 3.2, Paragraph Five (Page No. 9 of the Original EIAR Non-Technical Summary)

The incorrect distance between the nearby Revive development and the site boundary was quoted incorrectly. This is amended as follows:

*“Revive Environmental is constructing a facility (permitted under TCC Reg. Ref. 21709) near the main site entrance, approximately **1.3km** to the southeast.”*

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### 3.3.3 Correction to Section 3.3, Paragraph Two (Page No. 10 of the Original EIR Non-Technical Summary)

The incorrect distance between the nearest residence to the west and the site boundary is quoted. This is amended as follows:

*“The nearest residence is situated approximately **373 metres** to the west.”*

**Clarification regarding measurement:** The revised measurement between the site boundary and the nearest residential property was taken using the measurement tool on Google Earth Pro. The measurement was taken from the centre of the western boundary which was deemed to be the closest point.

EIAR Item 7 (i) advises that the distance between the nearest residence and the site boundary does not align with the site separation drawing (ref: 2429-DOB-XX-SI-DR-C-003) submitted as part of the planning application. The site separation drawing (ref: 2429-DOB-XX-SI-DR-C-003) shows the distance between the gas upgrading and filling area, while the measurement quoted in Section 3.2.1 relates to the distance between the site boundary and the nearest residential dwelling.

### 3.4 Implications for the EIAR

The clarifications and amendments listed above do not materially alter the assessment made in the EIAR, or its conclusions.



## 4.0 Legal and Policy Framework

### 4.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 4: Legal and Policy Framework** of the EIAR submitted as part of the planning application.

#### 4.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 4 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 4.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 4 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 4.3 Implications for the EIAR

As no amendments have been made to Chapter 4, there is no change to the original assessment or conclusions set out in the EIAR.

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## 5.0 Consideration of Alternatives

### 5.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 5: Consideration of Alternatives** of the EIAR submitted as part of the planning application.

#### 5.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 5 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 5.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 5 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 5.3 Implications for the EIAR

As no amendments have been made to Chapter 5, there is no change to the original assessment or conclusions set out in the EIAR.

## 6.0 Description of Proposed Development

### 6.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 6: Description of Proposed Development** of the EIAR submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 6 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 6.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Non-Technical Summary Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Seamus Donohoe – Purser**  
MRUP, BAgrSc (Hons) Landscape Architecture, MRTPI, MIPI, MILI
- **Elizabeth Shannon – Purser**  
BA (mod) Geog, MRUP MRTPI

### 6.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 1, Chapter 6 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate.*

*In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*

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RFI Item No. 7 is applicable in relation to Volume 1, Chapter 6 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

As part of this Response to the Request for Further Information this EIAR addendum is being provided to the Authority for its consideration. The EIAR which was submitted in November 2024 has been thoroughly reviewed having regard to the RFI and any amendments, clarifications or additional information is being provided as part of this document.

## 6.3 Clarifications and Amendments

The text below is provided as further information for Non-Technical Summary **Chapter 6: Description of Proposed Development** summarising the Decommissioning Phase. This text should be read in conjunction with the new section set out within Volume 2, Chapter 6 of this EIAR Addendum and the Decommissioning Report prepared by Donnachadh O’Brien & Associates Consulting Engineers (Ref: 2429-DOB-XX-SI-C-005) dated February 2025 [please refer to Volume 3, Appendix 6.1]

### 6.3.1 Amendment to Numbering Sequence

Section 6.4 Design and Site Layout out is incorrectly numbered. This has been amended as follows:

#### Section 6.5 Design and Site Layout

Section 6.5 Licencing Requirements and Other Controls is incorrectly numbered. This has been amended as follows:

#### Section 6.6 Licencing Requirements and Other Controls

### 6.3.2 Additional Text to Section 6.4 (Page No. 23 of the Original EIAR Non-Technical Summary

The additional text is to be inserted after Section 6.5, paragraph 5 (previously numbered 6.4) and before 6.6 Licencing Requirements and Other Controls (previously numbered 6.5).

#### *Decommissioning Phase*

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*The proposed anaerobic digestion plant has an expected lifespan of 30 years. A Decommissioning Plan has been prepared that sets out the process for decommissioning the site, the removal of all structures and buildings and reinstatement of the land as it previously was.*

*The outline decommissioning plan comprises of nine stages which will be implemented.*

- 1. Decommissioning Transport Route*
- 2. Disconnecting Existing Utilities*
- 3. Emptying digestors and storage facilities of all stored materials/products*
- 4. Removal of specialist equipment and plant*
- 5. Demolition and removal of buildings*
- 6. Removal of internal access roads and concrete yards*
- 7. Grubbing up underground drainage and services*
- 8. Backfilling and levelling of surfaces*
- 9. Re-seeding of final surface*

*The Decommissioning Plan states that a qualified contractor will be employed for the duration of the decommissioning of the site. The approved contractor will adhere to the principles of the Construction and Environmental Management Plan (CEMP) which was established for the construction phase. This will ensure that all mitigation measures set out within the CEMP and Decommissioning Plan will be rigorously implemented as a result there will be minimal disruption for the local community; reuse of materials where possible; and health and safety will be of the utmost importance.*

## **6.4 Implications for the EIAR**

The additional information provided regarding the Decommissioning Phase of the project has been supplied as requested by the Local Authority. The addition of this information does not materially alter the assessment made in the EIAR or its conclusions.

## 7.0 Population and Human Health

### 7.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 7: Population and Human Health** of the EIAR submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 7 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 7.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Seamus Donohoe – Purser**  
MRUP, BAgrSc (Hons) Landscape Architecture, MRTPI, MIPI, MILI
- **Elizabeth Shannon – Purser**  
BA (mod) Geog, MRUP MRTPI

### 7.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 1, Chapter 7 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate.*

*In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*



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RFI Item No. 7 is applicable in relation to Volume 1, Chapter 7 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

RFI Item No. 7 (viii) is applicable in relation to Volume 2, Chapter 7 of the EIAR. RFI Item No. 7 states:

*“The EIAR does not assess the impact of the development on land and land use in the context of the development being a ‘Lower Tier’ COMAH establishment. The EIAR to be updated to address this matter.”*

In response to this Request for Further Information (RFI), this EIAR Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 7.3 Clarifications and Amendments

### 7.3.1 Correction to Section 7.3, Paragraph Three, Bullet Point One (Page 25 of the Original EIAR Non-Technical Summary)

The distance between the village of Moyne and the subject site was incorrectly stated. This has been corrected as follows:

*“The residential community: The closest established residential area along the R331 is approx. **2.4km** to the southwest of the proposed development is Moyne . There are also residential units sparsely located to the south, east and west. Templemore which is located approximately 15km to the north contains a range of employment types, including retail, services, healthcare, and educational.”*

**Clarification regarding measurement:** The revised measurement was taken using the measurement tool on Google Earth Pro. The measurement was taken from the central point of the western boundary to what was deemed to the centre of Moyne Village.

### 7.3.2 Amendments to Table 7.9 (Page 27 of the Original EIAR Non-Technical Summary)

The content previously included in Table 7.9 was found to be not relevant to the surrounding narrative in the original EIAR. To address this, Section 7.5.1 of the EIAR has been amended to incorporate a revised Table 7.9 (see

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below in ‘green’ text), which provides a clear and concise summary of the potential effects under the ‘Do Nothing Scenario’.

The revised Table 7.9 does not introduce any new information; instead, it summarises information already presented in Section 7.5.1 of the original EIAR, presenting it in a clearer and more accessible table format.

For clarity, the table has been retitled as: ‘Table 7.9: Summary of Effects under the Do Nothing Scenario’.

Receptor	Sensitivity Rating	Potential Environmental Effects	Quality	Significance	Duration
Local Population Employment	Low to moderate	Loss of opportunity to provide additional employment to the local area.	Negative	Slight	Permanent
Community	Low to moderate	No impact on the existing community, however loss of potential economic investment into the area	Negative	Slight	Permanent
Land Use	Low to moderate	No environmental effects on the existing land	Positive	Low	Permanent
Human Health (off-site)	Low to moderate	No environmental effects on the surrounding area	Positive	Low	Permanent
Human Health (on-site)	Low to moderate	No environmental effects on the surrounding area	Positive	Low	Permanent

Table 7.9: Summary of Effects under the Do Nothing Scenario

7.3.3 Additional Text to Section 7.4 (Page No. 29 of the Original EIAR Non-Technical Summary)

The text in ‘green’ below forms an additional row to Table 7.11 Summary of Effects under Operational Phase of the original EIAR. The additional text provides further information assessing the potential effects relating to the land use planning assessment. The text is to be inserted at the end of Table 7.11.

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Receptor	Sensitivity Rating	Potential Environmental Effects	Quality	Significance	Duration
Land Use Planning	Low to Moderate	Requirement for HSA land use planning guidelines to be implemented on adjacent land to ensure health and safety guidelines are met.	Negative	Moderate	Long-term

Table 7.11 Operation Phase Effects Summary

## 7.3.4 Additional Text to Section 7.4 (Page No. 29 of the Original EIAR Non-Technical Summary)

The text in 'green' below forms additional paragraphs added to **Section 7.4** providing further information for Chapter 7, specifically outlining the Decommissioning Phase in response to RFI Item No. 6. This new content should be read alongside the original EIAR Chapter, which was submitted in November 2024. The new text is to be inserted after the Paragraphs entitled Operational Phase on Page No. 28 and before Section 7.5 Mitigation Measures.

### **Decommissioning Phase**

Once the proposed development comes to the end of its operational life (30 years after operations commence) it will be decommissioned. It is anticipated that the decommissioning process will involve similar activities to the construction process. However, decommissioning will be undertaken in reverse with the removal of above ground structures first and structures within the bund second. Potential decommissioning phase effects are considered in detail below and summarised in Table 7.12.

#### Population

The decommissioning phase is not considered to have any significant effect on the population of the surrounding area.

#### Employment

The proposed development will provide important employment opportunities for the area during the decommissioning phase.

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## Community

It is acknowledged that the decommissioning phase of the project may have some short-term negative effects on local residents. Mitigation measures within the Construction Management Plan and Decommissioning Plan will be followed to ensure any impacts are minimal.

## Human Health (On and Off Site)

The decommissioning methods employed and the hours of work proposed will be designed to minimise potential effects. The proposed facility will comply with all Health and Safety Regulations during the decommissioning of the project.

## Major Accidents and Disasters

A Closure, Restoration and Aftercare Management Plan (CRAMP) will be implemented in the event that the site will be decommissioned. The CRAMP will reflect relevant legislation and guidance available at the time of decommissioning. Mitigation measures against the risk of major accidents and disasters will be embedded in the CRAMP.

Receptor	Sensitivity Rating	Potential Environmental Effects	Quality	Significance	Duration
Local Population	Low to Moderate	No increase to the population for the duration as most employees will travel to the site.	Positive	Imperceptible	Temporary
Community	Low to Moderate	Wear and tear on the local infrastructure such as roads through HGV traffic and commuter traffic.	Negative	Slight	Temporary
Employment	Low to moderate	Will provide jobs during the construction phase.	Positive	Slight	Temporary
Human Health (off-site)	Low to moderate	Impacts on the road network, potential for increased noise at particular times in the decommissioning process, risk of reduced air quality during the demolition of structures/buildings and regarding of the site.	Negative	Slight	Temporary

**Table 7.12: Decommissioning Phase Effects Summary**

### **7.3.5 Additional Text to Section 7.5 (Page No. 30 of the Original EIAR Non-Technical Summary)**

The text in 'green' below forms additional paragraphs added to **Section 7.5** providing further information for Chapter 7 specifically outlining the Decommissioning Phase in response to RFI Item No. 6. This new content should be read alongside the original EIAR Chapter, which was submitted in November 2024. The new text is to be inserted after Paragraphs entitled Operational Phase on Page No. 30 and before Section 7.6 Cumulative Effects.

#### ***Decommissioning Phase***

*The mitigation measures outlined in the CMP and the Decommissioning Plan should be applied throughout the decommissioning phase of the proposed development. This will ensure any significant cumulative effects on the local population and the greater environment are prevented.*

#### ***Traffic and Transportation***

*It is expected that the decommissioning phase will have a similar number of vehicle trips to that modelled for under the construction phase.*

#### ***Air Quality***

*The mitigation measures set out in the Air Quality (including Odour) chapter addendum (Chapter 11) and the Construction Management Plan will ensure that the creation of dust will be minimised during the construction phase.*

#### ***Noise and Vibration***

*The site specific mitigation measures set out for the Decommissioning Phase in the Noise and Vibration EIAR chapter addendum (Chapter 13) will ensure that it minimises and/or removes any noise impacts on adjacent noise sensitive receptors.*

#### ***Major Accidents and Disasters***

*There are no expected impacts from these projects from a major accidents and disasters perspective.*

### **7.3.6 Additional Text to Section 7.6 (Page No. 30 of the Original EIAR Non-Technical Summary)**

The text in 'green' below forms additional paragraphs added to **Section 7.6** providing further information for Chapter 7 specifically outlining the Decommissioning Phase in response to RFI Item No. 6. This new content

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should be read alongside the original EIAR Chapter, which was submitted in November 2024. The new text is to be inserted after the Paragraphs entitled Operational Phase on Page No. 30 and before Section 7.7 Residual Effects.

## ***Decommissioning Phase***

*The mitigation measures outlined in the CEMP and in Chapter 7 of the EIAR Addendum, should be applied the decommissioning phase of the proposed development. This will ensure any significant cumulative effects on the local population and the greater environment are prevented.*

## **7.4 Implications for the EIAR**

The amendments listed above do not materially alter the assessment made in the EIAR, or its conclusions.



## 8.0 Biodiversity

### 8.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 8: Biodiversity** of the EIAR submitted as part of the planning application.

#### 8.1.1 Competent Expert Review

**Donnachadh Powell** of **Veon** reviewed Chapter 8 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 8.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 8 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 8.3 Implications for the EIAR

As no amendments have been made to Chapter 8, there is no change to the original assessment or conclusions set out in the EIAR.

## 9.0 Land, Soils and Geology

### 9.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 9: Land Soils and Geology** of the EIAR Non-Technical Summary submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 9 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 9.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Gareth Carroll - Enviroguide**  
BA, BEng, MEnvSc, CEnv

### 9.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 1, Chapter 9 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate. In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*

RFI Item No. 7 is applicable in relation to Volume 1, Chapter 9 of the EIAR. RFI Item No. 7 states:

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*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

RFI Item No. 7 (vi) is applicable in relation to Volume 1, Chapter 9 of the EIAR. RFI Item No. 7 (vi) states:

*“The EIAR cites the undertaking of measures in accordance with a Construction Management Plan (CMP) as a mitigation measure. While the mitigation measures in the CMP are noted the full range of mitigation measures must be contained in the EIAR and any supporting document must be consistent with same. The Planning Authority note the CMP references demolition and asbestos removal which are not features of the development and the references to the construction compound location contained in the CMP is at variance with the compound location identified in the NIS. Consistency is required across all primary and supporting documents and the documents to be revised to address this.”*

RFI Item No. 7 (viii) is applicable in relation to Volume 1, Chapter 9 of the EIAR. RFI Item No. 7 (viii) states:

*“The EIAR does not assess the impact of the development on land and land use in the context of the development being a ‘Lower Tier’ COMAH establishment. The EIAR to be updated to address this matter.”*

In response to this Request for Further Information (RFI), this EIAR Non-Technical Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## **9.3 Response to Request for Further Information**

The requests for clarification and necessary amendments in relation to Chapter 9 of the EIAR have been addressed in the following sections. Additionally, any identified oversights have been corrected.

Unless otherwise stated, the text provided below supersedes the corresponding sections within the original EIAR submitted as part of the planning application. All other content in Chapter 9 remains unchanged.

### **9.3.1 Additional Text Provided For the Non-Technical Summary (Page No. 35 of the Original Non-Technical Summary)**

The text in **‘green’** below forms three new paragraphs providing an overview of the decommissioning phase in relation to Land, Soils and Geology. These paragraphs are being added as further information for Chapter 9, specifically outlining the Decommissioning Phase in response to RFI Item No. 6. These paragraphs are inserted

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before the final summary paragraph (paragraph 12). This new content should be read alongside the original EIAR Chapter and Non-Technical Summary, which was submitted in November 2024

*“During the decommissioning phase of the Proposed Development, all works will be undertaken in accordance with the Decommissioning Plan (DOBA, 2025). Following appointment, the contractor will be required to further develop the Decommissioning Plan to provide detailed construction phasing and methods to manage and prevent any potential emissions to ground and surface water with regard to the relevant industry standards (e.g., C532 Control of Water Pollution from Construction Sites, C692 Environmental Good Practice on Site, ICE Earthworks and TII Specification for Road Works Series 600 - Earthworks).*

*The Decommissioning Plan identifies the minimum requirements with regard to the appropriate mitigation, monitoring, inspection and reporting mechanisms that need to be implemented throughout construction. Compliance with the Decommissioning Plan does not absolve the appointed contractor or its sub-contractors from compliance with all legislation and bylaws relating to their decommissioning activities. The Decommissioning Plan will be implemented for the duration of the decommissioning phase, covering construction and waste management activities that will take place during the decommissioning phase of the Proposed Development.*

*Overall, there is no significant residual impacts on land, soils and geology anticipated regarding this Proposed Development. It is considered that the use of digestate will have a positive impact on the receiving lands given the improved recycling of nutrients and reduction of organic pollution / microbial contamination associated with untreated organic waste sources.”*

## 9.4 Implications for the EIAR

The additional text provided above does not materially alter the assessment made in the EIAR, or its conclusions.

## 10.0 Hydrology and Hydrogeology

### 10.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 10: Hydrology and Hydrogeology** of the EIAR submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 10 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 10.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Gareth Carroll - Enviroguide**  
BA, BEng, MEnvSc, CEnv
- **Warren Vokes - Enviroguide**  
BA, MSc, MCIWEM C.WEM

### 10.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 1, Chapter 10 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate. In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*

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RFI Item No. 7 is applicable in relation to Volume 1, Chapter 10 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

RFI Item No. 7 (vi) is applicable in relation to Volume 1, Chapter 10 of the EIAR. RFI Item No. 7 (vi) states:

*“The EIAR cites the undertaking of measures in accordance with a Construction Management Plan (CMP) as a mitigation measure. While the mitigation measures in the CMP are noted the full range of mitigation measures must be contained in the EIAR and any supporting document must be consistent with same. The Planning Authority note the CMP references demolition and asbestos removal which are not features of the development and the references to the construction compound location contained in the CMP is at variance with the compound location identified in the NIS. Consistency is required across all primary and supporting documents and the documents to be revised to address this.”*

RFI Item No. 7 (viii) is applicable in relation to Volume 1, Chapter 10 of the EIAR. RFI Item No. 7 (viii) states:

*“The EIAR does not assess the impact of the development on land and land use in the context of the development being a ‘Lower Tier’ COMAH establishment. The EIAR to be updated to address this matter.”*

In response to this Request for Further Information (RFI), this EIAR Non-Technical Summary Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 10.3 Response to Request for Further Information

The requests for clarification and necessary amendments in relation to Chapter 10 of the EIAR Non-Technical Summary have been addressed in the following sections. Additionally, any identified oversights have been corrected.

Unless otherwise stated, the text provided below supersedes the corresponding sections within the original EIAR Non-Technical Summary submitted as part of the planning application. All other content in Chapter 10 remains unchanged.



### 10.3.1 Additional Text Provided For the Non-Technical Summary (Page No. 37 of the Original Non-Technical Summary)

The text in 'green' below forms two new paragraphs providing an overview of the decommissioning phase in relation to Hydrology and Hydrogeology. These paragraphs are being added as further information for Chapter 10, specifically outlining the Decommissioning Phase in response to RFI Item No. 6. These paragraphs are inserted before the final summary paragraph (paragraph 14). This new content should be read alongside the original EIAR Chapter and Non-Technical Summary, which was submitted in November 2024

*“During the decommissioning phase of the proposed development, all works will be undertaken in accordance with the Decommissioning Plan (DOBA, 2025). Following appointment, the contractor will be required to further develop the Decommissioning Plan to provide detailed phasing and methods to manage and prevent any potential emissions to ground and surface water with regard to the relevant industry standards (e.g., C532 Control of Water Pollution from Construction Sites, C692 Environmental Good Practice on Site, ICE Earthworks and TII Specification for Road Works Series 600 - Earthworks). The Decommissioning Plan will be implemented for the duration of the Decommissioning Phase, covering demolition and waste management activities that will take place during the Decommissioning Phase of the Proposed Development.*

*Mitigation works will be adopted as part of the demolition works for the decommissioning phase of the proposed development. These measures will address the main activities of potential effect which include:*

- Control and Management of surface water runoff.*
- Control and management of shallow groundwater during excavation and dewatering.*
- Management and control of soil and materials.*
- Appropriate fuel, chemical and process waste handling, transport and storage.*
- Management of accidental release of contaminants including process waste at the site.”*

## 10.4 Implications for the EIAR

The additional text provided above does not materially alter the assessment made in the EIAR, or its conclusions.

## 11.0 Air Quality

### 11.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 11: Air Quality** of the EIAR submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 11 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 11.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Dr. Jovanna Arndt – AWN Consulting Ltd., a Trinity Consultants Team**  
BSc. Environmental Science, Ph.D. Atmospheric Chemistry, AQMIAQM, AMIES

### 11.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 1, Chapter 11 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate. In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*

RFI Item No. 7 is applicable in relation to Volume 1, Chapter 11 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

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RFI Item No. 7 (v) is applicable in relation to Volume 2, Chapter 11 of the EIAR. RFI Item No. 7 (v) states:

*“It is noted that the facility will be subject to IE Licence from the EPA that will include for a range of monitoring requirements for emissions. Clarification is sought on the nature and extent of monitoring that the development will be subject to under IE Licence, with the EIAR updated to account for same. Where assumptions are made in this regard same should be clearly outlined.”*

In response to this Request for Further Information (RFI), this EIAR Non-Technical Summary Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 11.3 Response to Request for Further Information

The requests for clarification and necessary amendments in relation to Chapter 11 of the EIAR Non-Technical Summary have been addressed in the following sections. Additionally, any identified oversights have been corrected.

Unless otherwise stated, the text provided below supersedes the corresponding sections within the original EIAR submitted as part of the planning application. All other content in Chapter 11 of the Non-Technical Summary remains unchanged.

### 11.3.1 Amended Text to Section 11.2.1 (Page No. 38 of the Original EIAR Non-Technical Summary)

The text in ‘green’ provides updated text within Section 11.2.1 giving an overview of the decommissioning phase in relation to Air Quality (including Odour). The updated text supersedes the existing paragraph one, two and three of the section titled ‘Construction Phase’ contained in the original EIAR Non-Technical Summary submitted in November 2024 on page 38. This updated text should be read alongside the original EIAR Chapter and Non-Technical Summary, which was submitted in November 2024.

#### **“Construction & Decommissioning Phases**

*An assessment of the potential dust impacts as a result of the construction and decommissioning phases of the proposed development was carried out based on the UK Institute for Air Quality Management 2024 guidance ‘Guidance on the assessment of Dust from Demolition and Construction’. This established the sensitivity of the area to impacts from construction dust in terms of dust soiling of property and human health effects. The surrounding area was assessed as being of medium sensitivity to dust soiling and of low sensitivity to dust-related human health effects.*

*The sensitivity of the area was combined with the dust emission magnitude for the site under three distinct categories: earthworks, construction and trackout (movement of vehicles) in order to determine the*

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*mitigation measures necessary to avoid significant dust impacts. It was determined that there is at most a high risk of dust related impacts associated with the construction phase of the proposed development. The decommissioning phase effects are expected to be of a similar or lesser magnitude to those identified during the construction phase. In the absence of mitigation there is the potential for **direct, short-term, negative** and **slight** effects on air quality.*

*In addition, construction and decommissioning phase traffic emissions have the potential to impact air quality, particularly due to the increase in the number of heavy goods vehicles accessing the site. Construction and decommissioning stage traffic did not meet the scoping criteria for a detailed modelling assessment outlined in Transport Infrastructure Ireland's 2022 guidance document 'Air Quality Assessment of Specified Infrastructure Projects – PE-ENV-01106' As a result a detailed air assessment of construction and decommissioning stage traffic emissions has been scoped out from any further assessment and the construction and decommissioning stage traffic emissions will have a **direct, short-term, negative** and **imperceptible** effect on air quality."*

### 11.3.2 Amended Text to Section 11.4.1 (Page No. 39 of the Original EIAR Non-Technical Summary)

The text in '**green**' provides revised text within Section 11.4.1 giving an overview of the decommissioning phase in relation to Air Quality (including Odour). The updated text supersedes the existing paragraph one and two of the section titled 'Construction Phase' contained in the original EIAR Non-Technical Summary submitted in November 2024 on page 39. This updated text should be read alongside the original EIAR Chapter and Non-Technical Summary, which was submitted in November 2024.

#### **Construction & Decommissioning Phase**

*Detailed dust mitigation measures are outlined within Section 11.6.1 of Chapter 11 and are incorporated into the Construction Environmental Management Plan for the site to ensure that no significant nuisance as a result of construction dust emissions occurs at nearby sensitive receptors.*

*As the dust emissions during the decommissioning phase are expected to be of a similar or lesser magnitude to those identified during the construction phase, the mitigation measures applicable to construction phase dust emissions are also considered suitable for those during the decommissioning phase.*

*Once these best practice mitigation measures, derived from the Institute for Air Quality Management 2024 guidance 'Guidance on the assessment of Dust from Demolition and Construction' as well as other relevant dust management guidance, are implemented the residual effect on air quality during the construction and decommissioning of the proposed development is considered **direct, short-term, localised, negative** and **not significant**, posing no nuisance at nearby sensitive receptors (such as local residences).*

## 11.3.3 Amended Text to Section 11.5 (Page No. 39 of the Original EIAR Non-Technical Summary)

The text in 'green' provides revised text within Section 11.5.1 giving an overview of the decommissioning phase in relation to Air Quality (including Odour). The updated text supersedes the existing paragraph one and two of the section titled 'Construction Phase' contained in the original EIAR Non-Technical Summary submitted in November 2024 on page 39. This updated text should be read alongside the original EIAR Chapter and Non-Technical Summary, which was submitted in November 2024.

### **Construction & Decommissioning Phase**

*"There is the potential for cumulative impacts to air quality should the construction phase of the proposed development coincide with that of other developments within 500 m of the site. A review of proposed/permitted developments in the vicinity of the site was undertaken and relevant developments with the potential for cumulative impacts were identified.*

*Decommissioning phase dust impacts are considered similar in type and magnitude to the construction dust impacts identified for the construction phase. Should the decommissioning phase overlap with dust generating activities from other developments (either construction or decommissioning phases), cumulative dust soiling and dust-related impacts on human health, specifically localised to the works area associated with the proposed works, could occur.*

*There is at most a low risk of dust impacts associated with the proposed development. The dust mitigation measures outlined in Section 11.6.1 of Chapter 11 will be applied during the construction and decommissioning phases which will avoid significant cumulative impacts on air quality. With appropriate mitigation measures in place, the predicted cumulative impacts on air quality associated with the construction and decommissioning phases of the proposed development and permitted cumulative developments are deemed direct, short-term, negative and not significant."*

## 11.3.4 Clarification of Numbering

It should be noted that there is a numbering error relating to Sections 11.4 and 11.5 of the Non-Technical Summary. Section 11.3 has been skipped therefore the subsequent sections are incorrectly numbered. For ease of reference the sections above still refer to the original section numbering, however it should be noted that the sections should read as follows:

Original Section Number	Revised Section Numbering
11.4 Mitigation and Residual Effects (Post-Mitigation)	11.3 Mitigation and Residual Effects (Post-Mitigation)
11.4.1 Construction Phase	11.3.1 Construction Phase
11.4.2 Operational Phase	11.3.2 Operational Phase
11.5 Cumulative Impact of the Proposed Development	11.4 Cumulative Impact of the Proposed Development

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11.5.1 Construction Phase	11.4.1 Construction Phase
11.5.2 Operational Phase	11.4.2 Operational Phase

Table 11.1: Clarification of Section Numbering

11.4 Implications for the EIAR

The additional text provided above does not fundamentally alter the assessment made in the EIAR, or its conclusions.



## 12.0 Climate

### 12.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 12: Climate** of the EIAR submitted as part of the planning application.

#### 12.1.1 Competent Expert Review

**Dr. Jovanna Arndt** of **AWN Consulting Ltd.**, a **Trinity Consultants Team** reviewed Chapter 12 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 12.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 8 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 12.3 Implications for the EIAR

As no amendments have been made to Chapter 8, there is no change to the original assessment or conclusions set out in the EIAR.

## 13.0 Noise and Vibration

### 13.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 13: Noise and Vibration** of the EIAR Non-Technical Summary submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 13 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 13.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **James Cousins – Wave Dynamics Acoustic Consultants**  
BSc (Hons) Pg Cert (Const Law) IOA Diploma (Acoustics and Noise Control) MIEI MIOA
- **Cathal Reck – Wave Dynamics Acoustic Consultants**  
BSc (Hons) Music Technology & Production, IOA Certificate of Competence in Environmental Acoustics, TechIOA

### 13.2 Request for Further Information

RFI Item No. 7 is applicable in relation to Volume 1, Chapter 1 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

In response to this Request for Further Information (RFI), this EIAR Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning

application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 13.3 Clarifications and Amendments

The requests for clarification and necessary amendments in relation to Chapter 13 of the EIAR Non-Technical Summary have been addressed in the following sections. Additionally, any identified oversights have been corrected.

Unless otherwise stated, the text provided below supersedes the corresponding sections within the original EIAR submitted as part of the planning application. All other content in Chapter 13 remains unchanged.

### 13.3.1 Amendment to Section 13.3 (Page No. 43 of the Original Non-Technical Summary)

The text in 'green' below forms additional information within paragraph one contained within **Section 13.3**. The assessment of the decommissioning phase does not require a full revision of the section but rather could be dealt with through the addition of additional text. The text supplied in 'black' is the original information contained in the EIAR submitted in November 2024 and has been supplied for context.

*"The construction and decommissioning phases of the anaerobic digestion facility are anticipated to generate noise from various activities and equipment usage, including diggers, concrete breakers, saws, and dumpers. Predictions using BS5228 methodology indicate potential exceedances of noise limits at nearby noise sensitive locations (NSL's) during both the construction phase and the decommissioning phase, which necessitates mitigation measures. Recommended mitigation includes the selection of quieter equipment, noise control at the source i.e switching off idling equipment and using white noise reverse alarms, screening with site hoarding and temporary barriers, and public engagement through a liaison officer. While construction vibration is not expected to significant due to distances to receptors, vibration limits are provided based on BS5228 and BS7385 for monitoring purposes."*

### 13.3.2 Amendment to Section 13.4 (Page No. 44 of the Original Non-Technical Summary)

The text in 'green' below forms additional information within **Section 13.4 Residual Impacts**. The assessment of the decommissioning phase does not require a full revision of the section but rather could be dealt with through the addition of additional text. The text supplied in 'black' is the original information contained in the EIAR submitted in November 2024 and has been supplied for context.

*"The assessment predicts that the proposed anaerobic digestion facility will have minimal long-term residual noise impacts. While construction and decommissioning activities are expected to produce some short-term noise impacts, the implementation of mitigation measures, such as site hoarding, quieter equipment selection, and noise control at source, will reduce these effects. Construction and*

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*decommissioning vibration is not anticipated to have a negative impact on nearby sensitive locations due to the distances between the site and the receptor. Once operational, the facility's noise levels are predicted to remain below EPA NG4 criteria at all nearby noise sensitive locations, resulting in a neutral impact over the long-term. This conclusion suggests that the proposed development, with its planned mitigation strategies, will not significantly alter the existing noise environment in the area."*

## 13.4 Implications for the EIAR

The amendments outlined above do not materially change the assessment made in the EIAR or its conclusions.

## 14.0 Traffic and Transport

### 14.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 14: Traffic and Transport** of the EIAR submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 14 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 14.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Glen Moon – Systra**  
MA (Hons) TTP

### 14.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 21, Chapter 14 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate. In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*

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RFI Item No. 7 is applicable in relation to Volume 1, Chapter 14 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

RFI Item No. 7 (vi) is applicable in relation to Volume 1, Chapter 14 of the EIAR. RFI Item No. 7 states:

*“The EIAR cites the undertaking of measures in accordance with a Construction Management Plan (CMP) as a mitigation measure. While the mitigation measures in the CMP are noted the full range of mitigation measures must be contained in the EIAR and any supporting document must be consistent with same. The Planning Authority note the CMP references demolition and asbestos removal which are not features of the development and the references to the construction compound location contained in the CMP is at variance with the compound location identified in the NIS. Consistency is required across all primary and supporting documents and the documents to be revised to address this.”*

In response to this Request for Further Information (RFI), this EIAR Non-Technical Summary Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 14.3 Clarifications and Amendments

### 14.3.1 Provision of New Section 14.6 (Page No. 46 of the Original EIAR Non-Technical Summary)

The following section has been added to Section 14.6 in order to assess the Decommissioning Phase. The text in **‘green’** below forms the **new Section 14.6** which sets out the Decommissioning Phase Effects. This new content should be read alongside the original EIAR Non-Technical Summary Chapter, which was submitted in November 2024. The text is to be inserted following the section originally titled 14.5 Effects during the Operational Phase and before the section originally titled 14.6 Cumulative Effects. The subsequent sections have been renumbered which is clarified in Section 14.3.2 below.

#### **Effects during Decommissioning Phase**

*“The number of vehicles generated during the decommissioning phase is likely to be similar to that generated during the construction phase.”*

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*This will lead to very modest increases in traffic on roads in the study area. The overall Significance of Effect on these roads is assessed as **Likely, Negative, Slight, and Short-term**. These Decommissioning effects are considered to be not significant in EIAR terms.*

*Given that decommissioning will not occur until many years in the future, it has not been possible to assess cumulative effects, as it is not known which other projects may be active in the area at the time. The accompanying Decommissioning Plan will be updated by the appointed Contractor, who will identify, and take into account potential cumulative effects at the time.”*

## 14.3.2 Clarification of Revised Section Numbering

Following the insertion of a new section (**14.6 Effects During Decommissioning Phase**) which provides a Non-Technical Summary of the potential effects during the Decommissioning Phase, the following numbering sequence for the sections listed below has been revised.

Previous Section Numbering	Revised Section Numbering
14.6 Cumulative Effects	14.7 Cumulative Effects
14.7 Conclusion	14.8 Conclusion

**Table 14.1: Clarification of Revised Numbering**

## 14.3.3 Additional Text to Section 14.7 (Page No. 46 of the Original EIAR Non-Technical Summary)

The text in ‘**green**’ below forms additional information to the conclusion of Section 14.7 Cumulative Effects. The assessment of the decommissioning phase does not require a full revision of the section but rather could be dealt with through the addition of additional text to the concluding paragraph of the section. The original text in black has been supplied for context.

*“The assessment has concluded that there will be **no significant effects** in terms of Traffic and Transportation as a result of the proposed development, either during the construction, operational, or decommissioning phases, or as a result of cumulative effects with other developments during the construction and operational phases. Given that decommissioning will not occur until many years in the future, it has not been possible to assess cumulative effect during this phase at the present time. The overall Significance of Cumulative Effects has been assessed as **Likely, Negative, Slight, and Long-term** (lasting for the duration of development). This is considered to be not significant in EIAR terms.”*

## 14.4 Implications for the EIAR

The amendments listed above do not materially alter the assessment made in the EIAR, or its conclusions. The additional information provided regarding the Decommissioning Phase of the project has been supplied as requested by the Local Authority. The addition of this information does not alter the assessment made in the EIAR or its conclusions.

## 15.0 Material Assets - Waste

### 15.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 15: Material Assets - Waste** of the EIAR Non-Technical Summary submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 15 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 15.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Rachel Redmond - Enviroguide**  
BSc (Hons) Environmental Science
- **Michelle Gaffney – Enviroguide**  
BA (Hons) Earth Science

### 15.2 Request for Further Information

RFI Item No. 6 is applicable in relation to Volume 2, Chapter 15 of the EIAR. RFI Item No. 6 states:

*“Notwithstanding the intermittent references to decommissioning throughout the Environmental Impact Assessment Report (EIAR), it is noted that no proposals have been submitted for this phase. The applicant is requested to confirm the intended operational lifespan of the development and to address the requirement for proposals for decommissioning as appropriate. In the event that a decommissioning phase is to be included, the applicant is requested to update all sections of the EIAR and appropriate supporting documentation to take account of this phase.”*

RFI Item No. 7 is applicable in relation to Volume 2, Chapter 15 of the EIAR. RFI Item No. 7 states:



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*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

In response to this Request for Further Information (RFI), this EIAR Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 15.3 Clarifications and Amendments

The requests for clarification and necessary amendments in relation to Chapter 15 of the EIAR Non-Technical Summary have been addressed in the following sections. Additionally, any identified oversights have been corrected.

Unless otherwise stated, the text provided below supersedes the corresponding sections within the original EIAR submitted as part of the planning application. All other content in Chapter 15 remains unchanged.

### 15.3.1 Provision of Additional Text (Page No. 49 of the Original EIAR Non-Technical Summary)

The text in ‘green’ below provides an additional paragraph setting out the decommissioning phase. This is inserted after the paragraph labelled ‘Operational Phase’ and prior to the paragraph labelled Mitigation and Monitoring.

#### **“Decommissioning Phase**

*A Decommissioning Plan has been prepared by Donnachadh O’Brien and Associates (DOBA) outlining the decommissioning and demolition strategy for the Proposed Development. The plan includes steps such as disconnecting utilities, emptying digestors, removing specialist equipment, demolishing buildings, and removing internal access roads and drainage. The decommissioning phase is expected to generate additional volumes of waste, including concrete, steel, and plastic pipework.”*

### 15.3.2 Provision of Additional Text to Section Title Mitigation and Monitoring (Page No. 49 of the Original EIAR Non-Technical Summary)

The text in ‘green’ below provides an additional paragraph to the section titled Mitigation and Monitoring. This is inserted after the paragraph labelled ‘Operational Phase’ and prior to the paragraph labelled Residual Effects.

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## ***Decommissioning Phase***

*Adherence to the Construction Environmental Management Plan (CEMP) and the Decommissioning Plan will ensure proper waste handling.*

### **15.3.2 Provision of Additional Text to Section Title Residual Impacts (Page No. 50 of the Original EIAR Non-Technical Summary)**

The text in '**green**' below forms additional information within the section titled Residual Impacts. This is inserted after the paragraph labelled 'Operational Phase'.

## ***Decommissioning Phase***

*Providing adherence to the above mitigation measures, and correct waste handling, the Proposed Development is expected to have a slight negative effect on the surrounding waste infrastructure.*

## **15.4 Implications for the EIAR**

The amendments listed above do not materially alter the assessment made in the EIAR, or its conclusions. The additional information provided regarding the Decommissioning Phase of the project has been supplied as requested by the Local Authority. The addition of this information does not alter the assessment made in the EIAR or its conclusions.

## 16.0 Material Assets - Utilities

### 16.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 16: Material Assets -Utilities** of the EIAR submitted as part of the planning application.

#### 16.1.1 Competent Expert Review

**Andy Kotze and Richard Kiernan of Donnachadh O'Brien and Associates Consulting Engineers** reviewed Chapter 16 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 16.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 16 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 16.3 Implications for the EIAR

As no amendments have been made to Chapter 16, there is no change to the original assessment or conclusions set out in the EIAR.

## 17.0 Archaeology and Cultural Heritage

### 17.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) Addendum provides clarifications and amendments to **Volume 1, Chapter 17: Archaeology and Cultural Heritage** of the EIAR Non-Technical Summary submitted as part of the planning application.

This Addendum is intended to be read in conjunction with Chapter 17 of the original EIAR Non-Technical Summary, submitted in November 2024, to ensure a comprehensive understanding of the updates provided in response to the Request for Further Information (RFI).

#### 17.1.1 Consultant that carried out the work

In accordance with Article 5(3) of the EIA Directive (2011/92/EU, as amended by 2014/52/EU), the EIAR submitted as part of the planning application, along with this EIAR Addendum, has been prepared by a multi-disciplinary team of competent experts.

Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR. However, for ease of reference, the details of the contributor(s) to this EIAR Addendum chapter are provided below:

- **Faith Bailey – IAC Archaeology**  
MA, BA (Hons), MIAI, MCIfA
- **Jackie Anderson – IAC Archaeology**  
MA, BA, MIAI

### 17.2 Clarifications and Amendments

RFI Item No. 7 is applicable in relation to Volume 1, Chapter 1 of the EIAR. RFI Item No. 7 states:

*“The applicant is requested to arrange to submit, for the consideration of the Planning Authority, a revised EIAR and supporting documentation that address the following matters. Revisions or updates to the EIAR can be provided by way of an EIAR Addendum.”*

In response to this Request for Further Information (RFI), this EIAR Addendum has been prepared and submitted to the Planning Authority for its consideration. The original EIAR, which was submitted as part of the planning application, has been thoroughly reviewed having regard to the RFI, and any necessary amendments, clarifications, or additional are provided by this EIAR Addendum.

## 17.3 Clarifications and Amendments

The requests for clarification and necessary amendments in relation to Chapter 17 of the EIAR Non-Technical Summary have been addressed in the following sections. Additionally, any identified oversights have been corrected.

Unless otherwise stated, the text provided below supersedes the corresponding sections within the original EIAR submitted as part of the planning application. All other content in Chapter 17 remains unchanged.

### 17.3.1 Removal of Paragraph 5 (Page No. 53 of the Original EIAR Non-Technical Summary)

Paragraph 5 (Page No. 53) has been removed from the Non-Technical Summary for clarity. Additional text which sets out works carried out in response to the RFI request submitted by Tipperary County Council on 03 January 2025 has been provided in the section below.

### 17.3.2 Additional Text Provided in Response to RFI Item No. 6

The text below in 'green', has been provided following the Request for Further Information from Tipperary County Council. The text provides further information and clarification regarding the geophysical survey which was carried out as requested by the Council and sets out the findings from the report. The three additional paragraphs are inserted after paragraph four and before the original paragraph six

*"In accordance with Item 3(a) and (c) of the RFI [Purser reference Item No. 8 (a) and (c)], Joanna Leigh was appointed to carry out a geophysical survey of the small remaining section of greenfield within the site. The survey was carried out under licence 25R0042, as issued by the National Monuments Service of the Department of Housing, Local Government and Heritage. During the course of the geophysical survey, no definitive archaeological features were identified. The data is characterised by a series of linear responses and parallel trends that are indicative of former field divisions and ploughing activity. One possibly small, ditched feature was identified in the western portion of the site, which may be archaeological, but the interpretation is tentative.*

*The geophysical survey has certainly confirmed that no significant archaeological remains are located within the remaining greenfield portion of the development area. Given this fact, further assessment in the form of test trenching (Item 3(d) to (g)) [Purser Reference Item No. 3 (d) to (g)], prior to any grant of permission that may be forthcoming, is deemed to be unnecessary. It is recommended that this work is carried out prior to construction going ahead, and as a condition of any grant of permission.*

*Prior to the commencement of development, a programme of archaeological test trenching will be carried out within the small greenfield area portion of the development area, in order to confirm the results of the geophysical survey. This will be carried out under licence, as issued by the National Monuments Service*

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*of the Department of Housing, Local Government and Heritage. Dependant on the results of the assessment, further mitigation may be required, such as preservation in-situ or by record and/or archaeological monitoring. Any further mitigation will require the agreement of the National Monuments Service’.”*

## 17.4 Implications for the EIAR

The amendments listed above do not materially alter the assessment made in the EIAR, or its conclusions. The additional information provided regarding the Decommissioning Phase of the project has been supplied as requested by the Local Authority. The addition of this information does not alter the assessment made in the EIAR or its conclusions.

## 18.0 Landscape and Visual

### 18.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 18: Landscape and Visual** of the EIAR submitted as part of the planning application.

#### 18.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 18 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 18.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 18 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 18.3 Implications for the EIAR

As no amendments have been made to Chapter 18, there is no change to the original assessment or conclusions set out in the EIAR.

## 19.0 Major Accidents and Disasters

### 19.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 19: Major Accidents and Disasters** of the EIAR submitted as part of the planning application.

#### 19.1.1 Competent Expert Review

**Matthew Michie of AWN Consulting** reviewed Chapter 19 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 19.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 19 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 19.3 Implications for the EIAR

As no amendments have been made to Chapter 19, there is no change to the original assessment or conclusions set out in the EIAR.



## 20.0 Inter-Related Effects

### 20.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 20: Inter-Related Effects** of the EIAR submitted as part of the planning application.

#### 20.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 20 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 20.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 20 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 20.3 Implications for the EIAR

As no amendments have been made to Chapter 20, there is no change to the original assessment or conclusions set out in the EIAR.

## 21.0 Cumulative Impacts

### 21.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 21: Cumulative Impacts** of the EIAR submitted as part of the planning application.

#### 21.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 21 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 21.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 21 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 21.3 Implications for the EIAR

As no amendments have been made to Chapter 21, there is no change to the original assessment or conclusions set out in the EIAR.

## 22.0 Schedule of Mitigation and Monitoring Proposals

### 22.1 Introduction

This chapter of the EIAR Addendum confirms that no amendments are required to **Volume 1, Chapter 22: Schedule of Mitigation and Monitoring Proposals** of the EIAR submitted as part of the planning application.

#### 22.1.1 Competent Expert Review

**Seamus Donohoe and Elizabeth Shannon of Purser** reviewed Chapter 22 in light of the Request for Further Information (RFI) and confirmed that no changes are necessary.

(Details of all competent experts involved in the preparation of the EIAR are provided in **Volume 3, Appendix 1.1** of the original EIAR.)

### 22.2 Response to Request for Further Information

Following review, it has been confirmed that no updates, clarifications, or modifications are required to Chapter 22 as a result of the RFI issued by Tipperary County Council. This chapter is included in the EIAR Addendum to formally confirm this position.

### 22.3 Implications for the EIAR

As no amendments have been made to Chapter 22, there is no change to the original assessment or conclusions set out in the EIAR.

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