



Comhairle Contae Thiobraid Árann
Tipperary County Council

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Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann

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Civic Offices, Clonmel,
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Comhairle Contae
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Ref. No. 2560019

Roadstone Limited
C/o Shane McDermott
7 Dundrum Business Park
Windy Harbour
Dublin 14
D14 N2Y7

Application Received: 13/01/2025, 11/08/2025, 14/11/2025 & 05/12/2025

Re: Notification of Decision to Refuse PERMISSION under Planning & Development Act 2000 (as amended)

A Chara,

In pursuance of the powers conferred on it by the above mentioned Act, the Tipperary County Council has by Order dated **6/02/2026**, decided to refuse to grant you PERMISSION for development of land namely:- 1. An overall planning application site area of c. 6.3 hectares consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance. 2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of c. 4 hectares. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO₂), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO₂ will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. 158m²) to facilitate the proposed development. 3. The facility will consist of the following elements to be constructed: a) two-storey administration building with (gross floor area 664m² and 8.15m in height) to accommodate reception and storage areas, canteen, laboratory, first aid room, control room/electrical switch room, storage room, toilets, offices, conference room, training room and kitchenette, and roof solar panels 315m²; b) dry matter reception building (gross floor area 5,215m² and 12.7m in height) with roof solar panels 4,000m²; c) workshop building (gross floor area 122.1m² and 8.9m in height) to accommodate workshop and internal gantry crane, store and office at ground level and office at mezzanine level; d) bio-conversion building (gross floor area 3,257m² and 12.5m in height) with roof solar panels 2,400m²; e) pre-treatment, equalisation and gas upgrading building (gross floor area 5,685m² and 12m in height) to accommodate pre-treatment & equalisation area (3,527m²), utilities area (376m²), heat recovery plant area (361m²), water treatment recovery area (316m²), and gas upgrading facility (1,105m²) with roof solar panels 3,850m²; f) digestate handling building (gross floor area 692m² and 8.6m in height) to accommodate palletiser station/packing station area (150m²), solid

dryer/vacuum evaporator area (392m²) and nutrient adjustment facility (150m²); g) warehouse storage building (gross floor area 158m² and 11.2m in height); h) bio-filling station building (gross floor area 300m² and 9.75m in height) with canopy overhang area of 134m², and externally located biomethane (CH₄) storage tank (Ø 3m x 11.5m height) and bio-carbon dioxide (CO₂) storage tank (Ø 2.4m x 9.75m height) to southern elevation; i) odour abatement and pumping station building (gross floor area 448m² and 11.25m in height) to accommodate odour abatement system area (412m²) and pumping station (36m²) with emissions stack (Ø 2.6m x 17.5m height); j) linear generator building (gross floor area 233m² and 5.82m in height) with emissions stack (Ø 1m x 17.5m height); k) ESB sub-station building (gross floor area 47.4m² and 3.2m in height); l) wheelwash (18m x 4.5m) with associated water top-up sump (6m x 1.25m); m) weighbridge (16.4m x 4.6m); n) surface water storage pond (1,900m² x 6m depth) and fire water storage pond (2,800m² x 6m depth); o) external boundary paladin fencing (2.28m in height); p) 1 no. water storage tank (internal size Ø 9.4m x 11.23m height and volume 800m³); q) 3 no. silage feed soil/mixing tanks (internal size Ø 8.54m x 12.63m height and volume 770m³); r) 2 no. fire water supply tanks (internal size Ø 21.35m x 14m height and volume 5,020m³); s) 2 no. treated water storage tanks (internal size Ø 27.32m x 14m height and volume 8,230m³); t) 3 no. bio-rest tanks (internal size Ø 17.1m x 14m height and volume 3,220m³); u) 1 no. cattle manure/slurry silo (internal size Ø 7.5m x 10m height); v) 1 no. pot ale/spent grain material tank/silo (internal size Ø 5.5m x 3m height); w) 1 no. maize silo (internal size Ø 5.5m x 7m height); x) 1 no. chicken litter silo (internal size Ø 5.5m x 10m height); y) 2 no. precast concrete units (below ground) for surface water and effluent tanks (internal size Ø 5.5m x 7m height); z) 1 no. below ground precast elliptical concrete sewage collection tank (3.2m x 6m height and 8,000 gallon capacity); aa) 1 no. gas storage balloon facility (Ø 30.6m x 16m height); bb) 1 no. flare (10m height); cc) Associated and ancillary works including 22 no. staff and visitor parking spaces (16 no. standard, 4 no. EV charging and 2 no. disabled parking spaces with EV charging points); bike storage for 10 no. bikes); HGV parking area adjacent to workshop; 2 no. hydrocarbon interceptors; wastewater treatment equipment; bunding and surface treatments; boundary treatments; lighting; services; drainage; landscaping; and all associated ancillary works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development at Killough Quarry Gaile Townland, Holycross, Co. Tipperary, E41 T622 .

for the reason(s) set out in the attached schedule.

An appeal against this decision may be made to An Coimisún Pleanála within the prescribed period - see footnote.

Signed on behalf of *Geraldine Quinn* Date: **6th February, 2026**
Director of Services

1. Having regard to:

- The nature of the proposed development
- The classification of the proposed development as a Lower Tier Seveso site.
- The limitations in the information contained in the revised Land Use Planning Risk Assessment.

The Planning Authority is not satisfied that an adequate level of information has been provided on which to make an informed assessment on the risks of the development to the environment and its impact on surrounding land use. In the absence of such information the proposed development is therefore considered contrary to the proper planning and sustainable development of the area.

2. Having regard to:

- The nature and extent of the proposal for which permission is sought.
- the requirement to provide sightlines at the site entrance to the public roadway in accordance with the provisions of Section 6.1 and Tables 6.1 and 6.2 of Appendix 6, Volume 3 of the Tipperary County Development Plan 2022.
- the extent of the application site boundary which does not include for the works required to achieve the required sight lines.

The Planning Authority is not satisfied that the works proposed to achieve the required sightlines can be undertaken notwithstanding the details submitted. Having regard to the foregoing it is considered that the proposed development would endanger public safety by reason of traffic hazard or obstruction to road users.

3. On the basis of the information contained in the planning application and the Environmental Impact Assessment Report (EIAR) and noting specifically the content of the EIAR and further information reply with regard to alternative locations which contains limitations, the Planning Authority is not satisfied that the EIAR meets the requirements of Article 94 (1) (d) of the Planning and Development Regulations, 2001 (as amended).

The proposed development is, therefore, considered contrary to the proper planning and sustainable development of the area.

Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision which was (6/02/2026). This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Coimisiún Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee.

For more information on how to make an appeal see www.pleanala.ie