



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

***Application for a Section 5 Declaration
Development / Exempted Development***

1. Applicant's address/contact details:

<i>Applicant</i>	Connor Mc Adams
<i>Address</i>	Dernasling, Ardcroney, Nenagh, Tipperary, E45NV04
<i>Telephone No.</i>	
<i>E-mail</i>	

2. Agent's (if any) address:

<i>Agent</i>	N/A
<i>Address</i>	N/A
<i>Telephone No.</i>	N/A
<i>E-mail</i>	N/A

Please advise where all correspondence in relation to this application is to be sent;

Applicant Agent

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Dernasling, Ardcroney, Nenagh, Tipperary, E45NV04
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4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.

Installation of a small-scale research and development pilot unit within an existing outbuilding measuring approx. 20 m x 7 m.
The proposed works consist solely of placing a 100 L stainless-steel pilot reactor, associated sensors, PLC control panel, and ancillary equipment inside the existing structure , using an internal area of approx. 10–12 m² labeled "Proposed pilot research unit" in the attached floor plan.
No construction works, no new footprint, no new foundations, no external alterations, and no change to the external appearance of the building.
All works are internal, minor, fully reversible, and strictly for non-commercial R&D purposes .
Proposed floor area of works/uses: Approx. 10–12 m² (internal area only; no new build).
Installation of a small-scale research and development pilot unit within an existing outbuilding measuring approx. 20 m x 7 m.

5. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Address:	

Signature of Applicant

Date:

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
 - o OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - o Floor Plans & Elevations at a scale of not less than 1:200
 - o Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - o Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

**Planning Section,
Tipperary County Council,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary**

OR

**Planning Section,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary**

Enquires:

Telephone 0818 06 5000

E-Mail planning@tipperarycoco.ie

FOR OFFICE USE ONLY

DATE STAMP

Fee Recd. € _____

Receipt No _____

Date _____

Received by _____

Land Registry

County Tipperary

Folio 29772F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>A plot of ground being part of the Townland of DERRYNALSING and Barony of LOWER ORMOND containing .2390 Hectares shown as Plan(s) 20 edged RED on the Registry Map (OS MAP Ref(s) 10/13, 15/1).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio TY32448

Land Registry

County Tipperary

Folio 29772F

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Land Registry

County Tipperary

Folio 29772F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965			
1	15-JAN-1999 D2003PS000186C	MARGARET MARY MCADAMS of Derrynasling, Ardcroney, Nenagh, County Tipperary is full owner.	Cancelled	D2022LR080096V 15-JUN-2022
2	15-JUN-2022 D2022LR080096V	CONOR MCADAMS of Derrynasling, Ardcroney, Nenagh, County Tipperary and SEAN MCADAMS of Derrynasling, Ardcroney, Nenagh, County Tipperary and BRENDAN MCADAMS of Derrynasling, Ardcroney, Nenagh, County Tipperary are full owners.		

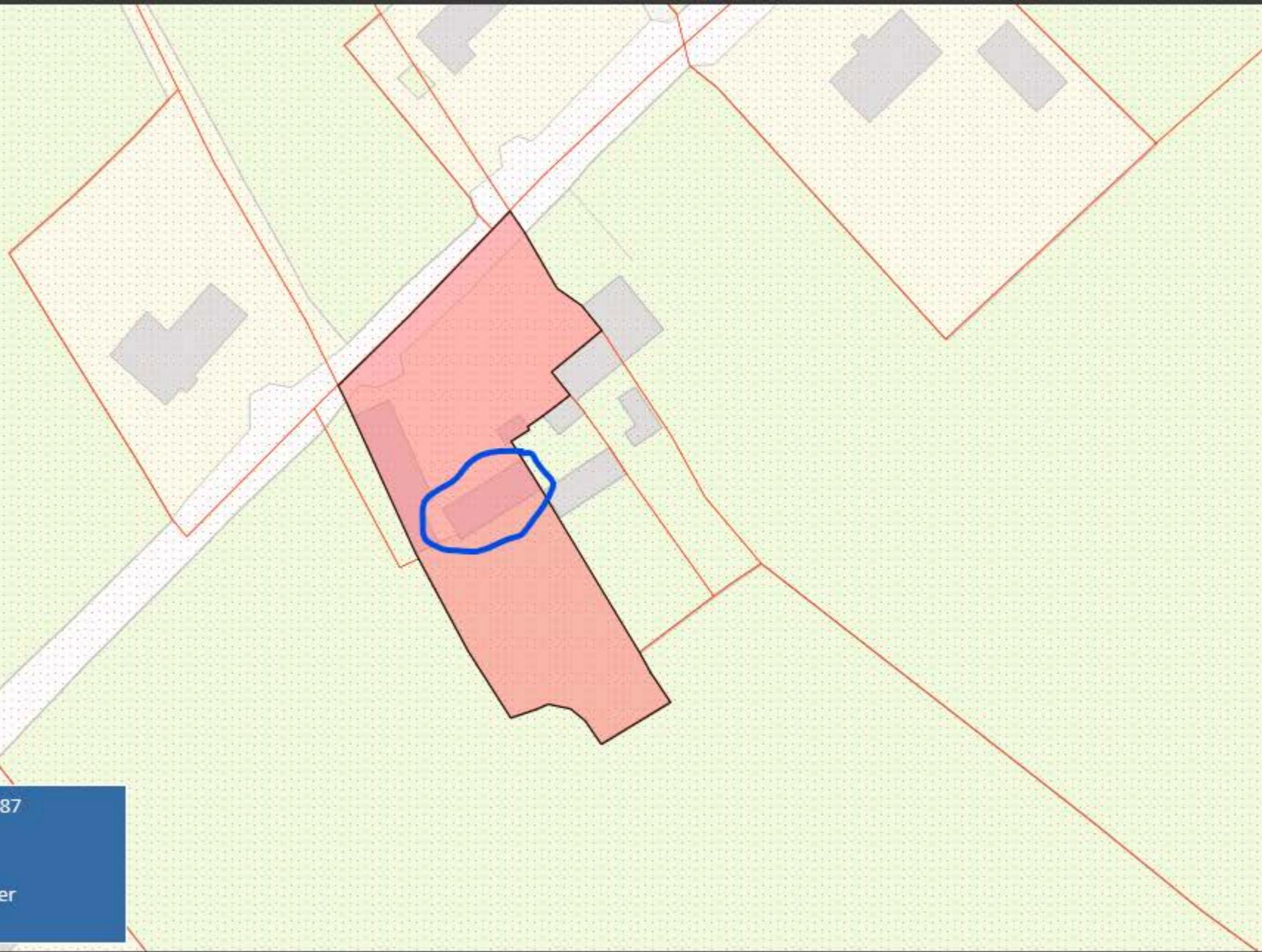
Land Registry

County Tipperary

Folio 29772F

Part 3 - Burdens and Notices of Burdens

No.	Particulars		
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled</p>	D2009LR091847D	18-MAY-2009
2	<p>15 JAN 1999 D2003PS000186G</p> <p>Charge for present and future advances repayable with interest. Allied Irish Banks plc is owner of this charge.</p> <p>Cancelled</p>	D2009LR091847D	18-MAY-2009
3	<p>18-MAY-2009 D2009LR091847D</p> <p>Lien pursuant to Section 73(3) of the Registration of Deeds and Title Act, 2006, in favour of NENAGH CREDIT UNION LIMITED.</p>		



XY 588700, 688687
Scale 1:1000
Townland Derrynasling
Barony Ormond Lower
County Tipperary



> Back

Folio Number TY29772F
Title Level Freehold
Plan Number 20
Property Number 1
Area of selected plans 0.25 hectares.

Number of Plans on this folio: 1

Address Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45 NV04

Add to Basket

Create Alert

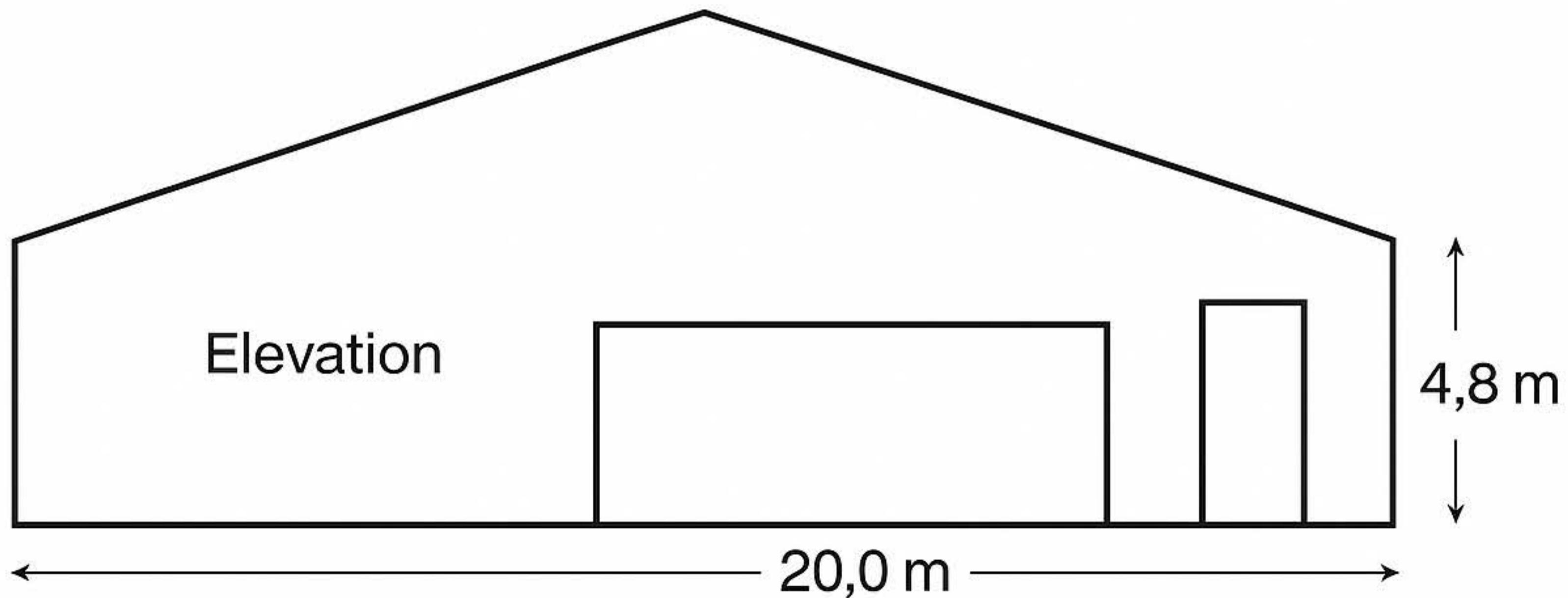
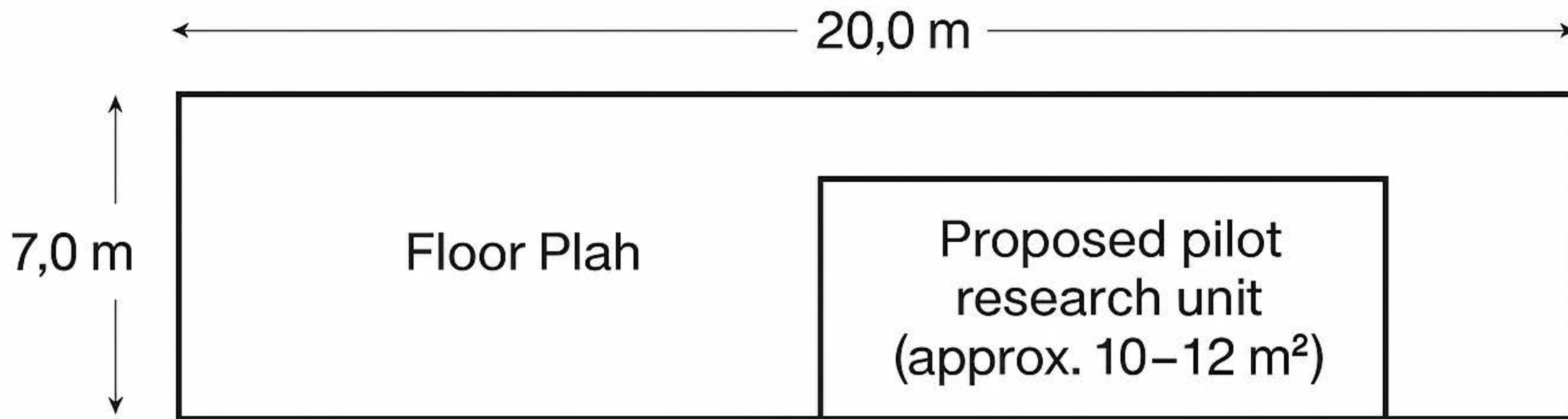
*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of the Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help

Existing outbuilding: approx. 20 m x 7 m (c. 140 m² footprint)







4th December 2025

Our Ref: S5/25/153

Connor McAdams
Dernasling
Ard Croney
Nenagh
Co Tipperary

Re: Application for a Section 5 Declaration – Installation of a small-scale research and development pilot unit within an existing outbuilding measuring approx 20m x 7m at Dernasling, Ard Croney, Nenagh, Co Tipperary, E45NV04.

Dear Mr McAdams,

I acknowledge receipt of your application for a Section 5 Declaration received on 4th December 2025, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely,

T. Dantig
for Director of Services.

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/25/153

Applicant: Connor Mc Adams

Development Address: Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04

Proposed Development: Installation of a small-scale research and development pilot reactor unit within an existing outbuilding

1. GENERAL

On 04/12/2025, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Connor Mc Adams as to whether or not the following works constitute development and if so, whether same was exempted development:

- Installation of a small-scale research and development pilot unit within an existing outbuilding

2. STATUTORY PROVISIONS

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 4(1) of the Planning and Development Act, 2000, as amended states:

- 4.— (1) The following shall be exempted developments for the purposes of this Act—
 - (h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures

Article 9 of the Planning and Development Regulations 2001, as amended sets out restrictions on exemptions and states:

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—
 - (a) if the carrying out of such development would—
 - (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
 - (iii) endanger public safety by reason of traffic hazard or obstruction of road users,
 - (viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.
 - (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.
 - (xi) obstruct any public right of way.

3. ASSESSMENT

a. Site Location

The application site is located at Dernasling, approximately 1.6km north west of Ardcroney village.

b. Relevant Planning History

None identified

c. Assessment

As per the submitted plans and particulars, the proposal would comprise the placing of a 100-litre stainless steel 'pilot reactor' unit (10 – 12sqm) within an existing outbuilding (140sqm).

It is noted from the application form that that there are 'no construction works, no new footprint, no new foundations, no external alterations, and no change to the external appearance of the building' proposed. It is further noted that the proposal is for 'non-commercial R&D purposes'. However, the application documents refer to 'Plastic To Fuel For All'. The nature of this business and any associated use on site is unclear.

In order for a change of use to be considered development, it must be a material change in the use as per the definition of development provided in Section 3(1)(a) of the Planning and Development Act 2000, as amended. It is considered that details relating to the proposal are required in order to determine whether or not the proposal constitutes a material change of use.

In view of the foregoing, it is considered appropriate to seek further information from the applicant.

4. REQUIREMENT FOR APPROPRIATE ASSESSMENT (AA) AND ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Appropriate Assessment (AA)

The proposed development has been screened as to the requirement for AA and it has been determined that the requirement for Stage 2 AA does not arise. See Screening Report attached.

Environmental Impact Assessment (EIA):

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. See screening report attached.

5. RECOMMENDATION

A question has arisen as to whether the following proposed development at Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04 is or is not exempted development:

Installation of a small-scale research and development pilot reactor unit within an existing outbuilding

Section 5(2)(b) of the Planning and Development Act 2000, as amended states that:

'A planning authority may require any person who made a request under subsection (1) to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information'.

Therefore, it is recommended that the following further information is sought from the applicant:

1. The applicant is required to provide detailed information relating to the nature of the proposed 'research and development pilot unit' and describe the purpose of same.
2. It is noted from the application form that the proposal is for 'non-commercial R&D purposes'. However, the application documents refer to 'Plastic to Fuel For All'. The nature of this business and any associated use on site (existing and / or proposed) is unclear. Furthermore, the relationship between 'Plastic to Fuel For All' and the proposed 'research and development pilot unit' is unclear. The applicant is required to provide clarity in relation to these matters.

District Planner:

Olive O'Donnell

Date: 06/01/2026

Senior Executive Planner:

Jonathan Flood

Date: 6/1/2026

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	S5/25/153
(b) Brief description of the project or plan:	As per planners report
(c) Brief description of site characteristics:	As per planners report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lough Derg SPA 004458	https://www.npws.ie/protected-sites/spa/004058	15	N	N
SLIEVE AUGHTY MOUNTAINS SPA 004168	https://www.npws.ie/protected-sites/spa/004168	15	N	N
Lough Derg NE Shore SAC 002241	https://www.npws.ie/protected-sites/sac/002241	15	N	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

STEP 3. Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	

Impacts:

Possible Significance of Impacts:

	(duration/magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests 	None
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> Direct emission to air and water Surface water runoff containing contaminant or sediment Lighting disturbance Noise/vibration Changes to water/groundwater due to drainage or abstraction Presence of people, vehicles and activities Physical presence of structures (e.g. collision risks) Potential for accidents or incidents 	None
In-combination/Other	
(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> Reduction or fragmentation of habitat area Disturbance to QI species Habitat or species fragmentation Reduction or fragmentation in species density Changes in key indicators of conservation status value (water or air quality etc.) Changes to areas of sensitivity or threats to QI Interference with the key relationships that define the structure or ecological function of the site 	None
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Step 4. Screening Determination Statement	
<p>The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.</p>	
<p>Conclusion:</p>	

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:		Olive O'Donnell 06/01/2026

EIA PRE-SCREENING Establishing a development is a 'sub-threshold development'	
File Reference:	S5 25.153
Development Summary:	As per planners report
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____ _____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required



Date: 8th January 2026 Our Ref: S5/25/153 Civic Offices, Nenagh

**Connor McAdams
Dernasling
Ardcroney
Nenagh
Co Tipperary
E45 NV04**

Re: Application for a Section 5 Declaration – Installation of a small-scale research and development pilot reactor unit within an existing outbuilding at Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04

Dear Connor,

I refer to an application received from you on 4th December, 2025 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

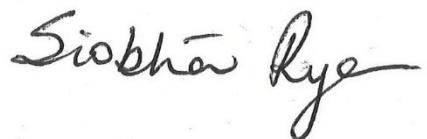
Further information is requested as follows;

It is recommended to request the following further information pursuant to Section 5 (2) (b) of the Planning and Development Act 2000, as amended

1. The applicant is required to provide detailed information relating to the nature of the proposed 'research and development pilot unit' and describe the purpose of same.
2. It is noted from the application form that the proposal is for 'non-commercial R&D purposes'. However, the application documents refer to 'Plastic to Fuel For All'. The nature of this business and any associated use on site (existing and / or proposed) is unclear. Furthermore, the relationship between 'Plastic to Fuel For All' and the proposed 'research and development pilot unit' is unclear. The applicant is required to provide clarity in relation to these matters.

Further consideration of your request for a declaration cannot be considered until the above information is received.

Yours sincerely

A handwritten signature in black ink, appearing to read "Siobhan Rye".

for **Director of Services**

55/25/153



Outlook

Re: [External] Section 5

From Plastic to fuel for all <[REDACTED]>

Date Fri 16 Jan 2026 12:49 PM

To Planning Group <planning@tipperarycoco.ie>

TIPPERARY CO. COUNCIL

RECEIVED

16 JAN 2026

PLANNING SECTION

FILE NO. 55/25/153

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That's great, thank you very much.

Kindest Regards

Connor Mc Adams

On Fri 16 Jan 2026, 12:46 Planning Group, <planning@tipperarycoco.ie> wrote:

Dear Connor,

I wish to acknowledge receipt of your email and advise that I have forwarded same to the relevant section.

**Kind Regards,
Shelley O'Dwyer
Acting Assistant Staff Officer
Planning Section
Tipperary County Council, Civic Offices, Clonmel, Co. Tipperary**

**T: 0818-065000
E: planning@tipperarycoco.ie
W: www.tipperarycoco.ie**

From: Plastic to fuel for all <[REDACTED]>
Sent: Friday 16 January 2026 12:41 pm
To: Planning Group <planning@tipperarycoco.ie>
Subject: Re: [External] Section 5

You don't often get email from [REDACTED] [learn why this is important](#)

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Perfect thanks

I refer to your correspondence dated 8 January 2026 requesting further information pursuant to Section 5(2)(b) of the Planning and Development Act 2000 (as amended). Please find the requested clarification provided below.

1. Nature and purpose of the proposed research and development pilot unit

The proposed development comprises a small-scale, experimental research and development (R&D) pilot unit, to be installed entirely within an existing outbuilding at the above address.

The purpose of the pilot unit is to test and evaluate an experimental material-depolymerisation process at proof-of-concept scale. In simple terms, the pilot is designed to examine whether certain plastic materials can be broken down into their original component molecules ("monomers"), which are the basic chemical building blocks from which plastics are originally made.

The process being tested uses biological enzymes (naturally occurring protein catalysts) to assist this breakdown. These enzymes are used to study whether plastics can be separated into simpler component materials under controlled conditions. The pilot is intended solely to generate technical research data and to assess feasibility at laboratory / pilot scale.

The pilot unit is not a production facility, not continuous in operation, and not designed for commercial or industrial throughput. It is operated intermittently for research testing only.

The physical scale of the pilot equipment is limited and consists of:

- One experimental vessel with an approximate footprint of 2 metres x 2 metres
- One associated vertical test column / tower with an approximate height of 2 metres and a diameter of approximately 0.5 metres

The pilot:

- Produces no products for sale or commercial use
- Generates no commercial output
- Does not operate as a waste treatment, recycling, or industrial processing facility

All activity takes place indoors and is comparable in nature to small-scale laboratory or workshop-based research activity.

2. Clarification regarding non-commercial R&D status and "Plastic to Fuel For All"

The proposal is for non-commercial research and development purposes only.

"Plastic to Fuel For All" is the name of a research initiative / project under which the experimental pilot work is being undertaken. It does not represent a commercial operation at this site.

There is:

- No commercial processing on site
- No sale, supply, or distribution of materials or outputs
- No public or customer access

- No trading or industrial activity

The pilot unit exists solely to test the technical feasibility of the research process described above. Any future commercial development, should it arise, would require:

- A separate site
- A separate planning application
- Separate regulatory and statutory approvals

No such commercial activity is proposed at the subject location.

3. Relationship between the pilot unit and the site

The pilot unit is located within an existing outbuilding and does not involve:

- Any extension or alteration of the structure
- Any external works
- Any change to site access or traffic levels
- Any intensification of the existing use of the site

The proposal does not give rise to a material change of use and does not generate impacts beyond those normally associated with small-scale indoor research activity.

In light of the above, the proposed installation constitutes a small-scale, non-commercial research and development pilot unit, intended solely for experimental testing and data collection. It is therefore submitted that the proposed works do not constitute development, or alternatively constitute exempt development, within the meaning of the Planning and Development Act 2000 (as amended).

I trust the above answers all questions raised. Should any further information be required, I will be happy to provide more details.

Kindest Regards

Connor McAdams

I have included pictures also of the system

On Fri 16 Jan 2026, 12:12 Planning Group, <planning@tipperarycoco.ie> wrote:

Hello Connor,

I wish to acknowledge receipt of your email, yes you can send the documents with reference to the further information request to this email.

Kind Regards,
Shelley O'Dwyer
Acting Assistant Staff Officer
Planning Section
Tipperary County Council, Civic Offices, Clonmel, Co. Tipperary

T: 0818-065000
E: planning@tipperarycoco.ie
W: www.tipperarycoco.ie

From: Plastic to fuel for all [REDACTED]
Sent: Friday 16 January 2026 11:36 am
To: Planning Group <planning@tipperarycoco.ie>
Subject: Re: [External] Section 5

Some people who received this message don't often get email from plastictofuelforall@gmail.com. [Learn why this is important](#)

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi I got this letter and it doesn't say where to send the info requested to. Can I send it to you at this email?

Kind Regards

Connor Mc Adams

On Thu 4 Dec 2025, 14:26 Plastic to fuel for all, [REDACTED] wrote:
That's great, thank you very much.

Regards Connor

On Thu 4 Dec 2025, 14:22 Planning Group, <planning@tipperarycoco.ie> wrote:
Dear Connor,

I wish to acknowledge receipt of your email and advise that I have forwarded same to the relevant section.

Kind Regards,
Shelley O'Dwyer
Acting Assistant Staff Officer
Planning Section
Tipperary County Council, Civic Offices, Clonmel, Co. Tipperary

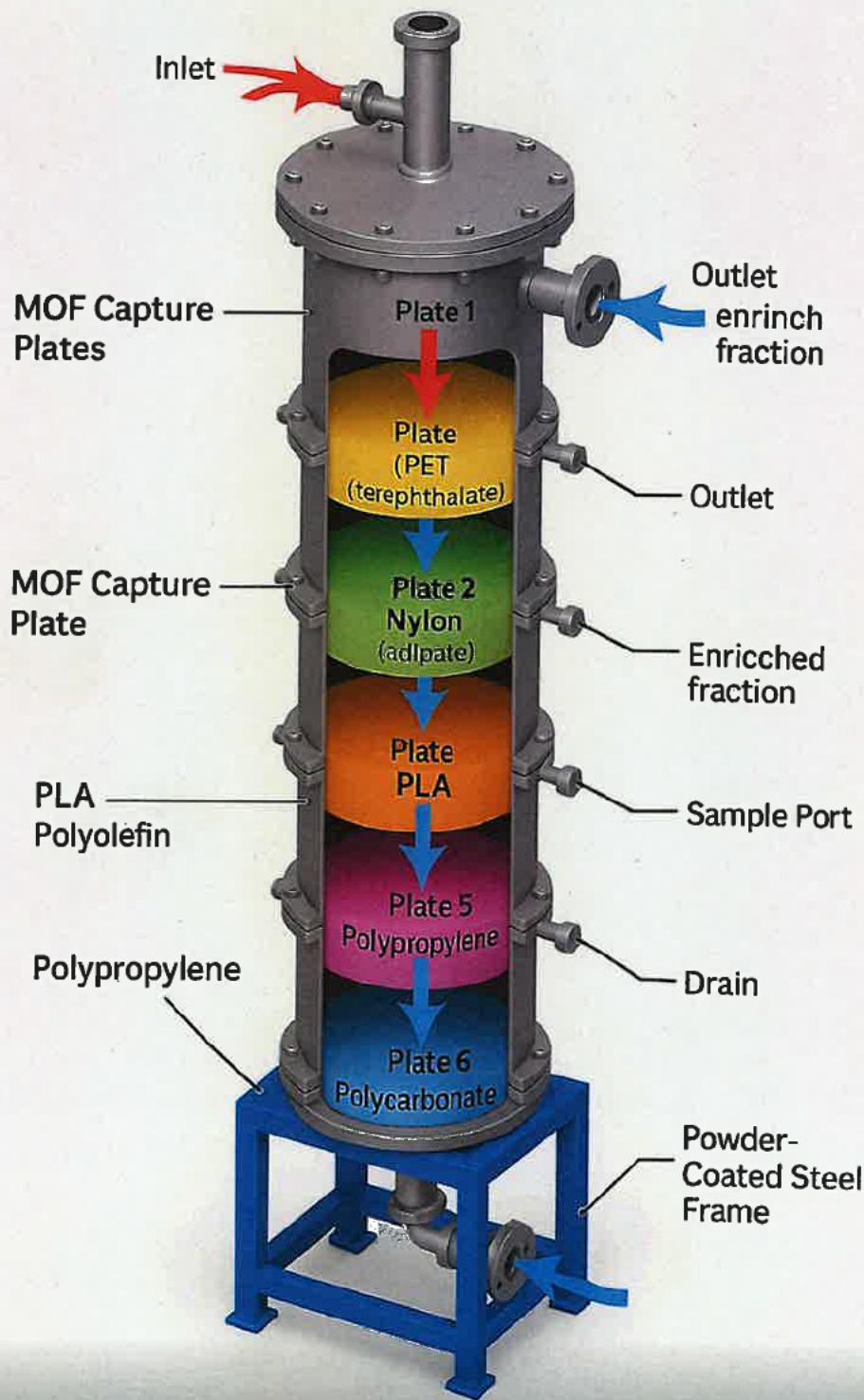
T: 0818-065000
E: planning@tipperarycoco.ie
W: www.tipperarycoco.ie

From: Plastic to fuel for all <[REDACTED]>
Sent: Thursday 4 December 2025 11:43 am
To: Planning Group <planning@tipperarycoco.ie>
Subject: Re: [External] Section 5



...

MOF Separation Tower



TIPPERARY CO. COUNCIL

PLANNING

16 JAN 2026

PLANNING SECTION
FILE NO. 52/25/153.....





Date: 19th January 2026

Our Ref: S5/25/153 Civic Offices, Nenagh

**Connor McAdams
Dernasling
Ardcroney
Nenagh
Co Tipperary
E45 NV04**

Re: Application for a Section 5 Declaration – Installation of a small-scale research and development pilot reactor unit within an existing outbuilding at Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04

Dear Connor

I acknowledge receipt of Further Information received on 16th January 2026 in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely

Síobhán Ryan
for Director of Services

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/25/153

Applicant: Connor Mc Adams

Development Address: Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04

Proposed Development: Installation of a small-scale research and development pilot reactor unit within an existing outbuilding

1. GENERAL

On 04/12/2025, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Connor Mc Adams as to whether or not the following works constitute development and if so, whether same was exempted development:

- Installation of a small-scale research and development pilot unit within an existing outbuilding

2. STATUTORY PROVISIONS

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 4(1) of the Planning and Development Act, 2000, as amended states:

4.— (1) The following shall be exempted developments for the purposes of this Act—
(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures

Article 9 of the Planning and Development Regulations 2001, as amended sets out restrictions on exemptions and states:

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

- (a) if the carrying out of such development would—
 - (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
 - (iii) endanger public safety by reason of traffic hazard or obstruction of road users,
- (viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.
- (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.
- (xi) obstruct any public right of way.

3. ASSESSMENT

a. Site Location

The application site is located at Dernasling, approximately 1.6km north west of Ardcroney village.

b. Relevant Planning History

None identified

c. Assessment

As per the submitted plans and particulars, the proposal would comprise the placing of a 100-litre stainless steel 'pilot reactor' unit (10 – 12sqm) within an existing outbuilding (140sqm).

It is noted from the application form that that there are 'no construction works, no new footprint, no new foundations, no external alterations, and no change to the external appearance of the building' proposed. It is further noted that the proposal is for 'non-commercial R&D purposes'. However, the application documents refer to 'Plastic To Fuel For All'. The nature of this business and any associated use on site is unclear.

In order for a change of use to be considered development, it must be a material change in the use as per the definition of development provided in Section 3(1)(a) of the Planning and Development Act 2000, as amended. It is considered that details relating to the proposal are required in order to determine whether or not the proposal constitutes a material change of use.

In view of the foregoing, it is considered appropriate to seek further information from the applicant.

4. REQUIREMENT FOR APPROPRIATE ASSESSMENT (AA) AND ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Appropriate Assessment (AA)

The proposed development has been screened as to the requirement for AA and it has been determined that the requirement for Stage 2 AA does not arise. See Screening Report attached.

Environmental Impact Assessment (EIA):

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. See screening report attached.

5. RECOMMENDATION

A question has arisen as to whether the following proposed development at Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04 is or is not exempted development:

Installation of a small-scale research and development pilot reactor unit within an existing outbuilding

Section 5(2)(b) of the Planning and Development Act 2000, as amended states that:

'A planning authority may require any person who made a request under subsection (1) to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information'.

Therefore, it is recommended that the following further information is sought from the applicant:

1. The applicant is required to provide detailed information relating to the nature of the proposed 'research and development pilot unit' and describe the purpose of same.
2. It is noted from the application form that the proposal is for 'non-commercial R&D purposes'. However, the application documents refer to 'Plastic to Fuel For All'. The nature of this business and any associated use on site (existing and / or proposed) is unclear. Furthermore, the relationship between 'Plastic to Fuel For All' and the proposed 'research and development pilot unit' is unclear. The applicant is required to provide clarity in relation to these matters.

District Planner:

Olive O'Donnell

Date: 06/01/2026

Senior Executive Planner:

Jonathan Flood

Date: 6/1/2026

6. FURTHER INFORMATION

Two points of further information were requested from the applicant in a letter dated 08/01/2026. The FI request is outlined below in italics with assessment under same in bold.

1. The applicant is required to provide detailed information relating to the nature of the proposed 'research and development pilot unit' and describe the purpose of same.
2. It is noted from the application form that the proposal is for 'non-commercial R&D purposes'. However, the application documents refer to 'Plastic to Fuel For All'. The nature of this business and any associated use on site (existing and / or proposed) is unclear. Furthermore, the relationship between 'Plastic to Fuel For All' and the proposed 'research and development pilot unit' is unclear. The applicant is required to provide clarity in relation to these matters.

The applicant has advised that proposed pilot unit for experimental research and development and is not for commercial use. 'Plastic to Fuel For All' is the name of this research initiative. This pilot unit exists to test the technical feasibility of the research process.

Having regard to the information that has been submitted, it is considered that the proposal does not represent a domestic use and therefore represents a change of use.

7. RECOMMENDATION

WHERAS a question has arisen as to whether the following proposal to be undertaken at Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04 is development and is or is not exempted development:

- Installation of a small-scale research and development pilot reactor unit within an existing outbuilding

AND WHERAS Tipperary County Council, in considering this referral, had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended.
- (c) The plans and documentation submitted, including further information.

AND WHEREAS Tipperary County Council has concluded that –

The proposed development, as presented on the drawings and details provided with the Declaration application on 04/12/2025, as amended by Further Information received on 16/01/2026, constitutes "development" within the meaning of the Planning and Development Act 2000 as amended and is "NOT exempted development".

Reason: The proposal would constitute a material change of use. There are no exemptions under the Planning and Development Act 2000, as amended or Planning and Development Regulations 2001, as amended that allow for this material change of use.

District Planner:

Olive O'Donnell

Date: 29/01/2026

Senior Executive Planner:

Jonathan Flood

Date: 30/1/2026

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	S5/25/153
(b) Brief description of the project or plan:	As per planners report
(c) Brief description of site characteristics:	As per planners report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lough Derg SPA 004458	https://www.npws.ie/protected-sites/spa/004058	15	N	N
SLIEVE AUGHTY MOUNTAINS SPA 004168	https://www.npws.ie/protected-sites/spa/004168	15	N	N
Lough Derg NE Shore SAC 002241	https://www.npws.ie/protected-sites/sac/002241	15	N	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:

Possible

	Significance of Impacts: (duration/magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests 	None
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> Direct emission to air and water Surface water runoff containing contaminant or sediment Lighting disturbance Noise/vibration Changes to water/groundwater due to drainage or abstraction Presence of people, vehicles and activities Physical presence of structures (e.g. collision risks) Potential for accidents or incidents 	None
In-combination/Other	
<p>(b) Describe any likely changes to the European site:</p>	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> Reduction or fragmentation of habitat area Disturbance to QI species Habitat or species fragmentation Reduction or fragmentation in species density Changes in key indicators of conservation status value (water or air quality etc.) Changes to areas of sensitivity or threats to QI Interference with the key relationships that define the structure or ecological function of the site 	None
<p>(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</p>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>Step 4. Screening Determination Statement</p>	
<p>The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.</p>	

Conclusion:		
	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	✓	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Olive O'Donnell 06/01/2026	

EIA PRE-SCREENING Establishing a development is a 'sub-threshold development'	
File Reference:	S5 25.153
Development Summary:	As per planners report
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____ _____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required



Date: 30th January 2026

Our Ref: S5/25/153

Civic Offices, Nenagh

**Connor McAdams
Dernasling
Ardcroney
Nenagh
Co Tipperary
E45 NV04**

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear Connor,

I refer to your application for a Section 5 Declaration received on 4th December, 2025, and Further Information received on 16th January 2026 in relation to the following proposed works:

Installation of a small-scale research and development pilot reactor unit within an existing outbuilding at Dernasling, Ardcrone, Nenagh, Co. Tipperary, E45NV04

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

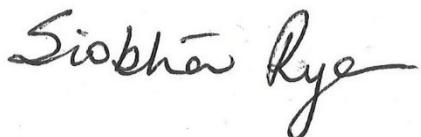
- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended.
- (c) The plans and documentation submitted, including further information.

Tipperary County Council has concluded that the proposed development, as presented on the drawings and details provided with the Declaration application on 04/12/2025, as amended by Further Information received on 16/01/2026, constitutes "development" within the meaning of the Planning and Development Act 2000 as amended and is "**NOT exempted development**".

Reason: The proposal would constitute a material change of use. There are no exemptions under the Planning and Development Act 2000, as amended or Planning and Development Regulations 2001, as amended that allow for this material change of use.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely

A handwritten signature in black ink, appearing to read "Siobhan Rye".

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/153** Delegated Employee's Order No: _____

SUBJECT: Section 5 Declaration

I, Brian Beck, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 3rd October, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Connor McAdams, Dernasling, Ardcroney, Nenagh, Co Tipperary, E45 NV04, re: Installation of a small-scale research and development pilot reactor unit within an existing outbuilding at Dernasling, Ardcroney, Nenagh, Co. Tipperary, E45NV04 is development and is exempted development.

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended.
- (c) The plans and documentation submitted, including further information.

Tipperary County Council has concluded that the proposed development, as presented on the drawings and details provided with the Declaration application on 04/12/2025, as amended by Further Information received on 16/01/2026, constitutes "development" within the meaning of the Planning and Development Act 2000 as amended and is "**NOT exempted development**".

Reason: The proposal would constitute a material change of use. There are no exemptions under the Planning and Development Act 2000, as amended or Planning and Development Regulations 2001, as amended that allow for this material change of use.

Signed:


Brian Beck
Director of Services

Date: 30/01/2026