



Board Direction

Ref: QD07.QD0016

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th October 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

In making its decision the Board had regard, inter alia, to the following:

(a) the provisions of the Planning and Development Act, 2000, as amended, and in particular Section 37L,

(b) the 'Quarry and Ancillary Activities, Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2004,

(c) the provisions of the Galway County Development Plan 2015-2021,

(d) the environmental impact statement submitted with the application for further development,

(e) the Natura impact statement submitted with the application;

(f) the report and the opinion of the planning authority under section 37L(12)(a),

(g) the submissions made in accordance with regulations made under Article 270(1) of the Planning and Development (Amendment) (No. 2) Regulations 2015,

(h) the report of the Board's Inspector, including in relation to potential significant effects on the environment,

- (i) the planning history of the site,
- (j) the pattern of development in the area,
- (k) the nature and scale of the development the subject of this application for further development, and
- (l) the details contained within application for substitute consent Ref. SU07.SU0072 at the subject site.

Having regard to the nature, scale and extent of the subject proposed development, the Natura impact statement submitted with the application and the mitigation measures contained therein, the submissions on file and the Inspector's assessment, the Board completed an appropriate assessment of the impacts of the development on nearby Natura 2000 sites, specifically the Lough Corrib SAC (site code 000297). The Board concluded that, on the basis of the information available, the subject development, either individually or in combination with other plans or projects would not adversely affect the integrity of any European site, having regard to the conservation objectives of those sites.

The Board had regard to the remedial environmental impact statement and completed an environmental impact assessment in relation to the proposed development in question and considered that the assessment and conclusions of the Inspector's report were satisfactory in identifying the environmental effects of the development undertaken. The Board adopted the Inspector's report and agreed with the Inspector's conclusions in relation to the acceptability of mitigation measures and residual effects and that the subject development would not be likely to have a significant effect on the environment.

Having regard to the acceptability of the ecological and environmental impacts as set out in the foregoing it is considered that, subject to compliance with the conditions set out below, the subject development would not be contrary to the PP and SD of the area.

CONDITIONS

1. Plans/partic.
2. This grant of permission shall be for a period of 10 years from the date of this order.

Reason: To enable the effects of the development to be reassessed in the light of the operation of the permission to further develop the quarry and the circumstances then obtaining.

3. Mitigation and monitoring measures outlined in the environmental impact statement and Natura Impact Statement submitted with this application, shall be carried out in full, except where otherwise required by condition attached to this permission. In particular, water quality sampling, as outlined in section 8.10 of the environmental impact statement, shall commence within one month of the date of grant of planning permission. All results shall be submitted to the planning authority on a quarterly basis.

Reason: In the interest of protecting the environment and in the interest of public health.

4. There shall be no discharge of quarry water from the site to any roadside drain or adjacent watercourse in the absence of a Discharge Licence.

Reason: In order to protect ground and surface waters.

5. No excavation, blasting or other works shall take place within 2m of the winter water table level. The latter shall be established during the first winter season following the grant of permission and shall be to the written satisfaction of the planning authority.

Reason: In the interest of the protection of groundwater resources.

6. The developer shall submit annually, for the lifetime of the permission to further develop the quarry, an aerial photograph which adequately enables the planning authority to assess the progress of the phases of extraction.

Reason: In order to facilitate monitoring and control of the development by the planning authority.

7. Prior to the commencement of development details of the surface water management system for the site shall be submitted to, and agreed in writing with, the planning authority.

This shall include the following:

- a. Details of the capacity of the lagoon on site;
- b. Calculations on the predicted surface water flow into the lagoon;
- c. Predicted retention time of the existing settlement lagoon;
- d. Time frame for implementation of any changes which may be required;
- e. Management measures to cater for extreme rainfall events;
and
- f. Location of all discharge points.

Reason: To ensure protection of ground and surface water quality and to provide for the satisfactory disposal of surface water.

8. This grant of planning permission does not authorise the importation of materials for the restoration of the site.

Reason: In the interest of clarity.

9. The development shall be operated and managed in accordance with an Environmental Management System (EMS), which shall be submitted by the developer to, and agreed in writing with, the planning authority prior to the commencement of development. This shall include the following:
 - a. Proposals for the suppression of on-site noise.
 - b. Proposals for the on-going monitoring of sound emissions at dwellings in the vicinity.
 - c. Proposals for the suppression of dust on site
 - d. Details of safety measures for the land above the quarry, to include warning signs and stock proof fencing.
 - e. Management of all landscaping
 - f. Monitoring of ground and surface water quality, levels and discharges.
 - g. Details of site manager, contact numbers (including out of hours) and public information signs at the entrance to the facility.

Reason: In order to safeguard local amenities.

10. The depth of the excavation shall be no lower than 270 metres Ordnance Datum and, in any case, all excavation shall be above the water table.

Reason: To protect groundwater in the area

11. Within three months of the date of grant of planning permission all over ground tanks containing liquids (other than water) shall be contained in a waterproof bunded area, which shall be of sufficient volume to hold 110 per cent of the volume of the tanks within the bund. All water contaminated with hydrocarbons, including stormwater, shall be discharged via a grit trap and three-way oil interceptor with sump to a watercourse. The sump shall be provided with an inspection chamber and shall be installed and operated in accordance with the written requirements of the planning authority.

Reason: In order to protect groundwater resources.

12. Scrap metal and other waste material shall be removed at least annually from the site in accordance with the written requirements of the planning authority. Such materials shall be deemed to include scrapped trucks, other scrapped vehicles, empty oil barrels, broken or otherwise unusable truck bodies, worn out conveyor belts/chains, worn out batteries, unusable tyres and worn out conveyor/roller shafts.

Reason: To protect the amenities of the area.

13. The quarry, and all activities occurring therein, shall only operate between 0700 hours and 1800 hours, Monday to Friday and between 0700 hours and 1400 hours on Saturdays. No activity shall take place outside these hours or on Sundays or public holidays. No rock-breaking activity shall be undertaken within any part of the site before 0800 hours on any day.

Reason: In order to protect the amenities of property in the vicinity.

14. During the operational phase of the proposed development, the noise level from within the boundaries of the site measured at noise sensitive locations in the vicinity, shall not exceed an LArT value of 55 dB(A) during 0700 and 1900 hours. The T value shall be one hour.

Reason: In order to protect the amenities of property in the vicinity.

15. The wheel wash facility at the washing plant shall be used by all laden trucks departing the washing plant area. Any aggregate, silt or muck carried out onto the public road shall be promptly removed by the developer.

Reason: In the interest of traffic safety.

16. (a) Dust levels at the site boundary shall not exceed 350 milligrams per square metre per day averaged over a continuous period of 30 days (Bergerhoff Gauge). Details of a monitoring programme for dust shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Details to be submitted shall include monitoring locations, commencement date and the frequency of monitoring results, and details of all dust suppression measures.

(b) A monthly survey and monitoring programme of dust and particulate emissions shall be undertaken to provide for compliance with these limits. Details of this programme, including the location of dust monitoring stations, and details of dust suppression measures to be carried out within the entire quarry complex, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any quarrying works on the site. This programme shall include an annual review of all dust monitoring data, to be undertaken by a suitably qualified person acceptable to the planning authority. The results of the reviews shall be submitted to the planning authority within two weeks of completion. The developer shall carry out any amendments to the programme required by the planning authority following this annual review.

Reason: To control dust emissions arising from the development and in the interest of the amenity of the area.

17. The developer shall facilitate the archaeological appraisal of the extension area. In this regard, the developer shall:

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works, and

(c) provide arrangements, acceptable to the PA, for the recording

and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

18. Prior to the commencement of development, a restoration plan which shall be based on the principles set out in Section 12 of the environmental impact assessment accompanying the application, shall be submitted to, and agreed in writing with, the planning authority. The plan shall include, inter alia, existing and proposed finished ground levels, landscaping proposals and a timescale for implementation. Restoration of the site shall be carried out in accordance with this plan.

Reason: To ensure the satisfactory restoration of the site, in the interest of visual amenity.

19. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Planning and Development Act 2000, as amended. The contribution shall relate to the greenfield area of the site which has not to date been excavated and shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

20. Prior to the commencement of development the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning

authority, to secure the satisfactory reinstatement of the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to the Board for determination.

Reason: To ensure the satisfactory restoration of the site in the interest of visual amenity.

Board Member: _____ Date: 27th October 2016
G.J. Dennison