



**An  
Bord  
Pleanála**

## **Record of 1<sup>st</sup> Meeting**

**ABP-310678-21**

<b>Development</b>	Increase in permitted rate of soil and stone intake at Huntstown South Quarry in Finglas, Dublin 11		
<b>Location</b>	Virtually by Microsoft Teams		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> Meeting</b>	1 <sup>st</sup>		
<b>Date</b>	12/10/2021	<b>Time</b>	11:00a.m. – 12:10p.m.

<b>Attendees</b>		
<b>Representing An Bord Pleanála</b>		
Brendan Wyse, Assistant Director of Planning (Chair)		
Breda Gannon, Senior Planning Inspector		
Jennifer Sherry, Executive Officer	j.sherry@pleanala.ie	01-8737266
<b>Representing the Prospective Applicant</b>		
John Glynn, Strategic Operations Manager, Roadstone		
Leonard Grogan, C&D/Waste Recovery Manager, Roadstone		
Derek Luby, SLR Consulting Ireland		

## **Introduction**

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive from the Board.

The Board mentioned the following general procedures in relation to the pre-application consultation process:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

## **Presentation by the prospective applicant**

**Background** - The prospective applicant provided a general introduction to Roadstone as a leading producer and supplier of construction and road building materials in Ireland. Since 2015, it has been restoring a number of worked-out pits and quarries close to urban centres. Huntstown Quarry complex is subject to an

existing 20-year extraction planning permission dating from August 2014 under Fingal County Council Planning Register Reference number FW12A/0022 and An Bord Pleanála Reference number ABP-06F-241693. This permission provides for post-extraction restoration of the four quarries within the complex by backfilling to original ground level using imported sand and soil, with a maximum intake rate of 750,000 tonnes per annum.

In October 2016, Roadstone was granted planning permission by Fingal Co. Council (under planning Ref No 16FW/0120) to increase the rate of soil and stone intake at the North and West Quarry from 750,000 tonnes per annum to 1,500,000 tonnes per annum. The restoration works at the West Quarry were substantially completed in September 2000 and restoration at the North Quarry is progressing rapidly to the maximum permitted rate of 1,500,000 tonnes per annum

In view of the current rate of soil waste and intake at the other quarries at Huntstown and the imminent cessation of both the backfilling activities at the North Quarry and rock extraction at the South Quarry, Roadstone seek to secure planning permission for the existing permitted rate of soil waste intake at the South Quarry to be increased from 750,000 to 1,500,000 tonnes per annum. It will also seek a review of the current waste licence to extend the licensed waste area to incorporate the South Quarry.

- **Proposed Development** - Comprises an increase in soil waste intake and recovery rate at Huntstown South Quarry from a maximum of 750,000 tonnes per annum to 1,500,000 tonnes per annum. The site is located within Huntstown Quarry which is 2.5 km north of Finglas village and 1 km west of the interchange between the N2 Dual Carriageway and the M50 motorway. A site location map, surrounding land use drawing and an aerial view of the entire Huntstown Quarry, North and West Quarry and South Quarry are included in the presentation provided by the prospective applicant. The proposed development would facilitate more rapid backfilling of the South Quarry which in turn would result in reduced duration of impacts and earlier return of lands to agriculture.

- **Strategic Infrastructure Development** – The prospective applicant stated that, if the proposed development was to come under Section 37A of the Planning and Development Act 2000 (as amended), it may fall within the scope of ‘Environmental Infrastructure’ for a development comprising “An installation for the disposal, treatment or recovery of waste with a capacity for an annual intake greater than 100,000 tonnes”. In the presentation provided the prospective applicant submits that the proposed development does not comprise strategic infrastructure development under Section 37A.
- In summary, the existing planning permission granted by Fingal County Council and An Bord Pleanála (FW12A/0022 and ABP-06F-241693) provides for restoration and recovery activities at the South Quarry. Furthermore, Fingal County Council Planning Register Reference number FW16A/0120 granted in 2016 to increase the rate of soil intake at North Quarry and West Quarry to a maximum of 1,500,000 tonnes per annum was not deemed by the planning authority at the time to fall within the scope of the Seventh Schedule.
- The proposed development would facilitate continuation of backfilling operations at the same rate, by the same operator, within the same landholding using the same external access point and sharing much of the same existing site infrastructure.

## **Discussion**

The following matters were discussed as part of the meeting:

- The prospective applicant confirmed that the overall volume of material will be the same at the end of the backfill process. The net effect of the proposed increase in rate of intake of material would be that the process would be completed sooner.
- The Board’s representatives referred to the drawing of South Quarry on slide 11 of the presentation provided and queried the status of the area of the South Quarry not shaded in green. The prospective applicant advised it may be reserved for future

projects with notified Article 27 materials. The current planning permission for Huntstown Quarry expressly allows for this.

- By reference to the 2016 permission granted by Fingal County Council (Register Reference number FW16A/0120) the Board enquired if there was any specific reason why Fingal County Council requested the prospective applicant to seek an SID determination in this instance. The prospective applicant said that Fingal County Council directed it to seek an SID determination from the Board in light of other recent decisions.
- In response to the Board's representatives query regarding the source of the volume of material for the backfill process the prospective applicant advised that the majority of the material has come from a number of large building sites within a 5-10km radius of Huntstown Quarry. In terms of future generation, the Board's representatives enquired if large strategic infrastructure projects would be contributing to the rate of soil waste intake. The prospective applicant explained that large strategic infrastructure projects would look to Article 27 to dispose of any by-product material which would be addressed in the projects own impact assessment, and which can be accommodated at Huntstown.
- The prospective applicant enquired if the Board's representatives would have a preliminary view if the proposed development is or is not strategic infrastructure. The Board's representatives noted it was considering similar proposals and that it will be necessary to consult with the Board to seek a preliminary view.

## **Conclusion**

The record of the meeting will issue to the prospective applicant and it will be a matter for the prospective applicant to submit any comments on this if it wishes to do so.

Following this, the Board's representative will consult with the Board to form a preliminary view if the proposed development is or is not strategic infrastructure. After a preliminary view has been sent to the prospective applicant it will be open to it to either

seek a second meeting with the Board, or request closure to the pre-application process in writing. If closure to the pre-application is requested, the reporting inspector will complete the report and recommendation which will be forwarded to the Board for determination.



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Brendan Wyse  
Assistant Director of Planning  
21 October 2021