



An
Coimisiún
Pleanála

Inspector's Report ABP-322407-25

Development	Dispose of materials and raise ground level with all associated site works
Location	Lettergullion , Drumlish , Co. Longford
Planning Authority	Longford County Council
Planning Authority Reg. Ref.	2460077
Applicant(s)	Blessington Stone & Concrete Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Eamon Brady.
Observer(s)	None
Date of Site Inspection	30/06/2025
Inspector	Darragh Ryan

1.0 Site Location and Description

- 1.1. The site is located off L10223 in the townland of Lettergullion, Co Longford. The site is located 4km northeast of Drumlisjh, on a minor road off the R198 approximately 13.5km northeast of Longford Town.
- 1.2. The site area has a number of agricultural buildings to the front of the site (southeast) with associated amenity grassland. This area is categorised by extensive Conifer Plantations with treelines of deciduous trees containing oak trees. There is an existing working quarry and mine to the south of the site which is operated by the applicant.
- 1.3. The nearest residential dwellings are to the north of the site approximately 120m from the proposed site. The stated site area is 1.98ha.

2.0 Proposed Development

- 2.1. The proposed development includes for the following:
 - Creation of access road and vehicular turntable.
 - Removal of existing conifer trees
 - Disposal of inert materials, soils and subsoils to raise existing ground levels
 - All ancillary site works

3.0 Planning Authority Decision

- 3.1. **The planning authority issued a Decision to grant permission on 31st of March 2025 subject to seven conditions. The conditions of note include:**
 - C2 All recommendations as outlined in the recommended in Ecological Survey submitted by way of Further Information on 13th March 2025 shall be implemented in full in the proposed development. No native woodlands shall

be removed from any part of the site. On completion of the development the site shall be planted with native trees only.

- C4 The requirements of the Environmental Protection Agency and any other relevant agency, in relation to licensing for the proposed development shall be ascertained and be fully complied with over the duration of this permission.
- C7 Prior to the commencement of development, or as may otherwise be agreed with the Planning Authority the developer shall pay the sum of €2,430 to Longford County Council, in accordance with the Council's Development Contribution Scheme adopted, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority

3.2. Planning Authority Reports

3.2.1. There are two Planning Authority Reports on file. The 1st planning authority report sought further information for the following:

1. The application concerns the removal of extensive mature woodland. You are now required to submit an ecological impact assessment EclA carried out by a suitably qualified professional to determine the nature and extent of wildlife and habitats present on the site to determine the impact of the proposed development on protected species and their habitats.
2. The amount of soil and subsoil to be deposited is a stated 20,000 tonnes but it is not clear to what extent this will raise the ground level. You are now required to demonstrate the extent to which the ground level will be raised.
3. The application does not include an assessment of the impact of groundwater. You are now required to provide an assessment of the impact on groundwater of the proposed development.
4. No details have been submitted to demonstrate how the site will be finished after works are completed. You are now required to demonstrate how you intend to finish the site off once the infill deposit is complete.

The 2nd Planning authority report considered the following:

- As the applicant is not proposing to remove any native deciduous woodland and the removal of trees is coniferous only , there will be limited ecological impact from the proposed development. The revised location of the berm is noted. The submission and recommendations of the submitted Ecological survey have been provided.
- The proposed finished ground levels are outlined on the enclosed site layout drawing and the proposed finished ground level is denoted with a yellow line on the enclosed revised site longitudinal section drawing. The applicant's agent confirms that the amount of fill shown on the attached revised site layout drawing and respective section drawings equates to 50,000 tonnes.
- The ground water table shall not be affected by the proposed development as there is no excavation involved on the site to which this application relates. The proposed development is to deposit material on top of the existing ground level which will not in any way effect the existing ground water table which is below the surface of the existing ground level. In addition to this the proposed development will not affect the surface water flow in the area as none of the drains that form the perimeter of the site are effected in anyway by this proposed development.
- Post development the site will be planted with evergreen trees.

3.2.2. Other Technical Reports

- Executive Planner – AA screening - Having regard to given the nature of the proposed development, it is not envisaged that there will be a significant impact on the Natura 2000 network.
- Municipal District – Senior Executive Engineer – conditions recommended with regard to surface water, management of public road during works to prevent spillage of dust and rubble on the public road.

3.3. Prescribed Bodies

Department of Environment, Climate and Communications

- Reference is made to the existing quarry on site.
- Details of the availability of sources to review Groundwater in the local area has been provided.
- Should development go ahead, all other factors considered, Geological Survey Ireland would appreciate a copy of reports detailing any site investigations carried out. The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector

3.4. Third Party Observations

There is one submission on file from the appellant on the file Eamon Brady. The issues raised are similar to the issues raised in the appeal. The third party observation can be summarised as follows:

- The development will have no benefit to the area,
- the removal of the forest will take from the concealment of the quarry,
- A tree preservation order should be given to the long established native oak trees on the site

4.0 Planning History

- 4.1.1. PA reg ref 19/197 – Permission was granted for development consisting of a total area of 26.3 Hectares comprising of the following: Permission for quarrying consisting of blasting, crushing, screening & washing of material and all associated site works on an area of 9.8 Hectares previously granted planning permission Ref No. PL04/673 and an additional 12.8 hectares of greenfield area: Permission for the relocation of the authorised concrete batching plant and construction of a block yard facility and settlement lagoon with an area of 3.7 hectares; Permission for erection of a fixed processing plant; Landscaping of

the quarry during the operational phase and restoration of the quarry on completion of extraction; All associated ancillary facilities/works; The applicant is seeking a 40 year permission as part of the application; the application is accompanied by an Environmental Impact Assessment Report (EIAR)

- 4.1.2. PA reg ref 17120 – Extension of Duration of PL12/275 - PERMISSION for dismantling of existing concrete batching plant with storage silos which were previously granted full planning permission under planning reference No. PL02/557 to service existing quarry at Rhyne, Killoe, Co. Longford. Full Planning Permission to re-erect this same batching plant together with additional storage silos to service existing quarry which was granted full planning permission under planning Reference Number PL04/673 and all ancillary works

5.0 Policy Context

5.1. Longford County Development Plan 2021 to 2027

5.1.1. Extractive Industry

CPO 9.43 - Ensure that extraction activities address key environmental, amenity, traffic and social impacts and details of rehabilitation. In the assessment of planning applications for new development, intensification of use or diversification of activity, the Council will have regard to the nature of the proposal, the scale of activity proposed, the impact on the adjoining road network, the effect on the environment including important groundwater and aquifer sources, natural drainage patterns and surface water systems and the likely effects that any proposed extractive industry may have on the existing landscape and amenities of the county, including public rights of way and walking routes.

5.1.2. Forestry

A9.5 - Require forestry applications to adhere to the Department of Agriculture's 'Forest Biodiversity Guidelines' (2000) including: - Favour broadleaf where appropriate site conditions exist, planted in swathes; - Provide for a minimum 80/20 mix of silvicultural compatible tree species; - Designate 15% of the forest area (including neighbouring land use in sites less than ten hectares as 'Areas of

Biodiversity Enhancement' (e.g. 5/10% open space alongside 5/10% retained habitats)

5.1.3. CP012.78 - Protect all substantial areas of deciduous forest within the County, other than areas of commercial forestry. Proposals for development in these areas should seek to interact with the landscape character of the forested areas and its limits, recognising the importance of working with the forest to achieve sustainable development proposals, and enhancing and building on aspects of the forested areas that increase biodiversity and the natural habitat

5.1.4. Surface Water

CPO 12.92 - Protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and manage development in a manner consistent with the protection of these resources in conformity with the EU Environmental Objectives (Groundwater) Regulations 2010, and any subsequent plan and the Groundwater Protection Scheme

5.2. National Policy

5.2.1. Climate Action Plan 2024

Outlines measures and actions by which the national climate objective of transitioning to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy by 2050 is to be achieved. These include the delivery of carbon budgets and reduction of emissions across sectors of the economy. Of relevance to the proposed development, is that of the built environment sector. The Board must be consistent with the Plan in its decision making.

5.2.2. National Biodiversity Plan 2023-2030

Includes five objectives by which the current national biodiversity agenda is to be set and the transformative changes required to ensure nature is valued and protected is delivered. Of relevance to the proposed development, are the targets and actions associated with Objective 2 on achieving the conservation and restoration needs of environmental designations. Section 59B(1) of the Wildlife (Amendment) Act 2000, as amended, requires the Board to have regard to the objectives and targets of the Plan in the performance of its functions.

5.3. Natural Heritage Designations

- Clooneen Bog SAC 11km from the site
- Lough Forbes Complex SAC 12km from the site
- Ballykeent-Fisherstown Bog SAC 12km from the site

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. This is a third party appeal against the decision of Longford County Council to Grant permission for the proposed infilling of lands. The Grounds of Appeal can be summarised as follows:

7.1.1. Visual Impact –

- The potential raising of the existing hill on site will have a significant negative visual impact on the area. The current site is already elevated and can be seen from a great distance as is.
- The proposal will result in overshadowing and will impact negatively on amenity of local residents. Properties in the area have not been identified within the drawings supplied.
- The existing quarry is already an eyesore in the local area, the proposal will only add to the destruction of scenery locally.

- The ground level will rise from 111m OD to 127m OD over a distance of 300m- not showing the houses in close proximity to same does not allow for adequate assessment of visual impact.

7.1.2. Conditions from existing application 19/197

- The applicant is currently not in compliance with conditions from existing planning application on site.

7.1.3. Tree protection Order/Biodiversity

- The site will be planted with a commercial forest which will be clear felled in 20-25 years as it is planted as a source of income. These trees should have a tree protection order attached to off set the environmental damage currently being done by the existing quarry.
- The native oak trees within the site are at risk.
- The Ecological Report fails to note the presence of bee hives on the site which are located at the site of the proposed entrance. There is also a protected buzzard in the area which is not indicated within the Ecological Report.
- The need for the site has not been addressed by the applicant. There are questions of where the material for the infill will come from.
- There are also concerns regarding potential landslides during heavy rain from the fill material as the closest houses are only 150m from the site.

7.2. Applicant Response

The applicant has submitted a response to the appeal dated 27th of May 2025. The appeal sets out the following:

- The current site relates to part of an existing site which has the benefit of a planning permission granted under 19/197 subject to conditions. The development already has the benefit of permission for the extraction of rock which will automatically require the removal of newly planted trees.
- The applicant has set out that there are no enforcement issues on site or issues regarding compliance with respect to ongoing quarrying operations on

site. There has been no warning letters or enforcement notices issued by the local authority with respect to quarrying activities on site.

- The applicant has confirmed that the existing oak trees on site will not be moved and the development has been reconfigured as part of response to further information to ensure the development will not negatively impact upon the existing Oak Trees on site. No fill will be permitted near existing Oak trees.
- The existing bee hives can remain in situ and can be relocated at an appropriate time.
- There is no evidence to suggest of a Buzzard in the local area and there is certainly no buzzard nesting within the existing evergreen trees.
- The chartered engineers for the site has specifically designed the incline of the site to ensure that there will be no slippage or potential for landslides can occur protecting the existing oak trees.

7.3. Planning Authority Response

- None

7.4. Observations

- None

7.5. Further Responses

- None

8.0 Assessment

8.1. Having examined the appeals, reviewed all other documentation on the case file, inspected the site, and had regard to the relevant national, regional, and local policies and guidance, I consider that the main issues in the appeal to be as follows:

- Principle of Development

- Visual Impact
- Biodiversity
- Water Framework Directive
- Appropriate Assessment

8.2. Principle of Development

- 8.2.1. The proposed development site is located within a rural area of County Longford on lands designated as “Agricultural” under the Longford County Development Plan 2021–2027. The proposal involves the infilling and raising of ground levels using inert material. The site forms part of a larger landholding which benefits from a 40-year permission (Planning Ref: 19/197) for rock extraction.
- 8.2.2. Under the terms of permission Ref: 19/197, development was approved for blasting, crushing, screening, and washing of material across a 26-hectare site. The current red line boundary, measuring 1.98 hectares, lies within the previously permitted extraction area. The current application seeks permission for the removal of existing coniferous trees, infill of the site using inert material and subsequent replanting with coniferous species. The existing trees to be removed are approximately 7 years old and 4–5 metres in height. Notably, the proposal includes the retention of the existing mature deciduous treeline, which features established oak trees.
- 8.2.3. The site currently slopes from southwest to northeast. The proposed infill will retain this general gradient. Approximately 50,000 tonnes of inert material will be imported, resulting in a maximum change in ground level from 127m OD to 134m OD—a differential of approximately 7 metres. A berm is proposed along the northern and eastern boundaries to protect the retained mature treeline and assist in landscape integration.
- 8.2.4. The principle of extractive industry at this location has been established since 2004 and reaffirmed under the current County Development Plan. While the land is designated “Agricultural,” the Plan does not preclude the filling of land with inert material. This practice is consistent with recognised land management techniques within agricultural settings and is acceptable in principle, subject to compliance with environmental and visual amenity considerations.

8.3. Visual Impact

- 8.3.1. The third-party appellant raises concerns that the proposed development would result in a negative visual impact and potential overshadowing. It is also contended that the application drawings are insufficient, particularly in relation to illustrating nearby dwelling locations.
- 8.3.2. The subject site is located within the “Northern Uplands” Landscape Character Area, as identified in Figure 14.1 of the Longford County Development Plan. This landscape is designated as having a Medium to High sensitivity. Policy Objective CPO 14.18 seeks to protect and enhance views and prospects within these uplands and maintain the visual integrity and amenity value of the landscape.
- 8.3.3. The site is not located within or adjacent to a designated scenic view or protected prospect. It is surrounded by dense commercial forestry, and, critically, forms part of a previously permitted quarrying site where the visual impacts have already been assessed under Planning Ref: 19/197.
- 8.3.4. The proposal to raise the site level to 134m OD is consistent with the surrounding topography, particularly to the north and west where existing forestry lands lie at elevations of 137m OD or higher. Accordingly, the proposed fill levels will not present a significant or discernible change to the local visual baseline.
- 8.3.5. In terms of potential overshadowing of nearby dwellings, it is noted that the development area is at a lower elevation relative to surrounding lands and separated by existing and retained mature vegetation. As such, there will be no material change in overshadowing conditions. The visual integration of the proposed development will be reinforced through the replanting of forestry, which is consistent with the character of the surrounding landscape.
- 8.3.6. It is concluded that the proposal will not adversely affect designated views or the broader landscape character. The development complies with Policy Objective CPO 14.18, which seeks to preserve, maintain, and enhance existing landscapes. The issue of visual impact and overshadowing, as raised by the appellant, does not present grounds for refusal in this instance.

8.4. Biodiversity

- 8.4.1. The third-party appellant expresses concern that the proposed development may negatively impact local biodiversity, with reference to the potential removal of mature

oak trees, disruption to bee populations, and adverse effects on bird populations specifically the Buzzard, which may frequent the area.

- 8.4.2. The applicant has submitted an “Ecological Impact Assessment (EclA)”, prepared by Coyle Environmental, as part of their further information submission to the planning authority. This report forms the basis for assessing the proposal in light of biodiversity concerns and relevant planning policy.
- 8.4.3. The applicant confirms that the existing mature deciduous treeline, including oak trees, are to be retained in full, and that existing bee hives on site will also be retained in situ and later relocated at an appropriate time. These measures directly respond to the issues raised by the appellant and reflect best practice in biodiversity conservation within a working landscape.
- 8.4.4. Chapter 12 of the Longford County Development Plan 2021–2027 sets out clear objectives for the protection and enhancement of biodiversity and landscape features. In particular, Policy Objective CPO 12.78 seeks to protect existing mature deciduous trees, woodlands and groups of trees, especially native and broadleaf species, where they are of amenity or ecological value.
- 8.4.5. The findings of the EclA are summarised as follows:
- The dominant habitat on site is Conifer Plantation , which is assessed as having low ecological value.
 - No evidence of protected species was recorded. Nine common bird species were observed on site, none of which are listed as protected under relevant legislation.
 - Mammal runs were observed on boundary banks, though no evidence of burrows or scat was found. These areas are noted on the habitat map (Figure 6 of the report).
 - A bat habitat assessment was undertaken, concluding low roost potential and limited foraging potential within the site. No evidence of bats was recorded.
 - A number of mature oak trees along the site boundaries were identified as having local biodiversity value, and their retention is recommended.
- 8.4.6. Section 6.2 of the EclA outlines key ecological mitigation and protection measures, including:

- Retention of the mature treeline (see Figure 7 of the report), in accordance with the proposed layout.
- Implementation of a root protection buffer zone between the berm and retained trees, extending beyond the crown of the largest specimen.
- Pre-felling bat inspections by a qualified ecologist, should any mature tree require removal.
- All scrub, tree, and hedgerow removal to occur outside the bird nesting season (1st March–31st August), in accordance with Section 22 of the Wildlife Act 1976 (as amended).
- Adherence to Inland Fisheries Ireland (2016) best practice for works near watercourses, including use of silt fencing and buffer zones along drainage ditches.
- Invasive species survey to be undertaken during the growing season (May–August) prior to commencement of works.

8.4.7. Having regard to the above, I am satisfied that the applicant has adequately addressed biodiversity concerns through both the retention of valuable habitats and the adoption of best practice ecological safeguards. The site, while partially vegetated, is a previously disturbed area within a permitted quarry complex, and the overall ecological value is low.

8.4.8. The proposal demonstrates consistency with the objectives of the Longford County Development Plan, particularly Policy Objective CPO 12.78, by retaining existing mature deciduous trees and implementing measures to mitigate potential biodiversity impacts. The proposed development does not conflict with the plan's stated aims to protect natural heritage. In conclusion, I do not consider biodiversity impacts to constitute a significant or determining issue in this case. The applicant's measures are proportionate and appropriate to the site context. Subject to adherence with the mitigation recommendations set out in the EclA, I am satisfied that the proposed development will not give rise to significant negative ecological effects.

8.5. Water Framework Directive

I have assessed the proposed development for the filling of lands with inert material lands at , Lettergullion , Drumlish , Co. Longford and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to a surface water

8.5.1. The reason for this conclusion is as follows:

- The limited nature of development on modified lands and number of best practice standard measures that will be employed to prevent groundwater and surface water pollution from the site.
- Groundwater will not be affected by the development as there is no excavation involved on the site of the proposed development. The proposal will result in the depositing of material on top of existing ground level
- Recommendations set out under Section 6.2 of the Ecological Impact Assessment which seeks best practices measures are employed during the filling of lands to ensure no sediment is added to surface water bodies

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

8.6. Environmental Impact Assessment

The requirement for an Environmental Impact Assessment Report (EIAR) for the transportation and deposition of inert material (such as soil and stone) is governed by the Planning and Development Regulations 2001 (as amended), specifically under Schedule 5, Parts 1 and 2, which transposes the EU EIA Directive (2011/92/EU as amended by 2014/52/EU) into Irish law.

8.6.1. Relevant thresholds under Schedule 5, Part 2 of the Planning and Development Regulations include:

Class 11(b):

“Installations for the disposal of waste (unless included in Part 1 of this Schedule) with a capacity exceeding 25,000 tonnes per annum involving landfilling, reclamation or other deposit of waste.”

If the inert material (e.g. soil and stone) is classified as waste, and the annual quantity exceeds 25,000 tonnes, an EIAR is mandatory unless screened out.

Whether inert material (soil and stone) is considered waste depends on how it's handled. If material is excavated and reused without processing at its place of origin, it's not usually considered waste.

However if it's moved off-site and used for infilling, land raising, or restoration (e.g., agricultural improvement), it's considered waste under Directive 2008/98/EC and Irish law. The EPA's Waste Classification Guidance is relevant here.

8.6.2. In this case, the applicant proposes to infill the site with up to 50,000 tonnes of inert material, as revised in response to a further information request. However, no specific details have been provided regarding:

- The source of this material;
- Whether the material originates on-site or from external sites;
- The duration or phasing of the proposed infilling activity.

8.6.3. In the absence of this information, there is uncertainty regarding the classification of the material as waste. However, given the proximity of the site within the existing permitted quarry, and in the absence of evidence to the contrary, it is reasonable to assume that the material will be derived from surplus overburden or surface material generated as part of ongoing quarry operations on-site. On that basis, the material would not constitute waste and would fall outside the scope of Class 11(b).

8.6.4. Nevertheless, the proposed scale of infilling—50,000 tonnes—is significant. In my view, the rate of deposition over time is a relevant factor in determining whether the threshold for EIA is triggered. Class 11(b) specifies a threshold of 25,000 tonnes per annum, not as a cumulative total.

8.6.5. Therefore, in the interest of legal and procedural clarity, and to ensure compliance with the Planning and Development Regulations 2001 (as amended), I consider it appropriate that a condition be attached to any grant of permission to the effect that:

The volume of inert material imported and deposited on the site shall not exceed 25,000 tonnes in any calendar year.

8.6.6. This condition will ensure that the proposed development remains below the EIA threshold for waste disposal activities under Class 11(b), and will eliminate any ambiguity regarding the requirement for an EIAR. It will also provide regulatory certainty for both the planning authority and the developer as to the scope of permitted activities.

9.0 AA Screening

9.1.1. I have considered the retention development at , Lettergullion , Drumlish , Co. Longford in light of the requirements S177U of the Planning and Development Act, 2000, as amended.

The Clooneen Bog SAC 11km , Lough Forbes Complex SAC 12km and Ballykeent-Fisherstown Bog SAC 12km are the nearest designated sites to the subject site.

There are no drainage ditches or watercourses in the vicinity of the development site that provide direct connectivity to European sites. Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account in the decision process.

9.1.2. The development comprises the filling of land with inert materials over a limited area on lands that are currently modified by existing commercial planting at , Lettergullion , Drumlish , Co. Longford

9.1.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows;

- The nature and small scale of the development,
- The location of the development site and distance from nearest European site(s),
- Taking account of the screening report/determination by the Planning Authority.

9.1.4. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

9.1.5. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act, 2000) is not required

10.0 Recommendation

I recommend that planning permission be granted based on the following reasons and considerations.

11.0 Reasons and Considerations

Having regard to the location of the site within an existing quarry, the provisions of the Longford County Development Plan 2021-2027 with respect to forestry and quarrying activity, the pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant negative impact on the visual amenity of the area and would not detract from the biodiversity of the local area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 13th day of March 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The recommendations contained in section 5.2 of the Ecological Impact Assessment, shall be implemented in full.

Reason: To protect local biodiversity.

3. The volume of inert material imported and deposited on the site shall not exceed 25,000 tonnes in any calendar year.

Reason: To ensure compliance with the Planning and Development Regulations

4. No part of the site shall be raised by more than the finished levels shown in the revised site layout received by way of further information on 13th March 2025.

Reason: In the interests of clarity

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage

6. The requirements of the Environmental Protection Agency and any other relevant agency, in relation to licensing for the proposed development shall be ascertained and be fully complied with over the duration of this permission

In the interests of public health

7. 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 Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution 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 Coimisiún 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Darragh Ryan
Planning Inspector

5th of August 2025

Form 1 - EIA Pre-Screening

Case Reference	322407-25
Proposed Development Summary	Infill of site with inert material (soil and stone)
Development Address	Lettergullion , Drumlish , Co. Longford
In all cases check box /or leave blank	
<p>1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA?</p> <p>(For the purposes of the Directive, “Project” means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)</p>	<p><input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.</p>
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p> <p>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road</p>	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Class 11(b):</p> <p>“Installations for the disposal of waste (unless included in Part 1 of this Schedule) with a capacity exceeding 25,000 tonnes per annum involving landfilling, reclamation or other deposit of waste.”</p>

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3) <i>[Delete if not relevant]</i></p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3) <i>[Delete if not relevant]</i></p>

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	322407-25
Proposed Development Summary	Infilling of site with inert material (soil & stone)
Development Address	Lettergullion , Drumlish , Co. Longford
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The proposed development has been designed to logically address the topography on site, resulting in minimal change in the locality, with standard measures to address potential impacts on surface water and groundwaters in the locality.</p> <p>Any impacts would be local and temporary in nature and the implementation of the standard construction practice measures outlined in the recommendation of the Ecological Impact Assessment would satisfactorily mitigate potential impacts. No operational impacts in this regard are anticipated.</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The nearest European sites are listed in Section 5.2 of this report. Potential for groundwater/ surface water and atmospheric emissions and their impact on Natura Impact sites have been considered</p> <p>The proposed development would not result in significant impacts to any protected sites, including those linked to Clooneen Bog SAC and Lough Forbes Complex SAC</p> <p>The site is not within an area of archaeological potential.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Construction activities will require the use of potentially harmful materials, such as fuels and other similar substances and give rise to waste for disposal. The use of these materials would be typical for construction sites. Noise and dust emissions during construction are likely.</p>

Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA <i>[Delete if not relevant]</i>
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)