



An
Coimisiún
Pleanála

Inspector's Report ABP-322727-25

Development	Installation and operation of a readymix concrete batching plant, associated closed circuit water lagoon system and all ancillary works.
Location	Caheragh, Castleisland, Co. Kerry, V92 K6C6.
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	2560197
Applicant(s)	Michael Cronin Readymix.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Brian Coleman.
Observer(s)	None
Date of Site Inspection	15 th July 2025
Inspector	Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The subject site (0.2ha) is located in the rural townland of Caheragh, Co. Kerry off the Regional Road R577 Castleisland/Scartaglin roadway and approximately 2.7km south of Castleisland town. There is an existing operating limestone quarry on site. There are a number of existing dwellings (approximately 21 dwellings) within a 500metre radius of the existing quarry. Access to the site is via a single existing site entrance along the R577. The excavation area (approximately 8.35ha) is set back from the main road, there is a parking area, office, weighbridge and wheel wash area set back from the entrance.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- the installation and operation of a readymix concrete batching plant;
 - associated closed circuit water lagoon system;
 - and all ancillary works.

3.0 Planning Authority Decision

3.1. Decision

Permission to grant subject to 6 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The principle of development is considered acceptable.
- The location of the batching plant is well set back from the public roadway in a location where it is well screened and will not be visible from the public roadway.
- The grant of permission to include Environment Report conditions.

- The proposed works will not expand the overall quarry footprint; it is located within the existing quarry. Given the distance to the neighbouring dwellings in the vicinity, the Planning Department considers that the proposed development would not result in negative impacts on any neighbouring residential amenities.

3.2.2. Other Technical Reports

- Roads: No objection subject to conditions.
- Environment: No objection subject to conditions.
- County Archaeologist: No mitigation required.
- Bio-Diversity Officer/EAU: An AA is not required in this instance.

3.3. Prescribed Bodies

- Uisce Eireann: The application should have regard to any potential impacts on water quality and requests conditions to be included in any grant of permission in relation to any future request for mains connection on site.
- Environmental Health Services: The application was previously related to an EIAR which was submitted under PL. Reg. 23/60452.
- An Taisce: Dust deposition and traffic impacts require full assessment to minimise disturbances to local ecological receptors and to ensure safety and continued amenity for the local community. The site is noted as approximately 1km from a pNHA which requires close consideration by the Council.

3.4. Third Party Observations

A submission was received from a third party. The concerns raised were:

- Traffic
- Noise
- Dust and Nuisance

4.0 Planning History

PA ref: 2360452: Permission granted for deepening of 8.2ha of the existing permitted quarry extraction area and all associated site work. The application was accompanied by an EIAR.

PA ref: 17450: Permission granted for a quarry development. The application was accompanied by an EIAR.

PA ref: 14875: Permission granted for an extension of 1.53 ha to existing quarry and all associated site work.

ABP ref: PL08.215263: PA ref: 053103: Permission refused to develop and operate a limestone quarry (26.76ha) which will improve limestone extraction.

1. Having regard to the information provided in the Environmental Impact Statement submitted with the planning application and to the oral hearing held on the 4th and 5th days of April 2006, in relation to geology, hydrogeology and hydrology in the vicinity of the proposed deep quarry, it is considered that the proposed development would have significant adverse impacts on the environment due to the uncertain nature of the rock, the weathering in the quarry area and the extent and probable impact of a large cone of depression associated with dewatering in this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed quarry in close proximity to existing dwellings, it is considered that the proposed development, notwithstanding the mitigation measures proposed in the said Environmental Impact Statement, would seriously injure the amenities of properties in the vicinity by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

ABP ref: PL08.206429: PA ref: 031259: Permission refused to develop and operate a limestone quarry and all associated site works.

1. Having regard to the location of the proposed quarry in close proximity to existing dwellings, it is considered that the proposed development,

notwithstanding the mitigation measures proposed in the Environmental Impact Assessment submitted with the application, would seriously injure the amenities of properties in the vicinity by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the lack of data and analysis of material significance and substance in relation to geology and hydrogeology necessary to identify and assess the main effects of the proposed development, it is considered that the Environmental Impact Statement submitted with the application is inadequate and fails to comply with the provisions of the Planning and Development Regulations, 2001. The Board is not satisfied, on the basis of the information provided in the submitted Environmental Impact Statement, that the proposed development would not be likely to have significant adverse impacts on the environment.

ABP reference 08.SU.0075: Substitute Consent Granted for an area of 3.88ha for extraction.

ABP reference 08.QC.2160: Conditions removed and amended.

QY066: Existing quarry is registered under Section 261.

5.0 Policy Context

5.1. Development Plan

Kerry County Development Plan 2022-2028

Section 9.7.6.2 relates to Natural Resources

Objective KCDP 9-64 Maximise the economic potential and development of natural resources in a sustainable manner.

Objective KCDP 9-65 Maximise the employment potential of the natural resources within the County in a sustainable way through the promotion of associated industries at appropriate locations.

Objective KCDP 9-66 Ensure that the development and exploitation of natural resources does not result in any significant adverse effects on the local community.

Section 9.7.6.2.1 relates to Extractives Industry

Objective KCDP 9-67 Facilitate the sustainable development of the extractive industry and seek to ensure the ongoing availability of an adequate supply of aggregates for the construction industry.

Objective KCDP 9-68 Facilitate and support the development of bitumen plants and reprocessing aggregate facilities within existing quarries subject to environmental assessment.

Objective KCDP 9-69 Ensure all extractive development proposals comply with the objectives of this plan including development management standards, flood risk management requirements and the protection of landscape, biodiversity, infrastructure, water and air quality, built and cultural heritage.

Section 11.6 refers to Landscape

Objective KCDP 11-77 Protect the landscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.

Objective KCDP 11-78 Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such landscapes will not be permitted.

Section 11.6.3 refers to Landscape Designations. The subject site is located in Rural General.

Section 11.6.3.2 refers to Rural General

Volume 6 Development Standards.

Section 1.16 refers to Extractive Industry Standards and Guidelines, Section 1.16.1 refers to Extractive Development.

5.2. National and Regional Policy

- Quarries and Ancillary Activities – Guidelines for Planning Authorities 2004.
- EPA – Environmental Management Guidelines Environmental Management in the Extractive Industry (non-scheduled minerals).

- Transport Infrastructure Ireland's Traffic and Transport Assessment Guidelines (TII, 2024)

5.3. Natural Heritage Designations

The subject site is not located within a designated site. However, the following are in close proximity:

- Anna More Bog NHA (site code: 000333) is located approximately 1.5km to the southwest of the subject site.
- Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161) & NHA (site code:002449) is located approximately 3.9km north and east of the subject site.
- Mount Eagle Bogs NHA (site code: 002449) is located approximately 5km east of the subject site.
- Dooneen Wood pNHA (site code: 001349) is located approximately 5km east of the subject site.
- Knockatarriv/Knockariddera Bogs NHA (site code: 002448) is located approximately 8.7km north of the subject site.
- Lower River Shannon SAC (site code: 002165) is located approximately 9km north of the subject site.
- Castlemaine Harbour SAC (site code: 000343) is located approximately 10km southwest of the subject site.
- Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC (site code: 000365) is located approximately 11km southwest of the subject site.
- Blackwater River (Cork/Waterford) SAC (site code: 002170) is located approximately 13km southeast of the subject site.
- Slieve Mish Mountains SAC (site code: 002185) is located approximately 14km west of the subject site.
- Ballyseedy Wood SAC (site code: 002112) is located approximately 14km northwest of the subject site.

5.4. EIA Screening

- 5.4.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.
- 5.4.2. I note the grounds of appeal request an EIA to be carried out, however, the proposed concrete batching plant and associated works do not trigger an EIA under Schedule 5 of the Planning and Development Regulations 2001. I note the quarry was subject of an EIA under planning reference 2360452, I consider the proposed concrete batching plant is ancillary to the existing quarry and within the grounds of the existing quarry, which was subject to an EIA, therefore a new EIAR is not require for the proposed development.

5.5. Water Framework Directive

The subject site is located in the rural townland of Caheragh, approximately 2km south of Castleisland, Co. Kerry. The nearest stream is located approximately 700 metres southwest of the subject site. The proposed development comprises of the installation and operation of a readymix concrete batching plant, associated closed circuit water lagoon system and all ancillary works. The appellant raised concerns in relation to water abstraction and its effect on the groundwater body involved.

The applicant has responded and stated the required water will be sourced from the existing quarry water-management system and that no changes will be made to the current water abstraction rate at $120\text{m}^3 \text{ day}^{-1}$, therefore, the quarry remains in the EPA's "registration" band under the Water Environment (Abstractions and Associated Impoundments) Act 2022 and S.I. 419/2024.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks 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 any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- Scale and size of the proposed development within an existing operating quarry;
- Permitted lagoon system on site;
- The reuse of the surplus quarry sump water;
- No additional requirement for water abstractions;
- Distance to the nearest waterbody at 700 metres southwest.

Taking into account WFD screening report (refer to Appendix 2), 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.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have raised the following concerns:

- EIA: The proposed concrete plant does not trigger an EIA under the relevant regulations, but the entire site is over 14 hectares of a quarry operation, therefore in combination with other activities and scale of operation warrants an EIA.
- Groundwater: no details provided for where the water will be sourced only that the water will be sourced from the existing quarry water management system, what effect on groundwater? No proper assessment was carried out. An EPA water abstraction licence is required; no extra abstraction can be permitted until the site has been assessed by the EPA. This must be a condition of planning as required under the Water Environment (Abstractions and Associated Impoundments) Act 2022 and associated S.I. No. 419/2024 –

Water Environment (Abstraction and Associated Impoundments) Regulations 2024.

- Traffic: Traffic was assessed under file 2360452 and showed the road capacity to be almost 90% for the 2040 scenario. Extra traffic now proposed on an “average daily”, extra movement of 45 HGVs.

6.2. Applicant Response

The applicant has submitted the following response:

- The proposed development does not require an EIA as it is not listed as an Annex I or Annex II project. The existing permitted quarry has undergone an EIA. The European Court of Justice, in C-156/07 Aiello (Milan Link Road), was asked if EIA applied to any project with a significant effect on the environment even if the project class is not listed in Annexes I or II of the Directive, it was decided “no”, and this has been confirmed by the Irish Courts in Halpin V An Bord Pleanála (2019) IEHC 352. Previous application under reference ABP-304769-19 and ABP-307791-20 found no mandatory requirement for an EIA.
- Hydrogeological assessments have been undertaken over the years. A copy of the EIAR Water Chapter is included with the appeal submission. The required water will be sourced from the existing quarry water-management system. The quarry water management system comprises:
 - A quarry-floor sump which collects rainfall and the small natural groundwater inflow; no new well or borehole is proposed;
 - A four-cell settlement lagoon (total 2,300m³) that currently receives surplus quarry sump water before licensed discharge to surface water;
 - All truck, plant and yard wash water will drain to the proposed closed circuit settlement lagoons and will be fully recycled. The only water permanently “lost” from the on-site circuit is that bound into concrete product itself.

It is estimated that 53m³ day⁻¹ will be required for concrete mixing, transport water, plant wash-out and truck wash-down and this will be taken from the

existing lagoon outfall. The total abstraction remains at 120m³ day⁻¹, so the quarry remains in the EPA's "registration" band under the Water Environment (Abstractions and Associated Impoundments) Act 2022 and S.I. 419/2024.

- The total water abstraction remains well inside the EPA's Band 2 registration limit and actually reduces off site discharge, the additional EPA licensing condition sought by the applicant is unnecessary and would duplicate statutory controls already in place.
- The proposed concrete production of 30,000m³ yr⁻¹ generates 45 two-way HGV movements per day (22.5 trips). Transport Infrastructure Ireland's Traffic and Transport Assessment Guidelines (TII, 2024) set two simple "screening" triggers that determine whether a detailed Transport & Traffic Assessment (TTA) is required for a development:
 - ≥10% increase in Average Daily Traffic (AADT) on any affected link;
 - ≥5% increase where the link is already operating under congested conditions.

Using the worst-case 2040 AADT on the R577 (4,428 vehicles per day) from the quarry EIAR, the batching plant's +45 vehicles raise daily flow only 1% well below both thresholds. The link's absolute capacity also remains comfortable even after adding plant traffic, the R577 carries approximately 4,473 AADT (approximately 89% of the 5,000 AADT design capacity for a Type 3 rural single carriageway), leaving > 500 vehicles/day headroom.

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Groundwater & Water Abstraction
- Traffic
- Appropriate Assessment

7.2. **Groundwater & Water Abstraction**

7.3. The proposed development will consist of the operation and installation of a readymix concrete batching plant along with an associated closed circuit water lagoon system and all ancillary works. The proposed concrete batching plant will require water to operate. The applicant proposes to use water from the existing quarry water-management system.

7.4. The grounds of appeal have stated that no details have been provided for where the water will be sourced from and what impact on the groundwater. In regard to water abstraction an EPA licence is required. This must be a condition of planning as required under the Water Environment (Abstractions and Associated Impoundments) Act 2022 and associated S.I. No. 419/2024 – Water Environment (Abstraction and Associated Impoundments) Regulations 2024.

7.5. The applicant has responded and has stated detailed hydrogeological assessments have been undertaken over the years. A copy of the EIAR Water Chapter is included with the appeal submission. The required water will be sourced from the existing quarry water-management system. It is estimated that $53\text{m}^3 \text{ day}^{-1}$ will be required for concrete mixing, transporting water, plant wash-out and truck wash-down and this will be taken from the existing lagoon outfall. The total abstraction remains at $120\text{m}^3 \text{ day}^{-1}$, so the quarry is within the EPA's "registration" band under the Water

Environment (Abstractions and Associated Impoundments) Act 2022 and S.I. 419/2024 and reduces off site discharge.

- 7.6. I have reviewed the Planning and Environmental Report submitted with the planning application. The applicant proposes to source water from the existing quarry water management system, details of the water requirements are provided in section 1.23 of this report. It is estimated that the total annual requirement for water for concrete production will be 13,750m³, the wash out of plant machinery is estimated to be 105m³ per annum but this will be recycled for reuse, the truck wash-down is estimated to use 150m³ per annum. The total usage will be approximately 14,005m³.
- 7.7. There is a four-cell settlement lagoon (total 2,300m³) on site, that currently receives surplus quarry sump water that collects rainfall and a small natural groundwater inflow before licensed discharge to surface water. I note that all truck, plant and yard wash water will drain to the proposed closed circuit settlement lagoons and will be fully recycled. The only water permanently “lost” from the on-site circuit is that bound into concrete product itself for the proposed batching plant.
- 7.8. I note the quarry current abstraction rate of 120m³ day⁻¹ remains the same and the proposed concrete batching plant will not increase the abstraction rate. The abstraction rate remains in the EPA’s “registration” band under the Water Environment (Abstractions and Associated Impoundments) Act 2022 and SI. 419/2024, therefore I do not consider that a new licence is required. In my opinion, the applicant has demonstrated that there is sufficient water on site to meet the requirements of the new proposed concrete batching plant and that no further water abstraction is required or negative impact to the groundwater.
- 7.9. In relation to impact on the groundwater, I have carried out a Water Framework Directive Assessment (please refer to section 5.7) and I can 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.
- 7.10. Having regard to the proposed reuse, recycle of existing water onsite, the rate of abstraction remaining as that granted under planning reference 2360452, I do not

consider that the proposed concrete batching plant and associated works will negatively impact the water quality of the area.

7.11. Traffic

- 7.12. The existing quarry currently exits/enters onto the R577 Regional Road located approximately 2.7km south of Castleisland, Co. Kerry. The junction includes a dedicated right-turn lane onto the R577. The R577 Regional Road extends from its Castleisland Bypass Road Roundabout junction on the Tralee Road, with the N21 and N23 National Primary Roads, on the west side of Castleisland, to the N72 National Secondary Road, on the southeast side of Boherbue, in the east.
- 7.13. The grounds of appeal state traffic was assessed under planning file 2360452 and indicated the road capacity to be almost 90% for the 2040 scenario. Extra traffic now proposed on an “average daily” with extra movement of 45 HGVs.
- 7.14. The applicant has stated the proposed concrete production of 30,000m³ yr⁻¹ generates 45 two-way HGV movements per day (22.5 trips). Transport Infrastructure Ireland’s Traffic and Transport Assessment Guidelines (TII, 2024) set two simple “screening” triggers that determine whether a detailed Transport & Traffic Assessment (TTA) is required for a development:
- ≥10% increase in Average Daily Traffic (AADT) on any affected link;
 - ≥5% increase where the link is already operating under congested conditions.

Using the worst-case 2040 AADT on the R577 (4,428 vehicles per day) from the permitted quarry EIAR, the batching plant’s +45 vehicles raise daily flow only 1% which is well below both thresholds. The link’s absolute capacity also remains comfortable even after adding plant traffic, the R577 carries approximately 4,473 AADT (approximately 89% of the 5,000 AADT design capacity for a Type 3 rural single carriageway), leaving > 500 vehicles/day headroom.

- 7.15. I have reviewed the Traffic Chapter 13 submitted as part of the EIAR with the previous planning application 2360452, section 13.36 provides information in relation to the operational phase effects, it is stated that the proposed quarry development would typically generate up to 10 trucks, both inbound and outbound, during both the morning and evening peak traffic hours and generate an AADT (Annual Average

Daily Traffic) volume of 106 vehicles. The assessment also provides predicted 2025, 2030 and 2040 morning and evening peak hour and AADT volumes on the R577 and the N21/N23 Castleisland Bypass Road are provided in Table 13.6, with TII's (Transport Infrastructure Ireland) predicted traffic growth and with the proposed quarry development in place. The overall percentage changes range from 0.2% to 2.4% along the R577 north, R577 south, N23 Castleisland Bypass Road and N21 Castleisland Bypass Road. The predicted highest increases in AADT link traffic volumes, on the existing local public road network, with the proposed development operational phase, are less than the volumetric threshold (5%) identified by TII in their TTA Assessment Guidelines for consideration of sensitive locations. On the basis of TII's Rural Road Link Design DN-GEO-03031 June 2017, the existing R577 would continue to operate within its TII AADT link capacity with the predicted 2025, 2030 and 2040 AADTs, both with and without the proposed quarry in place. The existing R577 would operate with a highest link AADT volume/capacity ratio of 88.6% in 2040, with the proposed quarry development in operation, compared to the highest ratio of 86.7% without the proposed quarry development. These are the numbers that the appeal is referring to.

- 7.16. The Planning and Environmental Report submitted with the planning application and the information submitted with the appeal submission, detail that an additional 45.1 truck movements (two-way) per day for the duration of the production will be generated by the proposed new concrete plant. Therefore, using the worst-case 2040 AADT on the R577 as 4,428 vehicles per day, the proposed batching plant will increase the AADT to approximately 4,473 vehicles per day (approximately 89% of the 5,000 AADT design capacity for a Type 3 rural single carriageway, thereby leaving > 500 vehicles/day headroom. In this regard, I do not consider that the proposed concrete batching plant will significantly increase traffic numbers on the regional road, and I consider the low increase is acceptable.
- 7.17. The Planning and Environment Report also note that the overall increase in traffic associated with the proposed concrete batching plant will be partially offset by a reduction in the volume of aggregate currently transported from Caheragh Quarry to the Killarney batching plant. As a result of the new plant, less aggregate will need to be transported to Killarney, therefore reducing the number of HGV trips currently required for this operation. Additionally, HGVs returning from Killarney, which

currently travel empty, will now be backloaded with sand for use in the new batching plant.

- 7.18. Having regard to the low volume of traffic generate from the proposed concrete batching plant associated with the existing quarry and taking into account the reduced number of traffic travelling from the Killarney batching plant to the subject site, I consider that the proposed development will not significantly increase traffic volumes on the regional road and the predicted volumes of traffic are acceptable and within the Transport Infrastructure Ireland's Traffic and Transport Assessment Guidelines (TII, 2024) guidance.

8.0 AA Screening

- 8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The proposed site is not located within a designated site, Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161) is located approximately 3.9km north and east of the subject site.

The proposed development comprises of the installation and operation of a readymix concrete batching plant, associated closed circuit water lagoon system and all ancillary works No nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Scale and size of the proposed development within an operating quarry;
- Distance to the nearest European site at over 3.9km to Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161).
- The lack of connections to the SPA.

- 8.2. I conclude, 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. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

9.1. I recommend a grant of permission subject to the conditions as set out below.

10.0 Reasons and Considerations

10.1. Having regard to the nature, scale and location of the proposed development within an existing operating quarry, the planning history on site and in regard to the submission received, it is considered that subject to compliance with the conditions set out below, the proposed development would not be negatively impact the hydrogeology of the area or significant increase traffic in the area, therefore, the proposed development would constitute an acceptable form of development at this location and is not contrary to the proper planning or sustainable development of the area.

11.0 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 20th 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 mitigation measures contained in the submitted Environmental and Planning Report dated 20th March 2025, shall be implemented.

Reason: To protect the environment.

3. The proposed development shall remain integral to the existing quarry business on site and shall not be let or sold separate to it.

Reason: To ensure effective planning control of the development.

4. A wheel-wash facility shall be provided adjacent to the site exit, the location, details and provisions for washwaters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety and convenience, and to protect the amenities of the area.

5. The applicant shall install improved advanced warning signs on both R-577 Regional Road approaches to the quarry. These signs shall be put in place prior to commencement of development. Proposals for same shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

Reason: In the interest of visual amenity, to avoid a traffic hazard and protect public property.

6. 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. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the Planning Authority.

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

7. The noise levels generated during the operation of the proposed concrete batching plant shall not exceed 55 dB(A) Leq, 1hr when measured at the nearest sensitive receptor during permitted operating hours and shall not exceed 45 dB (a) Leq 15 mins at any other time. When measuring the specific noise, the time shall be any one-hour period during which the sound emission from the quarry is at its maximum level.

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

8. The developer shall implement measures to reduce environmental risks associated with re-fuelling, greasing, and other activities within the site. Such measures may include, but are not restricted to, the use of spillage mats and catch trays. Such measures shall be subject to the written agreement of the planning authority prior to commencement of works.

Reason: To prevent water pollution.

9. 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: To prevent water pollution.

10. Dust monitoring locations for the purposes of the construction phase of the proposed development shall be agreed in writing with the planning authority prior to the commencement of any development on site.

Reason: To protect the amenities of property in the vicinity.

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.

Jennifer McQuaid
Planning Inspector

19th August 2025

Appendix 1: Form 1 - EIA Pre-Screening

Case Reference	ABP-322727-25
Proposed Development Summary	Installation and operation of a readymix concrete batching plant, associated closed circuit water lagoon system and all ancillary works.
Development Address	Caheragh, Castleisland, Co. Kerry.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (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)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
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?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	

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)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	ABP-322727-25	Townland, address	Caheragh, Castleisland, Co. Kerry
Description of project		Installation and operation of a readymix concrete batching plant, associated closed circuit water lagoon system and all ancillary works.	
Brief site description, relevant to WFD Screening,		The site is located within the rural area of Caheragh townland, Co. Kerry. The site is located within an existing operating limestone quarry. The quarry was previously subject to an Environmental Impact Assessment Report. There will be no surface water discharge, it is proposed to provide a closed-circuit water lagoon system next to the concrete plant. An impermeable concrete hard standing area will be provided at the concrete plant area to allow drainage of all wash out water to the lagoons. All water used within the concrete plant and truck wash-out process will be recycled for re-use in the concrete process, wash-down bay or utilised for dust suppression. There will be no discharge to groundwater.	

	Water requirements will be sourced from the existing quarry water management system. There are no water features on site or adjacent the subject site. The site is not within a flood zone area.
Proposed surface water details	Surface water will be disposed of by a closed-circuit water lagoon system next to the concrete plant.
Proposed water supply source & available capacity	Not applicable.
Proposed wastewater treatment system & available capacity, other issues	Not applicable.
Others?	
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection	

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body.	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
Groundwater	The site is on the groundwater.	Castlemaine groundwater IE_SW_G_026	Groundwater status is described as Good (period for GW 2016-2021)	Groundwater is described as Not at Risk.	None identified	Potential surface water run-off. Leakage from plant onsite closed-circuit water lagoon system.
River	The site is located 700 metres distance from the river to the west.	Maine_020 Code IE_SW_22M010400.	River status is described as Good (period for GW 2016-2021)	River is described as under review.		Potential surface water run-off. Leakage from plant onsite closed-circuit water lagoon system

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

CONSTRUCTION PHASE

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	River Maine_020 Code IE_SW_22 M010400.	Located appropriately 700metres west of subject site. No noted drainage ditches to river	Spillages	Standard Construction practice & Site's Operating procedures.	No due to regular monitoring	Screened Out
2.	Ground	Castlemaine groundwater	Drainage underground	Spillages	Standard Construction practice & Site's	No	Screened Out

		IE_SW_G_026			Operating procedures.		
OPERATIONAL PHASE							
3.	Surface	River Maine_020 Code IE_SW_22 M010400.	Located appropriately 700metres west of subject site. No noted drainage ditches to river	Spillages from settlement ponds. Wheel wash run off	The ponds will have sufficient volumetric capacity to accommodate all waters. Visual monitoring. All water will be recycled through the closed-circuit water system.	No due to separation	Screened Out
4.	Ground	Castlemaine groundwater	Pathways exist through drainage	Spillages/seepage from	The ponds will have sufficient	No due to sufficient capacity and	Screened Out

		er IE_SW_G_ 026	underground & seepage.	settlement ponds Wheel wash run off	volumetric capacity to accommodat e all waters. All water will be recycled through the closed-circuit water system.	continue monitoring with maintenance of spill kits on the site to deal with hydrocarbon spills.	
DECOMMISSIONING PHASE							
5.	N/A						