



An
Coimisiún
Pleanála

Inspector's Report ACP-322973-25

Development

Permission for the importation of clean inert soil and stone for the restoration of a former quarry in order to improve the agricultural output and the construction of a new temporary haul road. There will be a temporary wheelwash on site for the duration of the project and the entrance gate will be widened.

Location

Trabolgan, Midleton, Co. Cork

Planning Authority

Cork County Council

Planning Authority Reg. Ref.

245108

Applicant(s)

Scariff Plant Hire Ltd.

Type of Application

Permission

Planning Authority Decision

Grant Permission with conditions

Type of Appeal

Scariff Plant Hire Ltd.

Appellant

Christine O'Dowd and others

Observer(s)

None

Date of Site Inspection

25th September 2025

Inspector

Suzanne White

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1.0 Site Location and Description

- 1.1. The appeal site is located approximately 2.5km to the south of the settlement of Whitegate and consists of a decommissioned quarry which is not currently in use. The site adjoins and takes its access from an unnamed local road on its western boundary. This road, which is a cul-de-sac, adjoins the L3646 local road c. 250m to the north.
- 1.2. The stated site area is 1.86hectares. The topography of the site is variable due to the excavations for the decommissioned quarry, with grounds levels surrounding the quarry falling east to west towards the local road, which is at 37.517mOD. As per drawing No. M1051-1002 'Existing Site Layout and Levels', the highest ground levels are at the eastern boundary with levels up to +59.582mOD. The lands at the northern boundary have ground levels increasing from +39.87mOD to 54.951mOD. The lands at the southern boundary have ground levels increasing from +36.83mOD to 58.976mOD. The western portion of the lands along the local road vary in level between 36.831mOD and 39.87mOD, while the local road itself is 37.517mOD. The level of the embankment face is c. 42.5m.
- 1.3. There is existing mature boundary screening around the entire site, including 3no. sycamore trees along the western boundary, while within the site are various areas of scrub. There are also structures including a mobile home and container, together with machinery and spoil/gravel on site.
- 1.4. The Farrannamanagh River is located c.820m to the north and c. 1000m west of the subject site, discharging to Whitegate Bay/Cork Harbour. The Ardra More River is located c. 1,000m to the east of the site, discharging at Inch to Powerhead Bay. There are no recorded watercourses within the site boundaries and none were observed during my site visit.
- 1.5. There are two dwellings to the northeast of the site, c. 58m from the quarry boundary. The curtilage of the closest of these dwellings is c. 25m from the quarry boundary. There are two more dwellings to the south and southeast at distances of c. 270m, while to the northwest there is a dwelling at c. 149m. The site is immediately surrounded by agricultural land to the north, east and south while to the west, on the opposite side of the local road, are forestry lands.

- 1.6. Trabolgan Holiday Village is located to the southwest of the appeal site. A car park serving the holiday village is c. 540m to the southwest, beyond which are the existing buildings and facilities of the village at c. 700m distance.
- 1.7. Whitegate Oil Refinery is located c. 1,250m to the northwest.
- 1.8. The nearest recorded monuments are an earthwork c. 300m south of the site (CO100-004) and a ringfort c. 300m northeast (CO100-006).

2.0 Proposed Development

- 2.1. The proposed development involves the importation of clean inert soil and stone material for the filling of a former quarry in order to improve the agricultural output of the site. The proposed fill area is 1.15ha, out of the total site area of 1.86ha. A buffer zone around the periphery of the site is to be retained, which will enable the retention of all existing boundary planting, with the exception of that removed to improve sightlines at the entrance.
- 2.2. It is proposed to import 32,219m³ material (48,328 tonnes) over a 5 year period (average of 9,665 tonnes/year). It is stated that the importation of material will not exceed 25,000 tonnes per annum. Works are proposed to be phased from the north to south with larger stone imported first. The final layer would comprise c. 300mm top soil. The average depth of the infill is 1.666m, while the maximum fill depth would be 13.170m.
- 2.3. The material will be delivered to the site by HGV. The average number of trips is estimated at 5 two-way HGV trips per day.
- 2.4. The existing quarry entrance, which will be widened, and a new temporary internal haul road will be used to provide access to the site. A turning circle of 15m will be provided at the southern boundary of the site to allow haulage trucks turn and return along the haul road to the entrance. A temporary wheel wash will be provided on site.
- 2.5. Tracked plant machinery will disperse the material across the site to achieve the proposed topography. Once the site capacity is reached, topsoil will be laid to allow the site develop into an agricultural grassland.
- 2.6. The operational hours of the proposed development are proposed to be between 07.00 and 18.00 Monday to Saturday.

- 2.7. It is proposed that the importation of soil and stone shall be carried out via a Waste Facility Permit or following a notification under Article 27 of the European Communities (Waste Directive) Regulations 2011, as amended, if the material meets the conditions for classification as a by-product. This is to be determined following any grant of planning permission.
- 2.8. The existing entrance is proposed to be widened and existing hedging to the north setback to improve sightline visibility.
- 2.9. Standard operational requirements are set out in the submitted Closure Plan and include measures to minimise silt mobilisation, spillage of contaminants (e.g. hydrocarbons), importation of invasive species etc. The submitted Construction Environmental Management Plan sets out mitigation measures to prevent and manage various potential environmental risks associated with the proposed works, including in respect of noise, dust, traffic, water quality, surface water quality, waste etc.
- 2.10. The application was accompanied by the following;
- Appropriate Assessment Screening Report
 - Ecological Impact Assessment (EclA)
 - Construction Environmental Management Plan
 - Technical Assessment Report
 - Waste Acceptance Procedure and Inspection Report
 - Closure Plan

3.0 Planning Authority Decision

Decision

The Planning Authority issued notification of a Grant of planning permission for the proposed development by order dated 10th June 2025, subject to twenty conditions.

Conditions

- Condition 3 restricted noise levels emanating from the site.
- Condition 4 restricted the use of construction and demolition waste material being used and required the removal of any existing construction and demolition waste and ELV plant/machinery/equipment.

- Condition 5 required confirmation from the applicant prior to commencement of development that material to raise land levels on site shall not be a mixture of waste soil and stone i.e. these materials shall arrive as separate streams.
- Condition 6 required certification by an appropriately qualified person that the infilling area was accurately fenced.
- Condition 7 required that levels on site related to a Temporary Bench Mark, with photographic evidence to be submitted.
- Condition 8 related to fuel management.
- Condition 9 related to soiled water containment measures.
- Conditions 10, 11 & 13 related to noise, odour, smoke and dust management during the works.
- Condition 14 related to potential further investigations and monitoring of the facility upon request by the Planning Authority.
- Condition 15 requires an invasive species management plan. Condition 16 requires that no material shall be imported or exported until Japanese Knotweed has been eradicated.
- Condition 17 requires management of other existing invasive species on site in line with TII Guidelines.
- Condition 20 requires the submission of a revised landscaping plan to show a greater emphasis on biodiversity net gain.

Further Information

Prior to a grant of permission, the Planning Authority requested Further Information on the 8th August 2024, in relation to the following matters:

- a Temporary Bench Mark, to which the existing and proposed levels relate to be provided.
- items of clarification in relation to the submitted drawings, waste acceptance procedures, closure plan, proposals for removal of end of life quarrying plant/ machinery/unauthorised waste, number of vehicle loads
- quarantine area to be indicated on proposed site layout drawing
- submission of an Ecological Impact Assessment Report, including invasive species survey

- submission of a landscaping plan, which should reflect biodiversity net gain. All mature tree groups should be shown retained.
- submission of an updated Technical Report to address potential impacts on 2no. dwellings located to the northeast of the site
- submission of an assessment of the capacity of the junction of the cul-de-sac road with the public road to the north in terms of its ability to accommodate the HGVs proposed.

Planning Authority Reports

Planning Reports

The main points of the Area Planner's report, dated 07/08/2024 include:

- Satisfied that the site notice fulfilled the legislative requirements.
- The site consists of an old unused quarry. Some machinery on site.
- The land to the west forms part of the "Trabolgan" holiday complex. The nearest residential dwelling is c. 100m to the south.
- The site is not in a designated flood risk zone.
- Cork Harbour SPA is c. 1.5km to the north.
- The quarry appears to have been in existence pre-introduction of the Planning Code (1964).
- The proposal does not trigger a sub-threshold EIAR.
- Site located in an area designated as a High Value Landscape in the 2022 Cork County Development Plan.
- Site is partly located within a rural area and, given the nature of the proposal and that it relates to improving agricultural output, it is considered in principle that the proposed is compatible with the aims/objectives of the current CDP 2022.
- Traffic impacts would be low – 5 two way HGV visits per day. Sightlines at the junction of the local access road and main road to the north required as further information.

- Satisfied that the proposed development does not give rise to any visual amenity concerns.
- The nearest 3rd party dwellings are approx. 58m to the northeast, albeit fronting a different public road. The nearest dwelling using the same access is c. 100m to the south.
- No observable/identified flood risk appears applicable.
- No new archaeological concerns arise, having regard to the pre-existing quarry use.

The main points of the Senior Executive Planner's report dated 07/08/2024 include:

- Report of the Area Planner noted and endorsed.
- The restoration of worked out quarry pits for agricultural purposes is an acceptable use within rural areas.
- Given that the quarry has been worked out for some time and a habitat of some ecological value has become established, there is potential for habitats and protected species of high ecological value. An Ecological Impact Assessment is recommended.
- Road safety audit and assessment of the junction to the north are considered necessary.

The main points of the Area Planner's report dated 09/06/2025, following receipt of further information, include:

- Notes that the Environment Officer is generally satisfied with the response to items 1-7 of the Further Information Request, subject to conditions. Considers that a condition is warranted requiring the removal of remaining unauthorised waste on site.
- Notes that the Ecological Impact Assessment submitted indicates that with the implementation of the prescribed mitigation and compensation measures, no residual significant ecological impacts are expected

- Notes presence of Japanese Knotweed onsite, and recommends a condition in this regard.
- Recommends a condition requiring a revised detailed landscape plan, given the comments of the Ecologist that sufficient biodiversity net gain is not indicated
- Notes the Amended Technical Report submitted and considers that, with the implementation of appropriate mitigation measures (relating to dust/noise impacts) and given the temporary nature of the development, the proposal should not result in undue impacts on neighbouring residential amenities
- Notes that the further information response in relation to trip numbers and sightlines is satisfactory to the Area Engineer.
- Concludes that the applicant has addressed the further information request to the general satisfaction of the Planning Authority, subject to conditions.
- Notes that the proposal would help restore the agricultural use of the lands.
- Notes that development contributions are not applicable.

The main points of the Senior Executive Planner's report, dated 09/06/2025 include:

- Report of the Area Planner noted and endorsed.

Other Technical Reports

- County Archaeologist: no objection
- Environment Section (06/08/2024): further information requested.
- Ecology Section (06/08/2025): further information requested.
- Environment Section 28/05/2025 (following receipt of further information): no objection subject to conditions.
- Ecology Section 05/06/2025 (following receipt of further information): no objection subject to conditions. Concerns raised in relation to bird surveys

carried out near/after the end of the bird breeding season, however notes that no cliff nesting birds would be impacted. Notes presence of Japanese Knotweed and recommends condition for removal. Recommends condition requiring revised landscape plan to provide for net biodiversity gain, having regard to removal of existing scrub habitat.

- Area Engineer 05/06/2025 (following receipt of further information): no objection.

Prescribed Bodies

An Taisce: concerns raised in relation to the potential spread of invasive species.

Uisce Eireann: notes the potential risk of contamination to ground and surface waters arising from the proposal and recommends conditions to ensure no adverse impacts on nearby water resources.

Third Party Observations

Twelve submissions were received in relation to the application. In addition to the issues raised in the grounds of appeal (set out in Section 7 below), the following other matters may be summarised as follows:

- alleged dumping of soil and building rubble in the past 12 months, which may continue.
- impact on water pressure locally
- stated that water will be obtained from public mains connection in large industrial park adjacent - no such industrial park exists
- impact on existing wildlife in woodland opposite
- monitoring of material delivered to site, to ensure no hazardous waste

4.0 Planning History

Appeal site:

None identified.

Lands opposite to the northwest:

21/6335: Planning permission granted for site development works for mobilehome park consisting of serviced sites for 26 mobile homes, 1 No. reception building, 26 sites for freestanding prefabricated composite decking for access to mobile homes and ancillary use. 2 sites for bin enclosures, roads, services, connections to existing water main and existing electrical system, existing surface water stream and to existing waste water treatment plant, landscaping, and related works, all works within the existing boundaries of Trabolgan Holiday Centre.

Lands c.215m to the northwest

19/6189: Planning permission granted for the importation of soil & stone for the raising of an agricultural field in order to improve the agricultural output of the field and the construction of a temporary new haul road. A Natura Impact Statement (NIS) has been prepared and will be submitted to the authority with this application at Ballytigueen & Ballyhook, Whitegate, Co. Cork.

24/5747: Decision pending for proposed importation of soil & stone for the raising of an agricultural field in order to improve the agricultural output of the field and the construction of a temporary haul road. An Environmental Impact Assessment Report (EIAR) has been prepared and is submitted with the application. A Natura Impact Statement (NIS) has been prepared and is submitted with the application.

5.0 Policy Context

Cork County Development Plan 2022-2028

Section 15.9.4 of the Development Plan relates to the Importation of Soil. The Plan states that the reuse and recycling of Construction and Demolition (C&D) Waste has resulted in positive outcomes such as diverting this waste stream from Landfill.

However, it is noted that there has been an increase in planning applications for soil importation to marginal farmland of inert C&D waste and that careful consideration needs to be given to the impacts of soil importation to areas with poorer soil and dis-used quarries.

It is stated that any applications will be subject to robust assessment. The following are just some of the details which should be provided as part of any planning application for soil importation.

- details relating to the nature and extent of historical works/filling of the land where appropriate;
- the sources of the materials to be imported;
- quality controls to be employed during the works phase and ongoing monitoring provisions;
- final capping of the site;
- calculations of the estimated volumes of materials for importation;
- the transportation of materials and the likely haul routes;
- a comprehensive drainage management system;
- the duration, phasing and timing of operations;
- end use intent;
- embankment/bund design and stability;
- flooding and leachate management;
- invasive species management; and
- an Ecological Impact Assessment where wetland or sensitive habitats and/or species occur.

The following objectives are also considered relevant;

Objective EC: 8-15 Agriculture and Farm Diversification a) Encourage the development of sustainable agriculture and related infrastructure including farm buildings.

Objective GI 14-9: Landscape

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.
- c) Ensure that new development meets high standards of siting and design.
- d) Protect skylines and ridgelines from development.
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments

Objective GI 14-10: Draft Landscape Strategy

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

Objective BE 15-6: Biodiversity and New Development - Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by: a) Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through preplanning communications and the Council's guidance document 'Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process' and any updated versions of this advice; b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments; c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments; d) Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate; e) Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats; f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of biodiversity net gain.

Objectives BE 15-10: Soils a) Ensure the protection and conservation of the soils in County Cork by encouraging sustainable management practices and the reuse of brownfield lands. b) Identify areas of poorer soil in the County acknowledge their potential value for wildlife, and respect their limitations, particularly in terms of their assimilative properties to prevent pollution.

Objective BE 15-14: Waste Prevention and Management a) Support the policy measures and actions outlined in - 'A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025', and - Southern Region Waste Management Plan 2015 – 2021, or any successor plans b) Support circular and climate resilient economy principles and associated strategic infrastructure, prioritising prevention, reuse, recycling and recovery, and to sustainably manage all types of waste by ensuring the provision of adequate waste recovery, recycling and disposal facilities for the county.

Objective BE 15-17: Waste Prevention and Management (a) Planning applications for infilling of marginal land through soil importation will be supported where it can be demonstrated that the developments accord with proper planning and sustainable development, ensuring that they are compatible with protection of environmental resources including water quality, Natura 2000 sites, biodiversity, archaeological and landscape resources.

Objective BE 15-7: Control of Invasive Alien Species Implement best practice to minimise the risk of spread of invasive alien species, on Council owned or managed land, and require the development and implementation of Invasive Alien Species Management Plans for new developments where required.

5.1. **Natural Heritage Designations**

Whitegate Bay pNHA (001084) located c. 1.8km to the northwest

Cork Harbour SPA (004030) located c. 1.8km to the northwest

Rostellan Lough, Aghada Shore And Poul nabibe Inlet (001076) located c. 4.5km to the north

Carrigacrump Caves (001408) pNHA located c. 6.8km to the northeast

6.0 **EIA Screening**

- 6.1.1. The application documents state that, subject to a grant of planning permission, the applicant will apply for a waste permit or Article 27 notification as the material to be imported to the site could fall into either category. Taking a precautionary approach, I have therefore treated the material as waste for the purposes of EIA Screening. The preliminary examination for environmental impact assessment is set out in Form 1 and Form 2 in Appendices of this report

- 6.1.2. 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. Grounds of Appeal

The appellant's grounds of appeal may be summarised as follows:

- Site notice: not correctly placed, set back in the quarry entrance, difficult to see against background. Also, no notice placed on the entrance to the local access road/cul de sac leading to the quarry.
- Residences nearby: 13no. listed within 690m of the site
- Trabolgan Holiday Centre: located within 7m of the site. Planning permission approved for extension of the holiday park. Concern raised at impact on the holiday park in terms of large trucks, dust, noise, road safety and operational activities of a quarry nearby.
- Water: the Planning Application maintains that the nearest watercourse to the site runs c. 830m north of the site boundary, however there is an existing watercourse which starts in the quarry and runs underground at a depth of 1.5m into the wooded field opposite the proposed development site. These springs come from a regionally important aquifer. Groundwater vulnerability is shown as 'extreme' in mapping. When the level of the site is raised, where will the water go? Concerns raised in relation to the proposed wheelwash. Potential impact on local domestic well. Runoff water, soil and other sediments may find its way into the local stream and impact on water quality.
- Boundaries and structural stability: concerns raised at impacts on boundaries of lands adjacent to the quarry and impacts from drilling, vibration etc on residential properties located on top of the cliff to the north of the quarry.
- Roadway: the quarry is on a small, narrow local access road, the surface of which is poor. It is not suitable for HGVs. Potential damage to the road

surface. Insufficient space for vehicles to pass. The road is used by occupiers of the Holiday Centre to walk to Whitegate. Lack of pedestrian infrastructure. Lack of visibility at junction of the local access road and the Whitegate Guileen Road.

- Wildlife: the quarry has been unused for c. 10 years and the site has returned to its natural state and provides habitat for a number of animal species.
- Agricultural land: this land was never agricultural. It is too steep and uneven to be suitable for tilling or farming. Concern at potential runoff to roadway and adjacent fields in the event of heavy rainfall.
- Stone: the stone that would be removed from the quarry is poor grade.
- Infill: concern at type of fill e.g. invasive vegetation species. Query whether the material arriving will be checked and inspected.
- Greenfield/Alternative sites: an existing site c. 150m from the quarry has planning permission for infill of inert silt and stone. This would be an appropriate and acceptable alternative to the proposed development.

The grounds of appeal document includes appendices showing the site notice displayed and maps and photographs to support the points raised above.

7.2. Applicant Response

A response was received from the first party, which may be summarised as follows:

- Site notice: placed in a clear and visible location at the main entrance to the quarry, immediately adjoining a public road.
- Residential amenity: maintains that the study area is a sparsely populated area. Any potential nuisance impacts (including noise and dust) on nearby dwellings will be temporary, limited in scale and manageable through the adoption of standard construction practice. Note conditions attached by the Planning Authority in relation to noise levels, working hours, dust suppression etc. The post-development scenario will provide positive visual impact on the surrounding area.
- Trabolgan Holiday Centre: in relation to the extant permission (PA ref. 21/6335) for 26no. mobile homes in a field to the northwest of the quarry, the

1st party considers that, given the nature of the activities planned, implementation of construction best practice and adherence to conditions specified by the Planning Authority, any concerns in relation to the amenity of visitors is manageable. Also notes the temporary nature of the proposal. Considers that no impacts on the other extant planning permission (PA ref. 22/6103) will not occur given separation distance of more than 760m.

- **Water/hydrology:** There is no information available as to the presence of 'springs' in the quarry. If there were springs present, these would remain below ground. No drilling or below ground activities are proposed. Acknowledge that a part of the underlying aquifer is extremely vulnerable, therefore all infilling is to be completed with clean, inert soil. Activities will be carried out in accordance with a waste licence. The water for the wheelwash will arrive by tanker and will not therefore impact local water pressure. Water containment measures on site include an earthen bund and silt fence at the periphery of the site (roadside) to contain soiled water. No impacts are anticipated on personal wells or water supplies given that the wells concerned are located to the north, at higher level and no drilling/excavation is proposed.
- **Boundaries:** no drilling or stone removal proposed. Drop heights will be minimised, therefore vibration is not a concern for this activity type. There is no risk to the integrity of the ground structure under properties neighbouring the quarry.
- **Roadway:** the applicant will ensure that all haulers operate as per road safety guidelines and warning signage will be placed at the entrance of the access road and along the main Whitegate to Guileen Road to warn of construction activity/access.
- **Wildlife/Ecology:** an Ecological Impact Assessment (EclA) has been submitted. This concluded that, with the implementation of the mitigation measures set out, the proposed development will not have a significant negative impact on biodiversity. All boundary vegetation and hedgerows are to be maintained. Some scrub and bare ground habitat is to be removed, though these are deemed low ecological value.

- Agricultural land: the 1st party states that the lifetime objective for the site is to raise it to an appropriate level where water will freely drain off and allow it to be returned to sustainable agricultural production. The submitted Flood Risk Assessment shows that the development would not impact adjoining properties or increase the flood risk elsewhere.
- Stone: no stone is to be removed from the quarry as part of this proposal.
- Infill material: the site is to operate as per an acceptance procedure, which will ensure that waste handled at the quarry is deemed suitable for processing and in compliance with the waste licence. This involves logging/record keeping of material deliveries, inspection of all loads, quarantining of reject material and wheel washing to avoid contamination.
- Greenfield/alternative site: no response required.
- Concluding remarks: 1st party is of the opinion that all direct and indirect environmental, ecological and social impacts arising from the development can be managed to acceptable levels through the adoption of construction best practices, mitigation measures outlined in the reports submitted as part of the planning application and requirements outlined in the planning conditions.

7.3. Planning Authority Response

The Planning Authority is of the opinion that all the relevant issues have been covered in the technical reports already forwarded to the Coimisiun as part of the appeal documentation and has no further comment to make in this matter.

7.4. Further Responses

None.

8.0 Assessment

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and inspected the site, and having regard to relevant

local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of development
- Impact on adjoining occupiers
- Traffic safety
- Impact on the water environment
- Impact on biodiversity
- Other issues

I note that consideration was given to other relevant matters as part of the Local Planning Authority's assessment of the application, including visual impact and archaeology. The Planner's Report considered that the proposed development was acceptable in reference to the objectives of the Development Plan regarding these matters, subject to conditions, and I concur with that assessment.

8.1. Principle of development

- 8.1.1. The grounds of appeal state that the subject lands were never agricultural and that they are too steep and uneven to be suitable for tilling or farming. The 1st party response states that the objective for the site is to raise ground levels to an appropriate level whereby water will drain freely off and it will be suitable for agricultural production. The Planning Authority's Planner's Reports state that the restoration of worked out quarry pits for agricultural purposes is an acceptable use within rural areas and that the proposed development is acceptable in principle and is compatible with the aims/objectives of the current CDP 2022.
- 8.1.2. Having regard to the nature of the development, and to the proposed restoration of the site to grassland after the infilling works are completed which would enable the site to be brought back into agricultural use, I consider that the development complies with objective EC 8-15 of the Cork County Development Plan 2022-2028 (CDP), which encourages the development of sustainable agriculture.
- 8.1.3. Furthermore, I note that objective BE 15-17 of the CDP supports the infilling of marginal land subject to the protection of environmental resources, considered below. I consider that the proposed development is acceptable in principle.

8.2. Impact on adjoining occupiers

- 8.2.1. The grounds of appeal raise concern with regard to potential impacts on local residential occupiers and Trabolgan Holiday Village by reason of impacts relating to noise, dust, traffic, surface water runoff, water pressure, impacts on boundaries and structural stability.
- 8.2.2. There are two existing dwellings to the northeast of the site, c. 58m from the quarry boundary. There are two more dwellings to the south and southeast at distances of c. 270m, while to the northwest there is a dwelling at c. 149m distance. Existing structures comprising Trabolgan Holiday Village are located c. 700m to the southwest of the appeal site, while lands directly northwest of the appeal site are subject to an extant permission (PA ref. 21/6335) for 26no. mobile homes, a reception building and associated facilities associated with the Holiday Village.
- 8.2.3. The Planning Authority sought further information from the applicant in relation to potential nuisance impacts on the two dwellings to the northeast, noting that these dwellings were not identified in the original submission.
- 8.2.4. A revised Technical Assessment Report was received by the Planning Authority on 15th May 2025 in response. The revised Technical Report notes that the initial phases of the project will bring activity into proximity with the two dwellings to the northeast and that dust generation during dry weather conditions is possible, however will be mitigated by measures including the temporary wheelwash system, dampening of haul roads and working areas, limiting the drop height during tipping operations and given the limited volume and intensity of daily activity i.e. 5no. HGV deliveries per day. Noise generation would arise from vehicle movements and the operation of machinery. The Planners' Reports, taking into account further information received, concluded that the proposed development would not result in undue impacts on the residential amenities of properties, given the mitigation measures proposed, the temporary duration of the works and conditions recommended. I also note that working hours on site could be restricted by condition, which would also serve to limit noise and dust impacts.
- 8.2.5. A Construction Environmental Management Plan (CEMP) was submitted as part of the original application. Section 4.4 of the CEMP outlines mitigation measures to

prevent and manage likely environmental risks, including noise and dust impacts. I am satisfied that the measures included therein are reasonable and will ensure that the development will not generate excessive noise or dust if adhered to. In the event of a grant of permission, I recommend conditions are attached to control and monitor noise and dust levels within the site.

8.2.6. The appellant has raised concern in relation to the impact of drilling, thumping, vibration and removal of stone on the stability of adjoining boundary treatments and the two closest dwellings to the quarry. There is no mention of extractive activities in the description of development and the 1st party response confirms that no drilling or stone removal is proposed on site and that drop heights, and therefore vibration, will be minimised. Consequently there is no risk to the integrity of the ground structure under neighbouring properties. I also note that all boundaries are to be retained and that a buffer zone is to be retained inside the boundaries of the site, within which no infilling activities will take place. Having regard to these factors, I do not consider that there is reason to believe that the proposed works would result in impacts on adjoining boundary treatments or the structural stability of adjoining properties.

8.2.7. Overall, I am satisfied that the development should not be refused on the basis of dust, noise or general disturbance. I am satisfied that, based on the development as described, there is no real likelihood of any impacts on boundary treatments or structural stability of neighbouring properties and that no other issues around residential amenity would arise as a result of the development. Subject to the attachment of appropriate conditions, and given the temporary nature of the infilling and proposal agricultural end-use, I consider that the proposed development would not have any adverse impacts on residential amenities or on the amenity of occupiers of the holiday village.

8.3. **Traffic safety**

8.3.1. The Appellant raises concern with regard to the suitability of the local road serving the quarry for the type and level of traffic generated by the proposal, the potential for the surface of that road to be damaged in the course of the development, potential traffic safety for pedestrians using the road and the lack of visibility at the junction to the north with the L3646 local road.

- 8.3.2. The Applicant, in their response, states that they will ensure that all haulers operate as per road safety guidelines and that warning signage will be placed at the entrance of the access road and along the main Whitegate to Guileen Road to warn of construction activity/access.
- 8.3.3. The Planning Authority Planner's Reports raise no concern with regard to the suitability of the access road, noting that it appears to be lightly trafficked. Following receipt of further information from the applicant, the Area Engineer's report states that the junction of the cul-de-sac road with the L3646 public road in terms of its ability to accommodate HGVs is acceptable, noting that vegetation is to be trimmed at the junction. The further information response also clarified that the average daily number of trips would be 5 two-way trips i.e. 10 HGV trips per day. The Area Engineer and Planner's Reports raised no concern in relation to this volume of traffic.
- 8.3.4. I also note that the quarry entrance is relatively close (c. 280m) to the junction with the L3646 public road and therefore HGV traffic would occur over a limited portion of the cul-de-sac road. From review of the approved plans for the holiday centre extension to the northwest (PA ref 21/6335), I note that there is no vehicular or pedestrian entrance proposed onto the cul-de-sac road from that scheme, with all traffic proposed to utilise the existing holiday centre entrance off the L3645 further west.
- 8.3.5. The submitted Technical Assessment Report (as revised at further information stage) includes a transport assessment section which calculates the average number of trips per working day (Monday to Saturday) to be 5 two-way movements or 10 trips in total. I note that there may be additional trips arising from travel to site by machinery operators, though this would be limited. From my own site observations and noting the comments of Planning Authority's Planners Reports, the local road network does not appear to be congested. In this context, I would consider that the number of trips arising from the proposed development could be accommodated by the local road network without adverse impact. I note also that provision has been made within the site for a haul road, turning area and space for queuing, further minimising potential impact on the local road network.

- 8.3.6. Concerns were also raised by the Appellant in relation to pedestrian safety. I note that the cul-de-sac road serves agricultural lands and that the quarry, when operational, would have generated some heavy goods vehicles. Given the low numbers of trips arising from the proposed development, its temporary duration, the proximity of the site entrance to the L3646 junction and the main entrance to the holiday village being taken from the Roches Point road (L3645), I am satisfied that the proposed development would not result in a material impact on road safety locally.
- 8.3.7. The existing quarry entrance is to be widened and sightlines improved by cutting back of the existing hedgerow to the north. In response to a Further Information request by the Planning Authority, the applicant submitted sightline visibility drawings for the junction to the north with the L3646 showing 90metre sightlines available in both directions at a setback of 2.4m and with the hedging trimmed on the eastern side of the junction. As noted above, the Area Engineer has indicated that the submitted details are satisfactory to accommodate HGV traffic.
- 8.3.8. Overall, I consider that the additional traffic which the development would generate on the local road network would not be significant. I am satisfied that the proposed development would not create an unacceptable traffic hazard or unacceptable inconvenience to other road users.

8.4. Impact on the water environment

- 8.4.1. A number of issues are raised in the grounds of appeal relating to impacts on the water environment.
- 8.4.2. The Appellant states that there is an existing watercourse which rises in the quarry and runs underground at a depth of 1.5m into the wooded field opposite (west of) the appeal site. There is no record of a watercourse in this location according to the EPA's mapping system and I did not observe any watercourse on site during my site visit. The Local Authority Planner's Reports and the reports of the Environment and Ecology Officers did not raise any concern in this regard. In their response, the applicant notes that there is no drilling or excavation proposed on site and that all infill material will be clean/inert, therefore there is no impact arising on any underground springs, should they exist.

- 8.4.3. According to GSI mapping, the groundwater vulnerability of the majority of the site is 'Rock at or near Surface', consequently the underlying aquifer/groundwater is vulnerable to contaminants. The applicant states that all material delivered to site for infilling will be clean/inert soil and stone and that the activities will be undertaken in accordance with a waste licence. Further information was sought by the Planning Authority in respect of procedures for management of material on site. The applicant's further information response included an updated Fill Material Acceptance Procedure which sets out procedures for logging, testing and, where necessary, rejecting non-confirming materials delivered to site. The site layout plan was also amended at this stage to include the provision of a quarantine area, for any material received to site which is deemed to require further testing/inspection to determine whether it should be accepted/rejected. The Further Information was deemed acceptable to the Council's Environment Officer and Planning Authority, subject to conditions. I am satisfied that, with the implementation of the measures proposed by the applicant, together with conditions set out below, that the proposed development would not pose a risk to groundwaters.
- 8.4.4. It is proposed to raise the site levels to a point whereby water will freely drain off and the site will be suitable for agriculture. According to OPW mapping, the site is not at risk from flooding. The submitted Flood Risk Assessment shows that the development would not impact adjoining properties or increase the flood risk elsewhere. The proposed development includes the provision of an earthen bund and silt fence on the western boundary of the site, designed to contain soiled water and prevent water run-off on to the local road. The proposed temporary wheelwash is in the form of a 'bath', with water brought to site by tanker. Having regard to these factors, and subject to the attachment of appropriate conditions in respect of surface water management, I consider that the proposed development would not pose a risk to water quality or flooding issues locally. Concern was also expressed by the Appellant in relation to potential impacts on local domestic water wells, however as no drilling or excavation is proposed, only clean/inert material is to be deposited on site and the wells concerned are upslope of the appeal site, I do not consider that the proposed development poses a risk in this regard. A submission received by the Planning Authority during the application stage raised concern at potential impacts

on water pressure locally, however as the water for the wheelwash would be brought to site by tanker, this would not occur.

8.5. Impact on biodiversity

- 8.5.1. The Appellant notes that the quarry has been unused for c. 10 years and that it has returned to its natural state and assets that it provides habitat for a number of animal species. I note that the Planning Authority sought the submission of an Ecological Impact Assessment (EclA) as further information from the applicant, on the basis that the site may support habitats of ecological value, including suitable habitat for cliff nesting birds.
- 8.5.2. The applicant submitted an EclA, based on desktop and field surveys, as Further Information on the 15th May 2025. This report identified Locally Important (Higher Value) habitats comprising of hedgerows and scrub, and Locally Important (Lower Value) habitats comprising of spoil and bare ground, recolonising bare ground, exposed siliceous rock and buildings and artificial surfaces. The proposed development would result in loss of habitat, most notably the scrub habitat, within the restoration area. Although no ground-nesting birds were identified during site surveys, species such as robin, blackbird and tits were noted using nearby hedgerows and scrub, as such construction works undertaken during the bird nesting season could cause temporary displacement or disruption to breeding activity. Habitat fragmentation would be limited, given the retention of existing perimeter hedgerows. Although no protected mammals were observed during site surveys, the presence of small mammals cannot be ruled out. There is also potential for disturbance to species as a result of noise, dust and lighting associated with construction activities, and of pollution from construction machinery, which could be harmful to plants and wildlife.
- 8.5.3. The EclA concluded that impacts arising from the proposed development, including habitat loss, disturbance from construction activities and direct mortality were potentially significant, but with the implementation of mitigation measures including protection of trees, dust control, noise reduction and timing of vegetation clearance, no residual significant ecological impacts are expected. The report added that prevention of the spread of invasive species and careful management of construction activities will further reduce potential harm to local biodiversity. Although some

concerns were raised in respect of the report methodology and findings by the Local Authority's Ecology Section in their report, no objection was raised subject to conditions. The Ecology Section also confirmed that, following a site visit carried out, there are no cliff nesting birds that may be impacted as a result of the development. I am satisfied that the ecological value of the site has been adequately assessed and that, through the implementation of mitigation measures set out in the EclA and the conditions recommended by the Local Authority's Ecology Section, the potential impact of the proposed development on biodiversity on site can be minimised to an acceptable level. I note a submission received by the Planning Authority during the application process which raised concern that wildlife in the woodland opposite (west of) the site may be impacted. I consider that, having regard to the nature and extent of the proposed activities, the existing road separating the sites and to the proposed mitigation measures set out, that no significant impacts would occur for the woodland.

8.6. Other issues

- 8.6.1. The grounds of appeal find fault with the location of the site notice as displayed by the applicant. I note that the local planning authority did not raise any issue in this regard and the application was validated and processed through to a decision to grant. I note that several submissions were received by the local authority in respect of the application. I am satisfied that the concerned parties were not prevented from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.
- 8.6.2. The Appellant also suggests that alternative sites are available within the local area which would be suitable for the proposed development. In this regard, I note that every application is required to be considered on its merits and therefore this issue is not considered further.
- 8.6.3. The Planning Authority included conditions in relation to mitigation of dust, noise, fuel/oil spillage. I consider that these are adequately covered by the submitted CEMP and the inclusion of a condition for its implementation.

9.0 AA Screening

- 9.1. I have considered the project in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. The proposed development relates to the importation of clean and inert soil and stone for the restoration of a former quarry (over a 5 year period) to improve the agricultural output and the construction of a new temporary haul road, temporary wheel wash and widened entrance gate. Embedded design features of the proposed development include earthen bunds and silt fences which will reduced the potential for sediment run-off.
- 9.2. The subject site is located approximately 1.8km southeast of Whitegate Bay Cork Harbour SPA (004030). No surface water pathway has been identified to this or any other protected sites.
- 9.3. 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:
- Having reviewed the Environmental Protection Agency's AA Mapping Tool and having inspected the site, I note that there are no direct hydrological connections between the subject site and any designated site.
 - Having regard to the c.820 separation distance to the Farrannamanagh River.
 - Having regard to the separation distance from the European Sites regarding any other potential ecological pathways and intervening lands.
 - Having regard to the Screening for Appropriate Assessment Report (February 2024) submitted as part of the application.
 - Having regard to the screening determination of the PA.
- 9.4. I conclude that on the basis of objective information, the development would not likely have a 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 (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The proposed development relates to the importation of clean and inert soil and stone for the restoration of a former quarry (over a 5 year period) to improve the agricultural output and the construction of a new temporary haul road, temporary wheel wash and widened entrance gate. Embedded design features of the proposed development include earthen bunds and silt fences which will reduced the potential for sediment run-off.
- 10.2. There are no water courses in the immediate vicinity of the appeal site. I have assessed the proposed development 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.
- 10.3. 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 surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows:
- The nature, scale and duration of the works.
 - The distance from nearest Water bodies and lack of direct hydrological connections.
- 10.4. I conclude that on the basis of objective information, 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.

11.0 Recommendation

I recommend permission be GRANTED subject to conditions.

12.0 Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, in particular Objective EC 8-15 which encourages the development of sustainable agriculture and Objective BE 15-17 which supports the infilling of marginal land subject to the protection of environmental resources, and to the nature, extent and duration of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have unacceptable impacts on the environment, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 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 submitted on the 15th May 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. This permission shall apply for a period of five years from the date of this order. Following the expiration of this period, the importation of material to the site and operations on site shall cease unless, prior to the end of the period, planning permission shall have been granted for a further period.

Reason: To enable a review of the effect of the development on the amenities of the area.

3. The mitigation measures contained in the Construction Environmental Management Plan and Ecological Impact Assessment submitted with the application shall be implemented in full, except where otherwise required by conditions attached to this permission. A compliance monitoring report shall be submitted to the planning authority at the end of the main construction period.
Reason: To protect biodiversity and to protect the integrity of the European Sites.
4. The importation of inert soil and stone and the operation of associated machinery shall be carried out only between the hours of 08.00 to 18.00 Mondays to Fridays, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays, bank or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
Reason: In the interest of good traffic management and to protect the amenities of the area.
5. Noise levels emanating from the proposed development shall not exceed (a) 55 dB(A) rated sound level between the hours of 08.00 to 18.00, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times, (corrected for a tonal or impulsive component) as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
Reason: To protect the amenities of property in the vicinity of the site.
6. The maximum quantities of inert soil and stone to be accepted at the site shall not exceed 48,328 tonnes in total over the period referred to in condition number 2 of this permission and shall not exceed 25,000 tonnes in any one year.
Reason: In the interests of clarity and traffic safety.
7. a) Only clean, uncontaminated soil and stones (delivered as separate streams) shall be imported into the site.

b) The fill material to be used on site shall not be a mixture of waste soil and stone and non-waste soil and stone. The mixing of waste and non-waste soil and stone fill material shall not be allowed prior to delivery to the site. The developer shall ensure each stream of infill soil and stone material has its own unique site acceptance records and unique site location placement records.

Reason: In the interests of clarity and to safeguard the amenities of the area.

8. The soiled water containment measures, as detailed in the application documents and drawings, shall be installed on site prior to the commencement of infilling activities. The design, installation and decommissioning of the soiled water containment measures shall be undertaken by an appropriately qualified person.

Reason: In the interest of public health and environmental protection.

9. The final use of the site after completion of the importation of materials shall be for agricultural purposes only. The restoration of the site shall be managed in accordance with the Closure Plan submitted with the application, except where otherwise required by conditions attached to this permission. Implementation of this plan shall be carried out under the supervision of an ecologist/ecological clerk of works.

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

10. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

11. a) Prior to the commencement of any works on site, the applicant shall submit photographic evidence of the installation of the Temporary Bench Mark (TBM), for the written agreement of the Planning Authority.

b) The developer shall submit annually to the Planning Authority for the lifetime of this grant of permission, a record of the quantity of material imported into the site and details, including drawings, which facilitates the planning authority to monitor the progress of the phases of restoration.

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

12. Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a detailed and site specific Invasive Alien Plant Species Management Plan which shall address: the eradication of any invasive alien plant species; measures to avoid the risk of transporting or spreading invasive alien plant species during the construction phase; and landscaping works to avoid the risk of invasive alien plant species re-establishing. Treatment methods shall be specific to the site and extent of invasive species recorded onsite.

Reason: To control the risk of spread of invasive alien species from this site.

13. a) All trees and hedgerows on the boundaries of the site shall be retained and maintained, with the exception of those necessary to provide for the improved entrance.

b) All hedgerow/tree removal and clearance of ground vegetation shall be undertaken outside the bird breeding season.

Reason: In the interests of visual amenity and biodiversity.

14. The site shall be landscaped in accordance with a revised landscaping scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development. This scheme shall clearly show the extent of all existing planting and hedgerow to be retained, together with details of proposed new tree, hedge and shrub planting. The planting shall be carried out within the first planting season following substantial completion of

the infilling works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of [five] years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

15. During the construction stage, dust emissions shall not exceed 350 milligrams per square metre per day averaged over a continuous period of 30 days (Bergerhoff Gauge). The monitoring and mitigation measures outlined within Section 4.4 of the submitted Construction and Environmental Management Plan shall be implemented in full during the construction development.

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

16. The detailed design of the entrance, signage and any works to the public road network shall be submitted to and agreed in writing with the planning authority prior to commencement of development. All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer. Reason: In the interests of public safety and amenity.

17. Prior to the commencement of development, the existing mobile home, any existing end-of-life vehicles, plant/machinery/equipment and construction and demolition waste on site shall be removed (by a licensed operator as appropriate), to the satisfaction of the Planning Authority. The applicant shall submit confirmation to this effect in writing to the Planning Authority in advance of the importation of any new infill material on site.

Reason: In the interests of public health and to safeguard the amenities of the area.

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.

Suzanne White
Planning Inspector

23rd October 2025

Appendix 1

Form 1 - EIA Pre-Screening

Case Reference	ACP-322973-25
Proposed Development Summary	The importation of clean and inert soil and stone for the restoration of a former quarry (over a 5 year period) to improve the agricultural output and the construction of a new temporary haul road, temporary wheel wash and widened entrance gate. The applicant states that the material may be imported to site either under a waste facility permit or Article 27 notification.
Development Address	Trabolgan, Midleton, Co. Cork
	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	State the Class and state the relevant threshold
☒ 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)	Class and relevant threshold: Class 11(b) of Part 2 of Schedule 5 (other projects) - Installations for the disposal of waste with an annual intake greater than 25,000 tonnes not included in Part 1 of this Schedule.

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: Suzanne White **Date:** 23/10/2025

Appendix 2

Form 2 - EIA Preliminary Examination

Case Reference	ACP-322973-25
Proposed Development Summary	The importation of clean and inert soil and stone for the restoration of a former quarry (over a 5 year period) to improve the agricultural output and the construction of a new temporary haul road, temporary wheel wash and widened entrance gate.
Development Address	Trabolgan, Midleton, Co. Cork
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	The proposed development involves the importation of clean inert soil and stone material for the filling of a former quarry in order to improve the agricultural output of the site. The site is located in a rural area, primarily comprising agricultural grassland. The proposed development has been designed to logically address the alterations in topography on site, resulting in minimal change in the locality. Surface water will be managed on site and discharge to ground with standard measures to address potential impacts on surface water and groundwaters in the locality. Construction machinery may give rise to potentially harmful materials, such as fuels and oil leak. Noise and dust emissions during construction are likely. Such construction impacts would be local and temporary in nature, and with the implementation of a Construction Environmental Management Plan would satisfactorily mitigate the potential impacts. No significant risk of accidents/disasters is predicted having regard to the nature and scale of the development. Any risk arising will be localised and temporary in nature. The site is not at risk of flooding.
Location of development (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,	Briefly comment on the location of the development, having regard to the criteria listed The site is not located within any protected areas. The site is located c. 1.8km southeast of Whitegate Bay pNHA (001084) and Cork Harbour SPA (004030). No surface water pathway has been identified to these or any other protected sites. Existing hedgerows and vegetation around the site boundaries are to be retained. Scrub vegetation on site would be removed but is deemed to be of low ecological value. Survey information submitted found no evidence of sensitive species on site or in the vicinity.

cultural or archaeological significance).	There is no evidence of historical/archaeological features on the site. The site is served by a local road network. No significant contribution to traffic congestion is anticipated to arise from the proposed development. The site is not in close proximity to a hospital/schools. There is no negative impact anticipated as a result of the proposal.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The development activity proposed would be temporary and limited in scale and extent and would be removed from any environmentally sensitive sites. Standard measures proposed to be employed by the applicant are considered sufficient to prevent significant effects on the environment, including measures identified to be provided as part of the Ecological Impact Assessment, Construction and Environmental Management Plan, and the Closure Plan are considered appropriate. There would be no significant cumulative considerations with regards to existing and permitted projects/developments.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: Suzanne White

Date: 23/10/2025