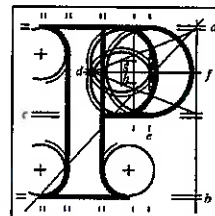


Copy.

Our Case Number: ABP-317874-23

Planning Authority Reference Number: 221306



**An
Bord
Pleanála**

Wicklow County Council
Planning Department
County Buildings
Whitegates
Wicklow Town
Co. Wicklow
A67 FW96

Date: 26 September 2023

Re: Extraction of sand and gravel from quarry. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been submitted
Walterstown, Hollywood, Co. Wicklow

Dear Sir / Madam,

An Bord Pleanála has asked me to refer to the documents already received from you in relation to the above-mentioned appeal.

To enable consideration of the appeal to proceed, the following further documentation relevant to the application and to your decision is required:-

- (1) Copy of site notice as received with original application.**
- (2) Copy of History: 211372 to include Chief Executive's Order, Site Location Map, Site Layout Map, all internal reports to include the final planners report.**
- (3) Copy of reports received with appendixes: 1,8,10,11 of F.I. received on 8/6/2023.**

Would you be good enough to have these documents forwarded by return of post please.

In relation to "history" documents relating to a grant of permission, please include details of the final grant.

Yours faithfully,

Catherine Flynn
Administrative Assistant
Direct Line: 01-8737143

BP10

Tell	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
---	---



Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol Planning Development and Environment

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA	
LDG:-	_____
ABP:-	_____
28 SEP 2023	
Fee: €	Type: _____
Time: _____	By: <u>Reg Post</u>

27th September 2023

Planning Register Reference: 22/1306

Re: APPEAL | ABP-317874-23 | Extraction of sand and gravel materials from the site. The proposed site area is 8.44 hectares, and the proposed extraction area is 5.52 hectares. The proposed development includes a surface mounted weighbridge, wheel wash, porta cabin office, canteen and welfare facilities with all site ancillary works, and fencing. It is proposed to extract 50,000 tonnes per annum for a period of 10 years. An Environmental Impact Assessment Report (EIAR) and a Nutura Impact Statement (NIS) have been submitted in respect of the proposed development at Walterstown, Hollywood, Co. Wicklow.

A Chara,

As requested in your letter dated the 26th September 2023 enclosed herewith is the following:-

Copy of Covering Letter and Copy of Site notice received with original application, copy of reports received with appendixes 1, 8, 10, 11, of F.I. received 08/06/2023 and history for file 21/1372 to include:

- Chief Executives Order
- Site Location Map
- Site Layout Map
- Final Planners report

Mise, le meas,

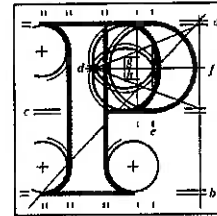
Gerard O'Brien

Clerical Officer | Planning, Development & Environment



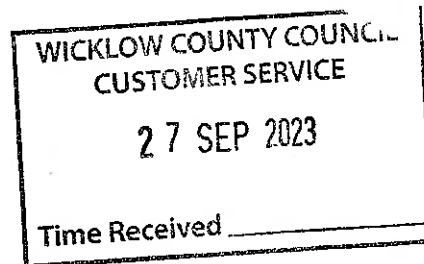
Our Case Number: ABP-317874-23

Planning Authority Reference Number: 221306



**An
Bord
Pleanála**

Wicklow County Council
Planning Department
County Buildings
Whitegates
Wicklow Town
Co. Wicklow
A67 FW96



Date: 26 September 2023

Re: Extraction of sand and gravel from quarry. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been submitted
Walterstown, Hollywood, Co. Wicklow

Dear Sir / Madam,

An Bord Pleanála has asked me to refer to the documents already received from you in relation to the above-mentioned appeal.

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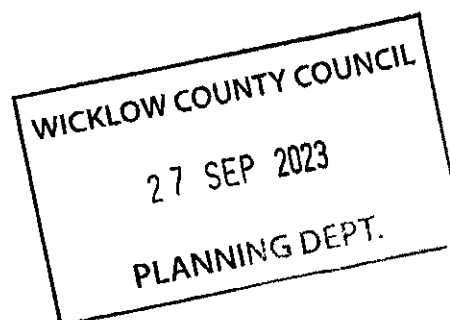
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Yours faithfully,

Catherine Flynn
Administrative Assistant
Direct Line: 01-8737143

BP10



Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

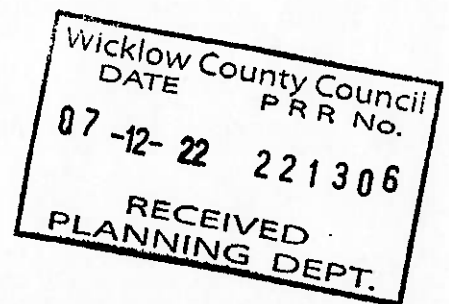
Tel
LoCall
Fax
Website
Email

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1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

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Baile Átha Cliath 1
D01 V902

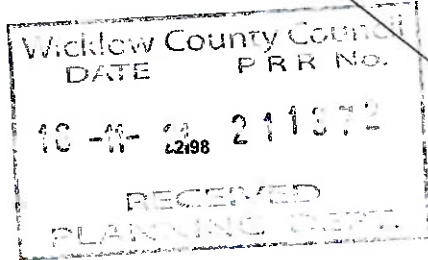
64 Marlborough Street
Dublin 1
D01 V902

SITE NOTICE



Planning Pack Map

File Copy



NOTE:
See previous OSI Map for
area leading to the Site

Site outlined in Red
Area : 50.174ac / 20.308ha

LOCATION OF
SITE NOTICE

An Cuan Mór
Coonmore

An Log Glas Iochtarach
Lugglass Lower

An Log Glas Iochtarach
Lugglass Lower

CAPTURE RESOLUTION:
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OUTPUT SCALE: 1:2,500



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COORDINATES:
ITM 697037,703645

PUBLISHED: 23/03/2021
ORDER NO.: 50180224_2

MAP SERIES: 1:5,000
MAP SHEETS: 3840



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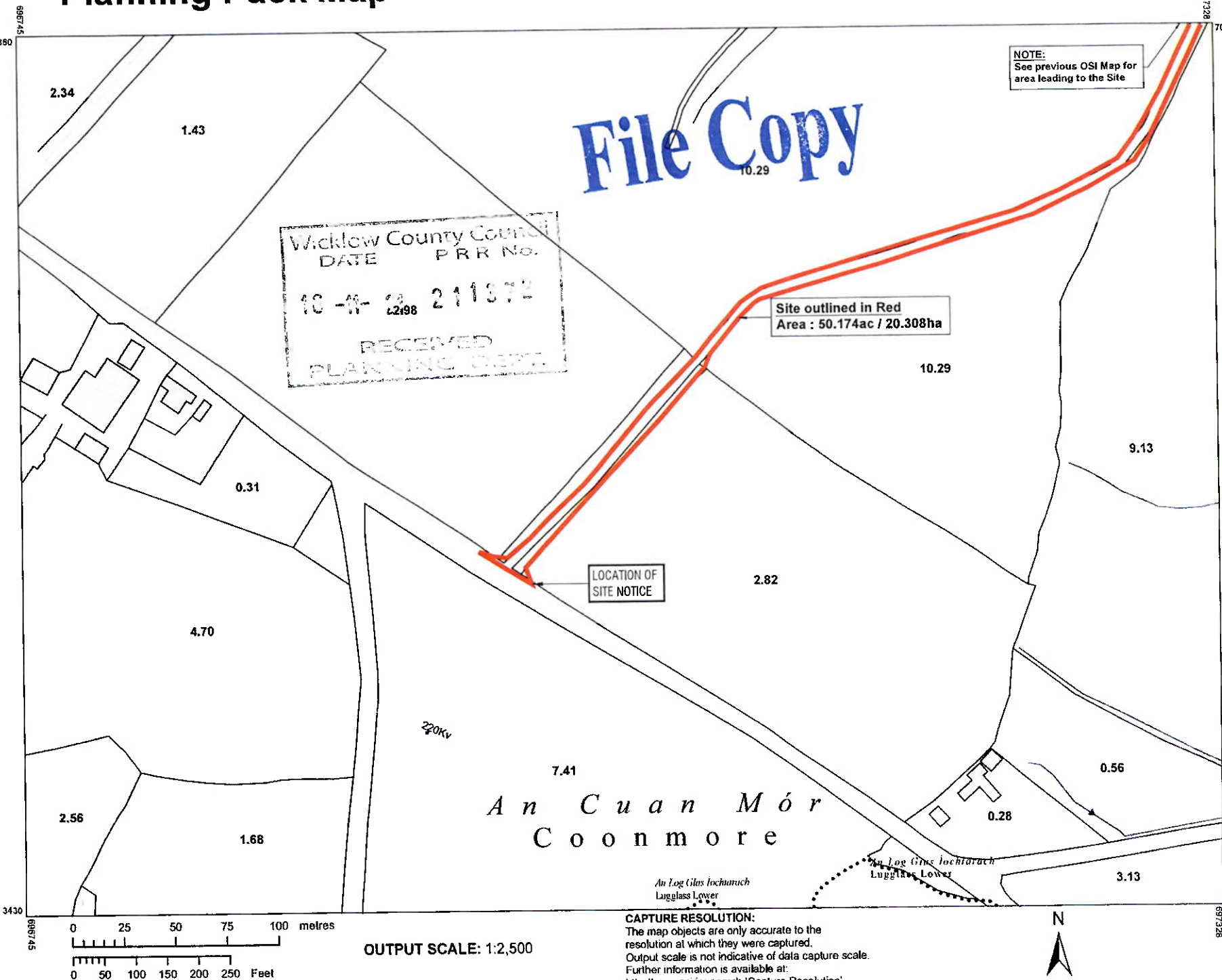
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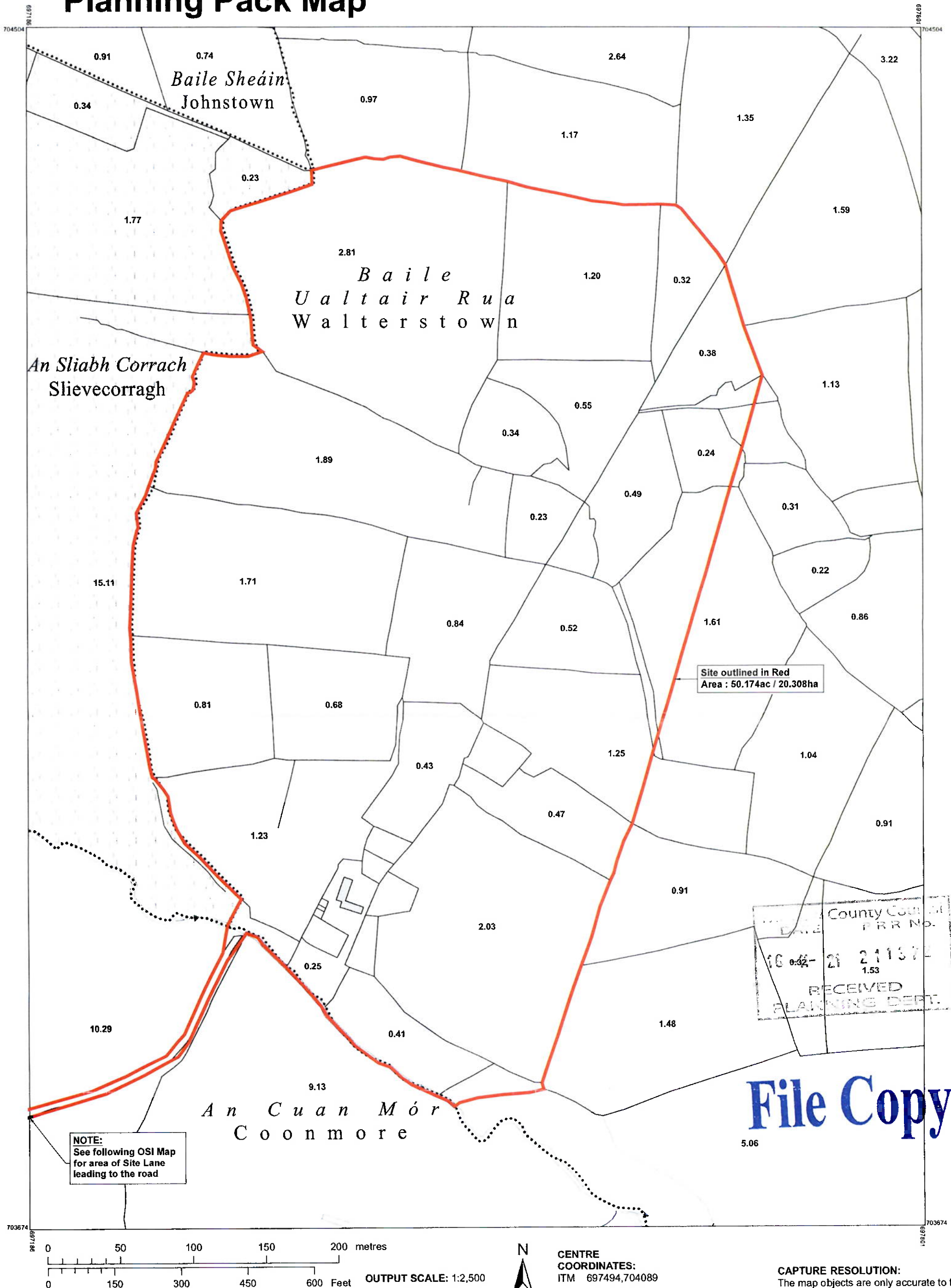
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ITM 697494,704089

ORDER NO.:
50180224_1

MAP SERIES:
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MAP SHEETS:
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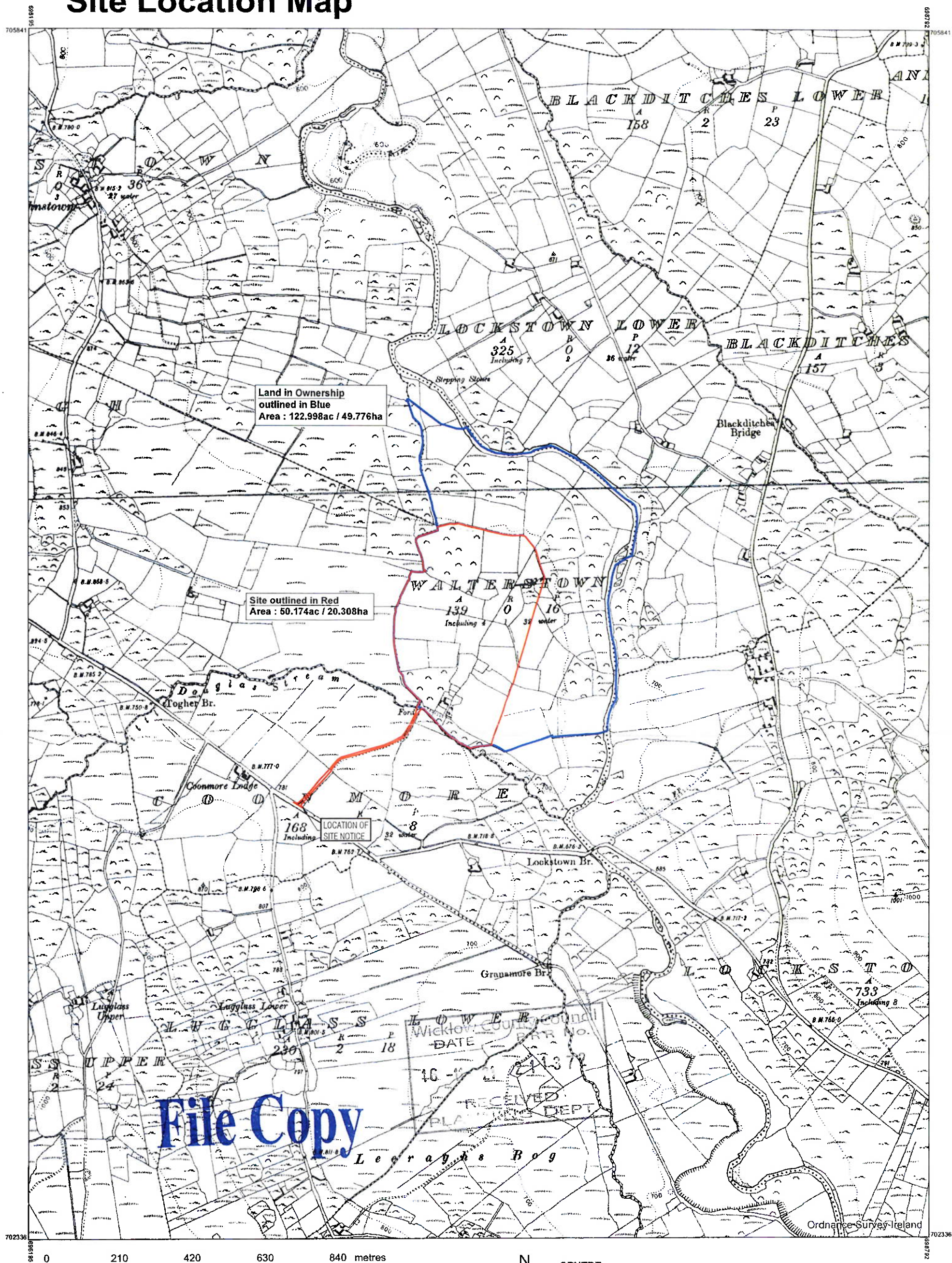
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Clonsilla,
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Tel: (086) 3806706



Site Location Map



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COORDINATES:**
ITM 697494,704089

ORDER NO.:
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6 Inch Raster

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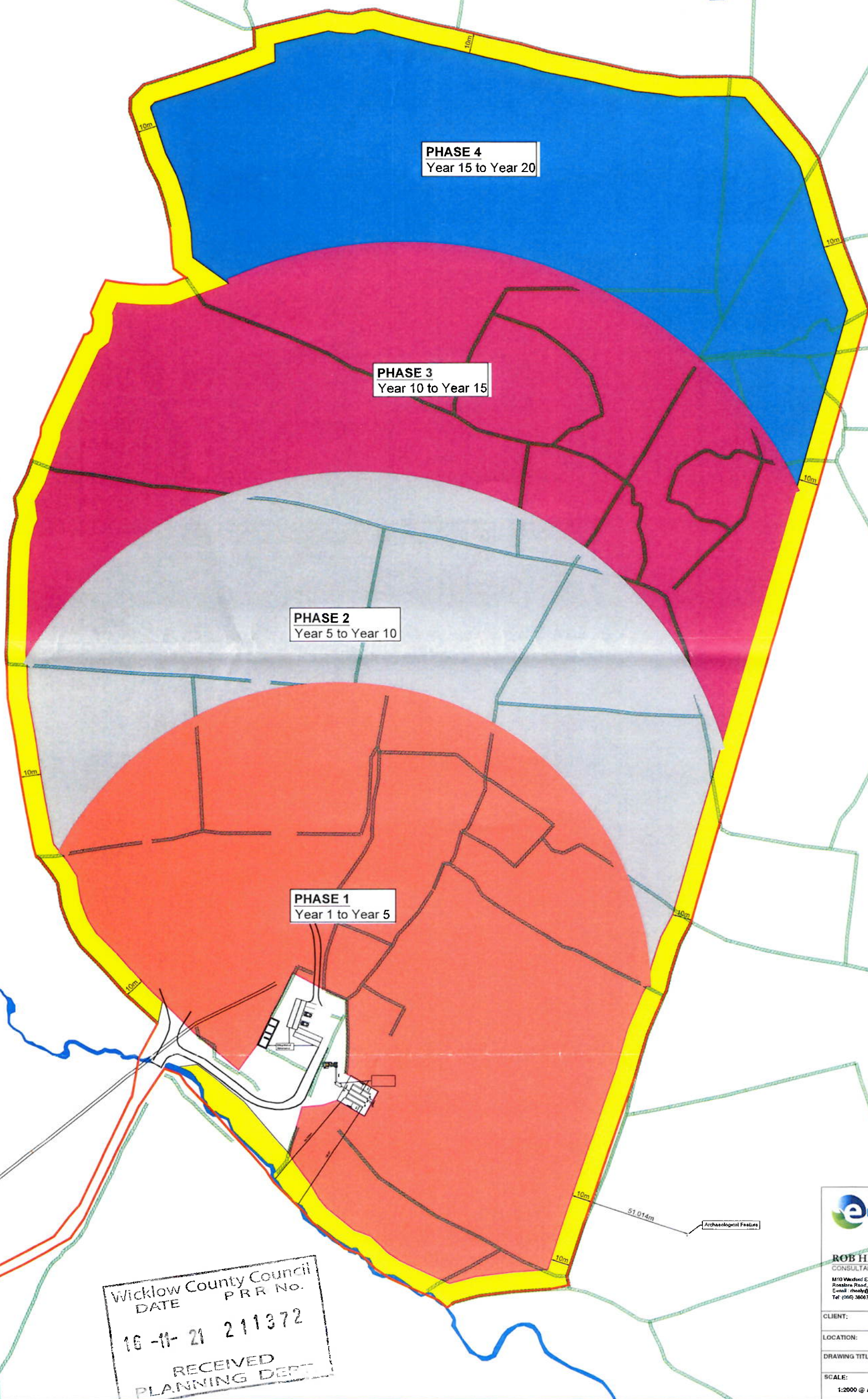
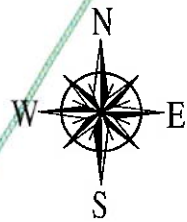
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Wexford
Tel: (056) 3008706



File Copy



PHASE 4
Year 15 to Year 20

PHASE 3
Year 10 to Year 15

PHASE 2
Year 5 to Year 10

PHASE 1
Year 1 to Year 5

Wicklow County Council
PRR No.
DATE
16-11-21 211372
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PLANNING DEPT

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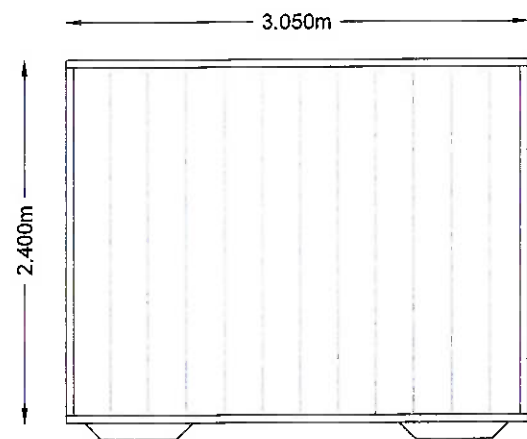
ROB HEALY & ASSOCIATES
CONSULTANT ENGINEER & LAND SURVEYING
M10 Woodford Enterprise Centre, Strandfield Business Park,
Rostore Road, Strandfield, Kildare, Co. Wicklow
E-mail: r.healy@enviroguide.ie
Tel: (086) 3806706

CLIENT: Dempey Sand & Gravel Ltd.

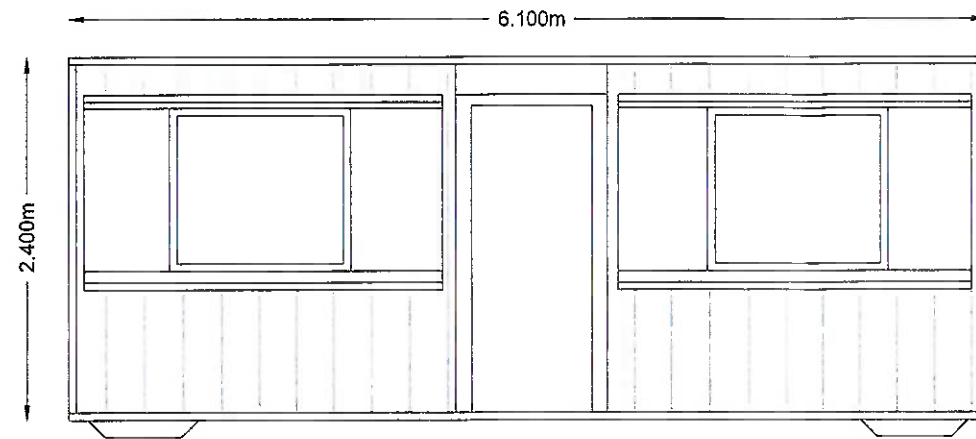
LOCATION: Wallerstown, Wicklow

DRAWING TITLE: Proposed Phasing Plan

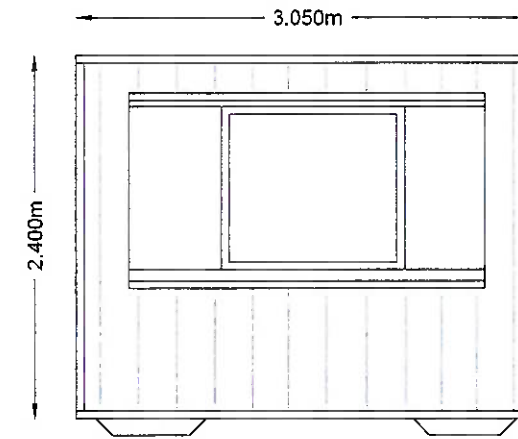
SCALE: 1:2000 @ A3	DATE: 04 / 10 / 2021	DRN BY: RH	DRG NO: P - 06
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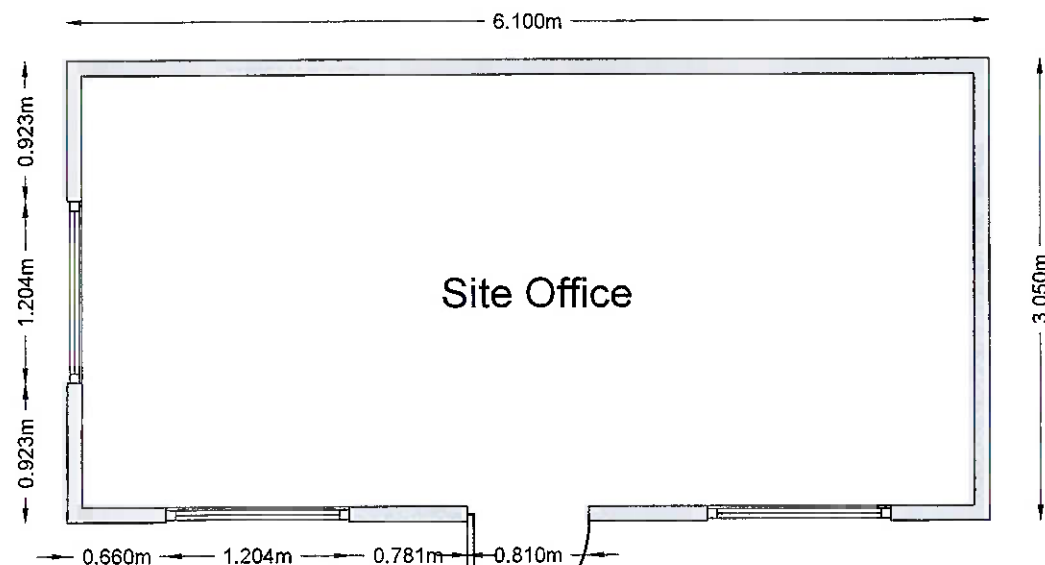
Site Office Container - Side Elevation
Scale - 1 : 50



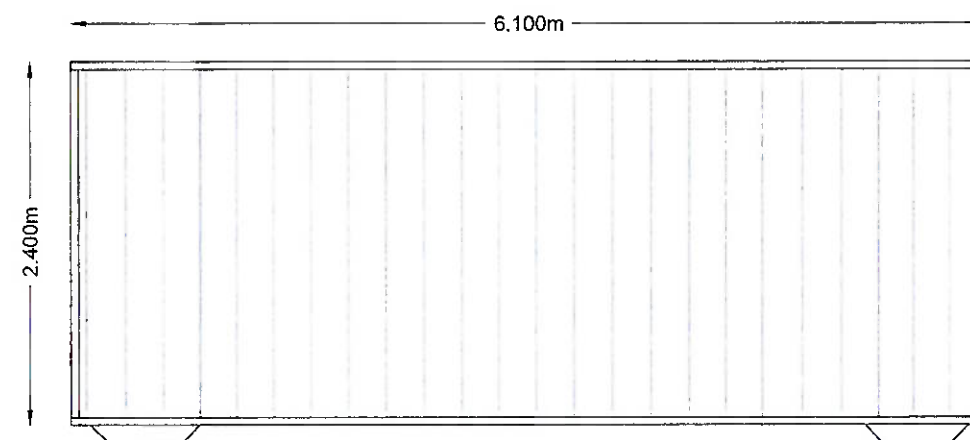
Site Office Container - Front Elevation
Scale - 1 : 50



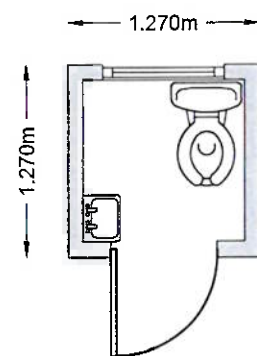
Site Office Container - Side Elevation
Scale - 1 : 50



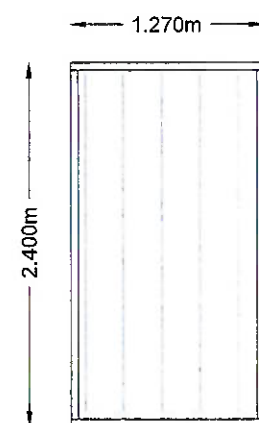
Site Office Container - Plan
Scale - 1 : 50



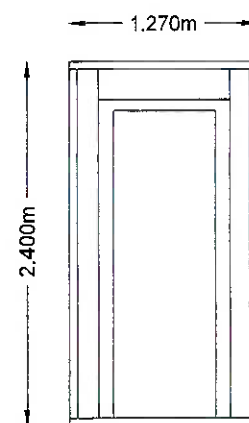
Site Office Container - Rear Elevation
Scale - 1 : 50



Toilet - Plan
Scale - 1 : 50



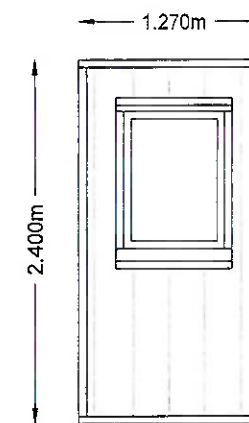
Toilet - Side Elevation
Scale - 1 : 50



Toilet - Front Elevation
Scale - 1 : 50



Toilet - Side Elevation
Scale - 1 : 50



Toilet - Rear Elevation
Scale - 1 : 50

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Tel: (086) 3808706

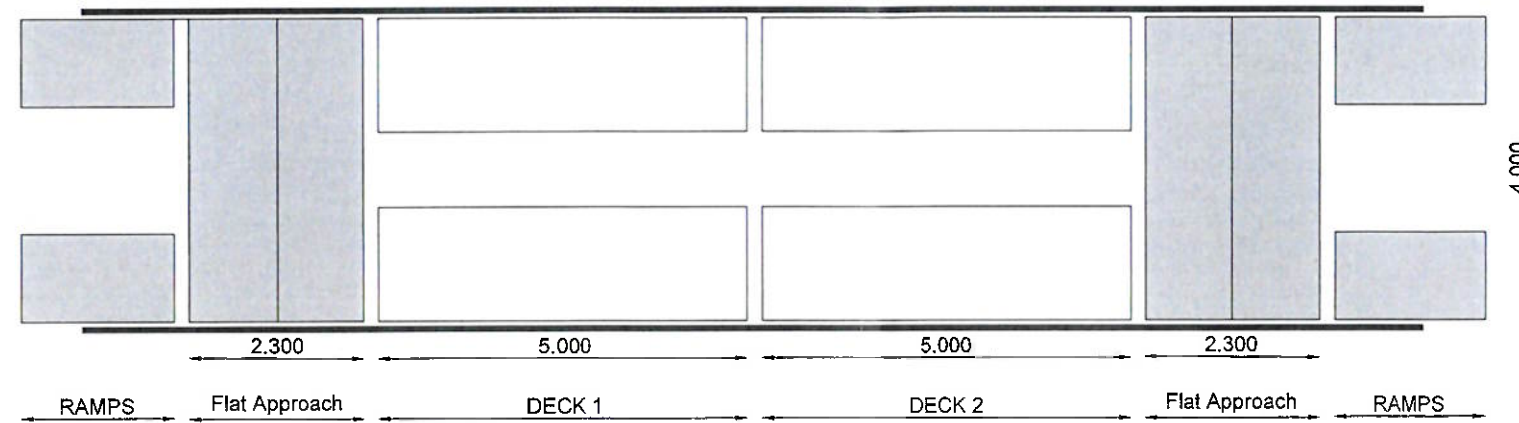
OSI **ENGINEERS IRELAND**

CLIENT: Dempsey Sand & Gravel Ltd.			
LOCATION: Walterstown, Wicklow			
DRAWING TITLE: REGO Eco Welfare Pod Details			
SCALE: 1:100 @ A3	DATE: 13 / 10 / 2021	DRN BY: SR	DRG NO: P - 07

WEIGHBRIDGE

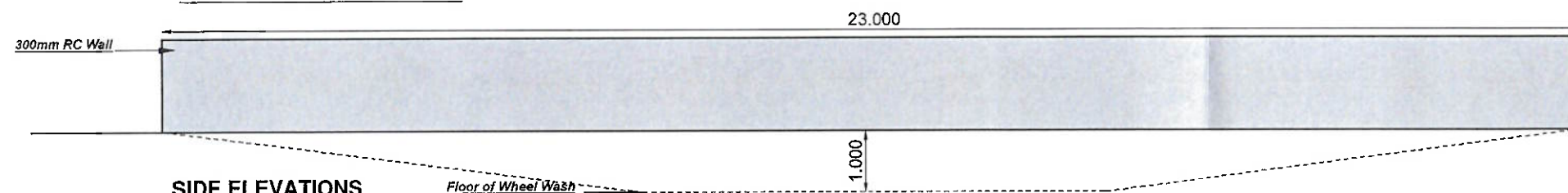


SIDE ELEVATIONS
SCALE 1:100

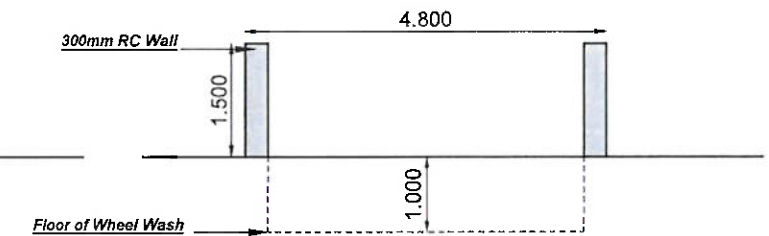


PLAN VIEW
SCALE 1:100

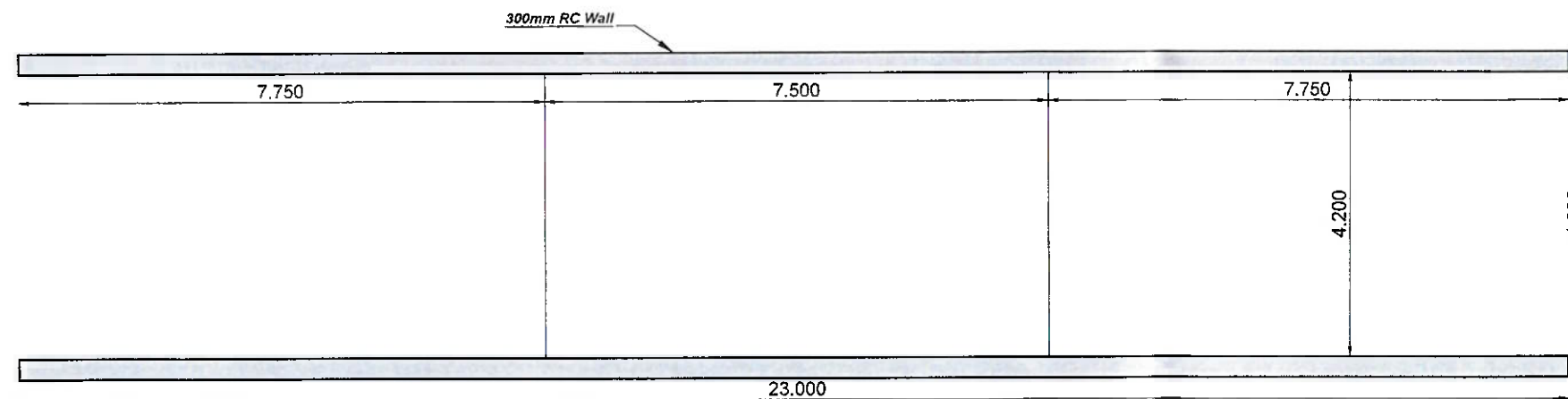
WHEELWASH



SIDE ELEVATIONS
SCALE 1:100



FRONT & REAR ELEVATIONS
SCALE 1:100



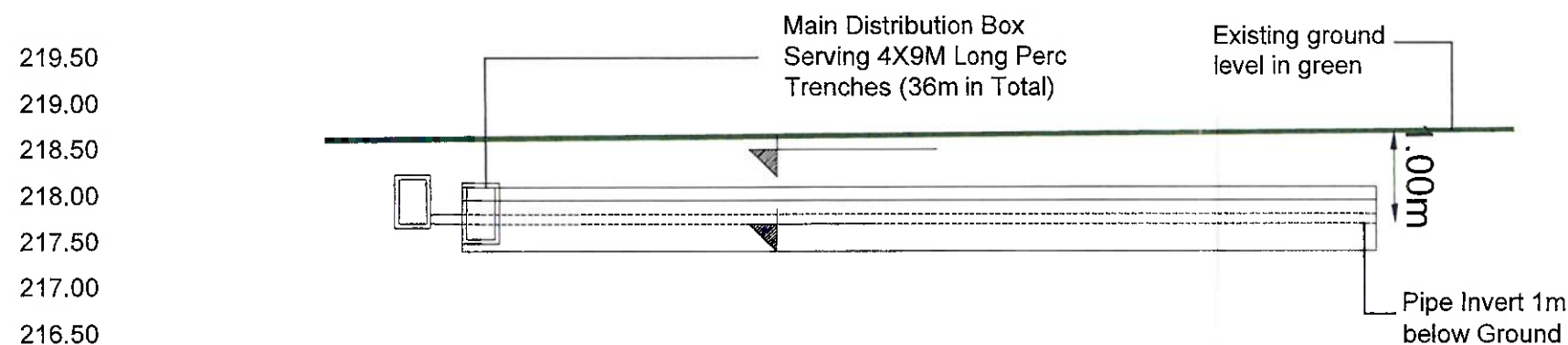
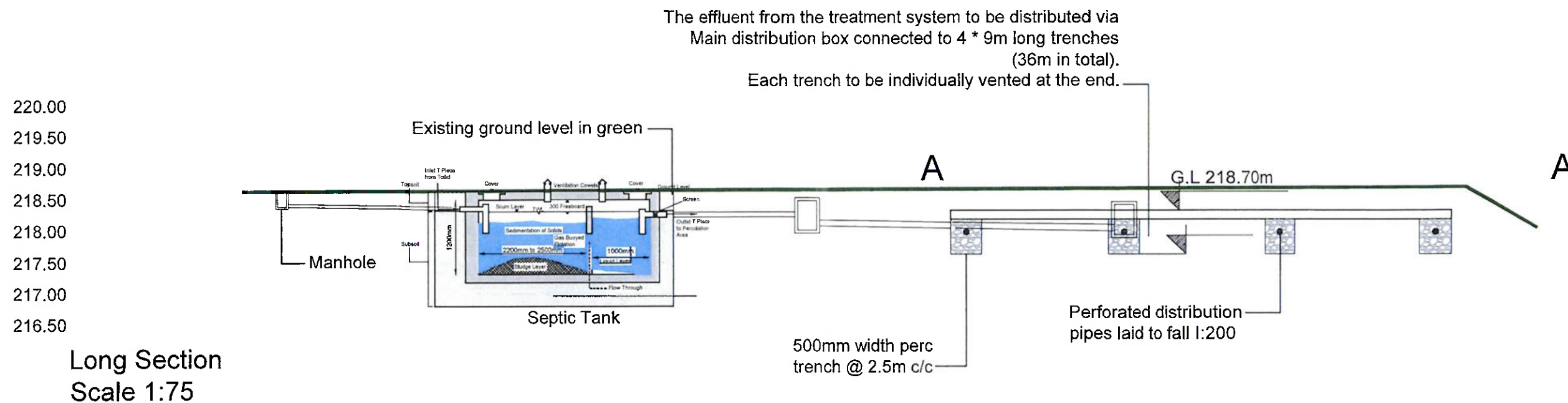
PLAN VIEW
SCALE 1:100

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M10 Wexford Enterprise Centre, Strandfield Business Park,
Roslare Road, Strandfield, Keshige, Co. Wexford
E-mail: r.healy@enviroguide.ie
Tel: (086) 3808706

OSI **ENGINEER** **IRELAND**

CLIENT: Dempsey Sand & Gravel Ltd.			
LOCATION: Walterstown, Wicklow			
DRAWING TITLE: Wheelwash & Weighbridge			
SCALE: 1:100 @ A3	DATE: 26 / 06 / 2021	DRN BY: RH	DRG NO: P - 06



SITE SPECIFICATION:

Septic Tank system and percolation area. The Septic Tank system and percolation area will be installed as per EPA Code of Practice 2021.

The septic tank septic tank will be certified to I.S. EN 12566, Part 1 or 4, complying with requirements of SR 66.

Treated effluent from the outlet of the treatment system will be distributed evenly to the percolation area via a main distribution box connected to 4 * 9m long trenches (36 linear meters in total). Each trench to be comprised of 100 upvc perforated pipes located in an excavated trench. Each pipe will have 8mm orifices at about 75 mm centres along the pipe. Each pipe to be positioned at 2.5m centres & each trench should be 0.5m in width and a 2m spacing between each trench. The 100mm perforated pipe should be surrounded by 8-32mm washed gravel or broken stone above and below to a depth of (300mm below, 100mm surrounding pipe and 150mm above) 550mm in total, overlain by a geotextile layer followed by topsoil to ground surface.

Slope of pipe from tank to distribution box earthware/concrete 1 in 40; uPVC 1 in 60

Slope of percolation trench from distribution box 1 in 200



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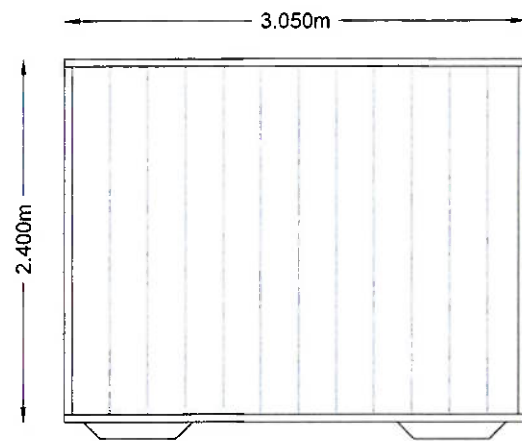
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ROB HEALY & ASSOCIATES
LAND SURVEYING & ENGINEERING SERVICES

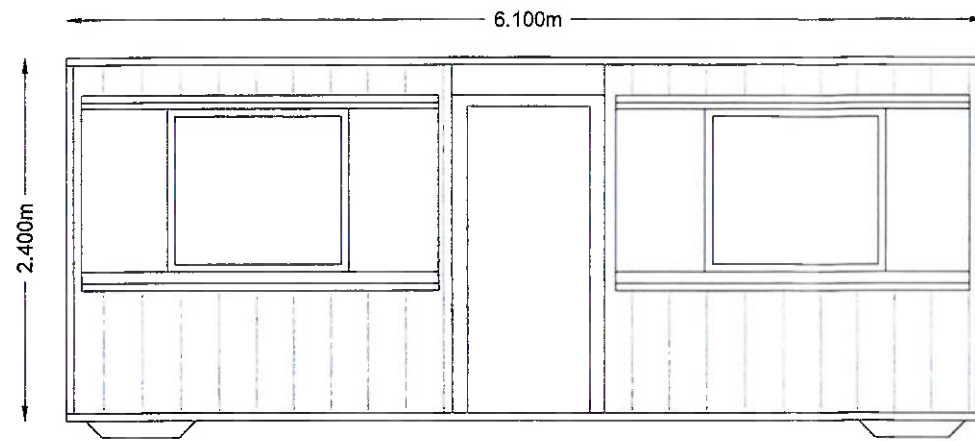
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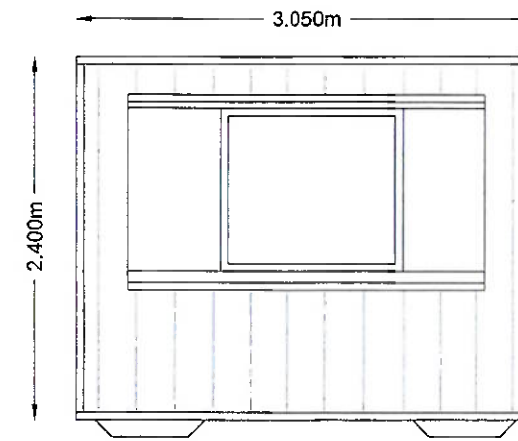

CLIENT: Dempsey Sand & Gravel Ltd.			
LOCATION: Walterstown, Wicklow			
DRAWING TITLE: Septic Tank & Percolation Details			
SCALE: 1:75 @ A3	DATE: 30 / 09 / 2021	DRN BY: RH	DRG NO: P - 08



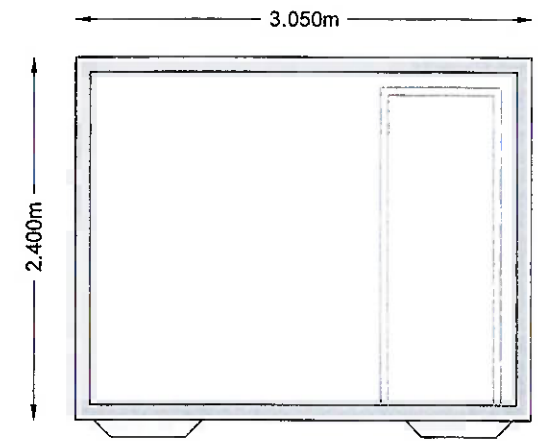
Site Office & Canteen Container
- Side Elevation
Scale - 1 : 50



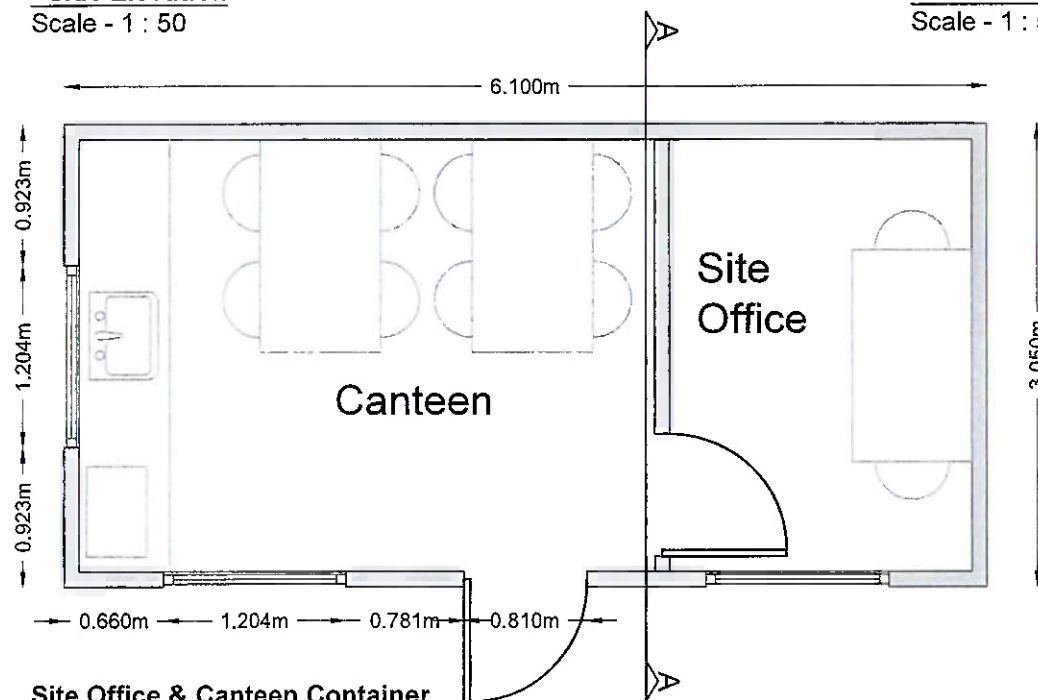
Site Office & Canteen Container
- Front Elevation
Scale - 1 : 50



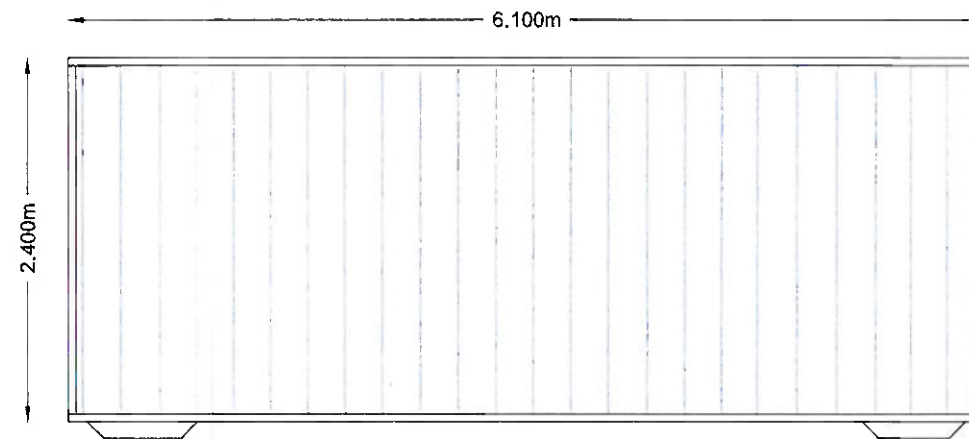
Site Office & Canteen Container
- Side Elevation
Scale - 1 : 50



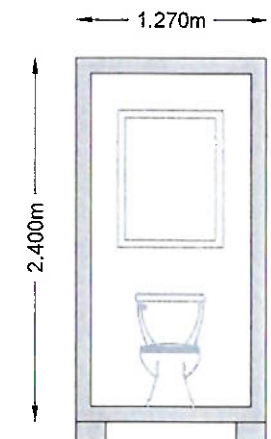
Site Office & Canteen Container
- Section AA
Scale - 1 : 50



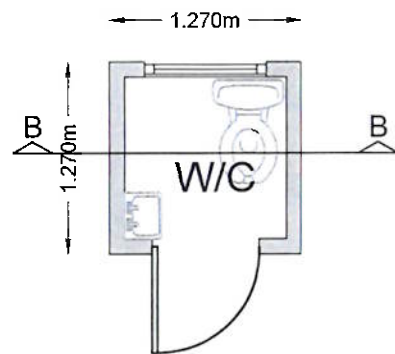
Site Office & Canteen Container
- Plan
Scale - 1 : 50



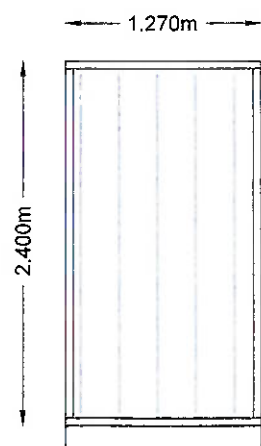
Site Office & Canteen Container
- Rear Elevation
Scale - 1 : 50



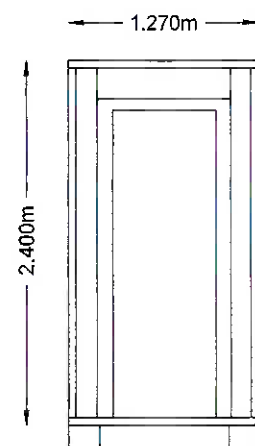
Toilet - Section BB
Scale - 1 : 50



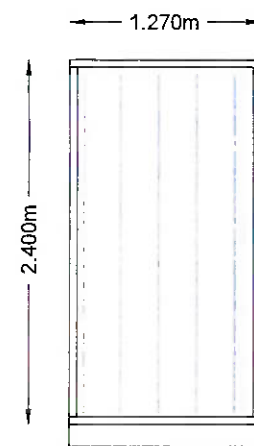
Toilet - Plan
Scale - 1 : 50



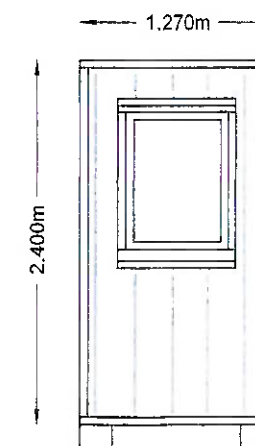
Toilet - Side Elevation
Scale - 1 : 50



Toilet - Front Elevation
Scale - 1 : 50



Toilet - Side Elevation
Scale - 1 : 50



Toilet - Rear Elevation
Scale - 1 : 50

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Rosslare Road, Strandfield, Kerlogue, Co. Wexford
E-mail: rhealy@enviroguide.ie
Tel: (086) 3808706

OSI **ENGINEERS IRELAND**

CLIENT: Dempsey Sand & Gravel Ltd.			
LOCATION: Walterstown, Wicklow			
DRAWING TITLE: Site Facilities			
SCALE: 1:100 @ A3	DATE: 04 / 11 / 2021	DRN BY: SR	DRG NO: P - 07

PLANNING APPLICATION REPORT

To: Wicklow County Council Planning Section
Planning Ref Number: 21/1372
Date: 30/11/21

Applicant: Dempsey Sand and Gravel Ltd
Application for: Permission
Proposed Development: Extraction of sand and gravel, welfare facilities and waste water treatment works
Location: Walterstown Hollywood

WATER SUPPLY

Water supply source: Well
Is there a likelihood of pollution?

DRAINAGE:

Type proposed: Septic tank P.E. 4 and 92.5sqm percolation area
Area of Site: 20.308ha
Is septic tank of approved design? Yes
Is ground suitable for effluent disposal? Yes

Certified Subsurface value =3.22

Certified Surface value =Click or tap here to enter text.

Is septic tank:

7m from dwelling? Yes
7m from other dwellings? Yes

Is percolation area:

10m from dwelling? Yes
10m from any adjoining percolation area? Yes
3m from other site boundaries? Yes
4m from nearest road/slope break? Yes

Sufficient distance from wells on site or adjoining sites as per table 6.2 of EPA CoP 2021? Yes

WICKLOW COUNTY COUNCIL

01 DEC 2021

PLANNING DEPT.

REMARKS AND RECOMMENDATIONS:

Site notice present? Yes Site visit: 30/11/21
Is there a likelihood of pollution of a water supply source? R1

I recommend approval of the proposed waste water treatment system subject to the following conditions:

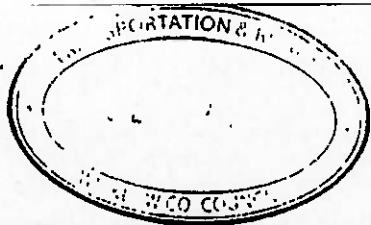
SH21 "In Particular" 2021

Joanna Troughton

Joanna Troughton
Senior Environmental Health Officer

Niamh McGrath

Niamh McGrath
Principal Environmental Health Officer



MEMO
PLANNING & ECONOMIC DEVELOPMENT
WICKLOW COUNTY COUNCIL

FROM	SENIOR EXECUTIVE OFFICER PLANNING, DEVELOPMENT & ENVIRONMENT	TO	Michael Flynn Senior Engineer Roads
REF	21/1372	DATE	19/11/2021

Previous Ref. No's:

Applicant: Dempsey Sand & Gravel Ltd.
Agent: Enviroguide Consulting

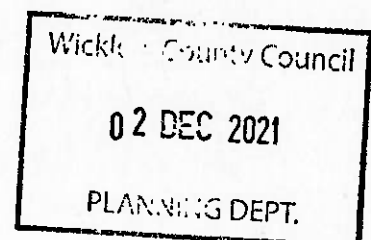
Dempsey Sand & Gravel Ltd. has applied on 16/11/2021 for PERMISSION for The development will consist of the extraction of sand and gravel materials from the site. The proposed site area is ca. 20.308 hectares and the proposed extraction area is ca. 17.79 hectares. The proposed development also includes a surface mounted weighbridge, a wastewater treatment system and percolation area, portacabin office, canteen and welfare facilities on site together with all site ancillary works, drainage, wheel wash and fencing. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. at Walterstown Hollywood Co Wicklow

1. Was site notice erected _____
2. Was notice legible from the public road _____
3. Status of adjoining road _____
4. Recommendation:

See attached
Del 02/12/2021
2/12/2021

Please let me have your report on this application by 20/12/2021.

M. L. L.
SENIOR EXECUTIVE OFFICER
PLANNING, DEVELOPMENT AND ENVIRONMENT



MEMO

WICKLOW COUNTY COUNCIL

From:	Declan O'Brien Executive Engineer TWES	To:	Michael Flynn Senior Engineer TWES
Roads Ref:		Your Ref:	PRR 21/1372

Date: 1st December 2021

Re: PRR 21/1372 – Extraction Development, Hollywood, Co. Wicklow

Having regard to the documents submitted in relation to the above planning application for the above development. I wish to make the following observations from a road's perspective:

1. It is noted that the EIAR (Section 12.1.4.1) refers to the
 - Access gate is to be set back and
 - Boundary treatment on the frontage is to be set back.

The report refers to Drawing P-03. However on reviewing this drawing no details of the proposed works are shown other than the cutting of hedges. The applicant should be requested to provide details of the proposed measures as outlined in the EIAR for the access point. .
2. Truck auto track turning movements should be provided to demonstrate that the access is of sufficient size to accommodate HGV's during their manoeuvres and can dwell off the road in the event that the gates to the extraction development are closed.
3. The applicant should provide details on the width of the circa 500m access road and demonstrate that there are sufficient passing locations for site traffic in the event the access road is only wide enough for a single vehicle.
4. Details of the access road construction make up should be provided.
5. No specific details on the quantum of staff movements were provided in the transport section of the EIAR. An assessment on the impact that the HGV and staff movement should be conducted

In the event that planning is granted for this development it is recommended that the applicant should be conditioned with the following

1. That the maximum annual extraction of materials from the proposed facility should be set at **70,000 tonnes**, records of the quantum of material exported shall be kept on file for review by Wicklow County Council on request.
2. The applicant shall be responsible for maintaining the adjoining public road in a clean state free from mud and debris cause by the extraction of materials from this facility.
3. Undertake a detailed condition survey of the proposed public road with the Council. Any improvement works required on the public road shall be agreed with the Council and completed prior to the commencement of any exportation of material from the facility. These works are to be carried out at the applicant's expense.

4. Conduct regular conditions surveys with the Council on the public roads during the lifetime of the extraction and any issues identified that can be attributed to the extraction are to be dealt with in a timely manner by the applicant in agreement with the Council.
5. The applicant shall submit details of new advance warning signs to be installed on the public road and at the proposed development access point. These shall be agreed with Wicklow County Council and shall be installed prior to commencement of extraction of materials from the facility.
6. The applicant shall be required to maintain the hedgerow in the vicinity of the site access so that sightlines at the entrance are maintained.

Declan O'Brien
Executive Engineer
Transportation, Water & Emergency Services

17 DEC 2021

MEMORANDUM**PLANNING DEPT.**

To: Siobhan O'Brien Senior Executive Officer Planning & Economic Development	From: Michael Boland Executive Scientist Waste Management Section
Date: 17th December 2021	
Subject: Dempsey Sand & Gravel – New S&G pit in Walterstown Application No. 21/1372	

A planning application was submitted by Enviroguide Consulting on behalf of Dempsey Sand & Gravel for a new sand and gravel pit at Walterstown, Hollywood, Co. Wicklow. The application comprised the completed planning application form, an Environmental Impact Assessment Report, an Appropriate Assessment Screening Report, a Site Characterisation Report and a number of location maps and plans.

The application is seeking permission to extract up to 70,000 tonnes of S&G per annum over a twenty year period. The proposed site comprises an area of approx 20 hectares and is located to the southwest of the Kings River, approx 1 km from the southern side of the Pollaphuca Reservoir. The site is farmland that is used currently for grazing sheep and cattle. The former farmhouse and sheds located at the southern side of the site are unoccupied and have been abandoned for a number of years. The surface of the site is relatively flat but the land to the north and east of the site slopes down towards the Kings River with a difference of approx 20-25m in elevation.

The resource to be extracted is primarily sand and there is evidence on the surface near the former farmyard of the quality of the sand that is present beneath the site. The site investigation works completed by Enviroguide indicate that the depth to the granite bedrock beneath the site varies from 7.8m to 30m. The bedrock is overlain by the sands and silts. The proposed S&G pit occupies an area of 17.8 hectares which Enviroguide indicates contains a resource of approx 3,400,000 tonnes. The extractable portion of this resource is limited by the groundwater level beneath the site and the buffer layer of sand or silt to be retained between the groundwater level and the base of the pit.

Enviroguide drilled four boreholes on the north, west and south sides of the site. These indicate that the groundwater flow direction is to the east and that the depth of the groundwater varies from 2.8m to 13.5m below ground level. These levels were recorded in June 2021 and are early summer groundwater levels when levels would be near their lowest levels. The controlling level on this site will be the highest groundwater levels which would be expected in the winter / early spring period. Further regular groundwater monitoring will be required to establish the seasonal variations in the groundwater levels. Additional boreholes east of MW2 and MW3 plus two holes along the eastern side of the site will be required in addition to the current four boreholes to determine the appropriate elevation of the floor of the pit. This surface will determine the total tonnage of the resource that can be extracted from the site.

The proposed operation will be an extraction and dry screening operation with no washing of the aggregates. This would be appropriate for the site given its proximity to the Pollaphuca Reservoir.

Drawing P-09 "Proposed Phasing Plan" indicates a four Phase Plan spread over 20 years. The EIAR also indicates that it is planned to extract 30,000 tonnes in year 1, 50,000 tonnes in year 2 and 70,000 tonnes year 3 onwards (Page 14, Section 2.4 Project Overview). This would account for 1,340,000 tonnes. This Section also indicates that there are 3,400,000 tonnes of sand which could be processed on-site over the total lifetime of the quarry.

On Page 181 of the EIAR (Section 7.5.2) it again states "*the operational phase will include the quarry activity which will include the excavation and removal of up to 70,000 tonnes per annum to a total of 3,400,000 tonnes of sand over the lifetime of the proposed development*". This would infer an operational duration of between 40 to 50 years.

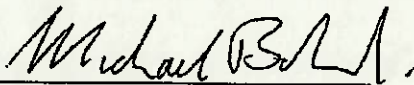
Recommendation

The Waste Management Section acknowledges that this is a natural resource that warrants extraction. However, the Waste Management Section is not satisfied that the current application provides sufficient information:

- To determine the highest groundwater levels,
- To permit sections to be drawn that accurately define the proposed floor of the pit,
- To define the volume of the proposed pit.
- To reliably indicate the lifespan of the operation at an extraction rate of 70,000 tonnes per annum.

The Waste Management Section believes that further information should be sought to clarify these issues. This will require:

1. The installation of additional boreholes in the centre and eastern sides of the site.
2. Regular monitoring of the groundwater level to determine the seasonal variations in the levels.
3. Cross sections (at an appropriate scale and size) that show the measured highest groundwater level, the proposed floor of the pit, the peripheral buffer zones and the sloped sides of the pit.
4. The volume of the revised extractable resource, i.e. the volume of the proposed pit.



Michael Boland
Waste Management Section

20 DEC 2021

PLANNING DEPT.

MEMORANDUM

To: Siobhan O'Brien Senior Executive Officer Planning & Economic Development	From: Michael Boland Executive Scientist Waste Management Section
Date: 17th December 2021	
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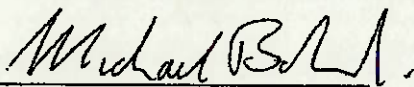
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4. The volume of the revised extractable resource, i.e. the volume of the proposed pit.



Michael Boland
Waste Management Section

Planning Permission Register Reference PRR 21/1372

Date : 6th January 2022.

Site Inspection : 4th January 2022 & 15th December 2021.

Public Notice : Erected.

Development :

The proposed development is to consist of the extraction of sand and gravel from an area of 17.79ha. The overall site area is c. 20.308ha.

The development includes the provision of a

- a surface mounted weighbridge ,
- a wastewater treatment system and percolation area,
- portacabin office, canteen and welfare facilities
- wheel wash and fencing.

An Environmental Impact Assessment Report (EIAR) has been submitted with the application .

The hours of operation will be 7am to 6pm Monday to Friday, 8am to 2pm Sat, with no working on Sundays or Bank holidays.

The Total Extraction is indicated as 3,400,000 tonnes, with an average extraction rate of 70,000 T per annum.

Site Location :

The site is located in the Walterstown, c. 3.7km to the west of Hollywood, and approximately 4.5km from Hollywood cross-roads junction on to the N81. The site is accessed from an existing farm lane off the of the R756. The junction of the lane with the Route is characterised by a strong hedge / tree boundary. The access is relatively flat and the route to the main body of the quarry is a distance of c. 530 m from the Regional Road, and this route traverses an existing stream (Toor) which has already been culverted at the crossing point.

The entry point to the lands is at the original farmstead location. The lands sit above the lane access and rise northwards before the land profile begins to drop to the Kings River which forms the boundary of the landholding c. 220m to the north. The lands are characterised by grassland, scrub areas, some internal hedge boundaries and some wet areas. The area is bounded to its west by existing forestry, to south a stream i.e Little Douglas referred to as Toor River in the EIAR , and similar farmlands to north and east. The northern extremity of the landholding is bounded by the Kings River which flows into the Poulaphouca Reservoir and designated SPA. The Toor River connects to the Kings River c. 300m to the east.

Submission :

Mr. Michael Fleming
Johanna Kelly & Kevin Osborne,
Mr. Andy Farrington
John & Josephine McCarthy
Martin & Ann O'Connor
David & Rachel Perryman
Edwin Twyford

Main Issues Raised –

- Noise Impact will have a negative effect on animals and households
- Impact of Dust given south westerly
- road network is not suitable for the added truck traffic with many parts already too narrow for dual direction of vehicles.
- detrimental impact quarry could potentially have on the Kings river, which is c.210m from the edge of the proposed quarry. The Kings river flows directly into the Poulaphuca Reservoir.
- We have concerns that the native flower and fauna, as well as fish stocks will be negatively impacted regardless of the prior assessments findings and we would suggest an assessment is carried out by the EPA (Environmental Protection Agency).
- Scale of development will have a negative impact on the landscape. The proposed development is located in an area of outstanding natural beauty close to the Wicklow
- national park. Permitting the introduction of quarrying activity over an area in excess of 20 hectares will have a significant negative visual impact resulting in irreparable damage to the natural landscape.
- longevity of the quarry project will leave an unrepairable gaping hole. The introduction of quarrying activity will have a permanent,irreversible impact on residential amenity.
- Immediate and Permanent Impact on Flora & Fauna.
- Impact negatively on protected species such as Mining Bees, and Damselflies which are present in the area. Goldcrest, Robins and Swallow are also noted to roost within the area. The construction and use of the quarry would no doubt result in the destruction of these animals and others and their associated habitats in the proposed area and also potentially in the surrounding land and waters.
- concerns that the damage to the countryside will be visible to the total community, the general public and tourists on two tourist routes from two directions - the R7S6 and the R758. See Fig-1.), Fig.2.) and Fig.3.) .
- Effect on drinking water quality as a result of quarrying and with the River Kings / Kings River in such close proximity, which feeds into the Poulaphuca Reservoir/Blessington lakes
- Negative impact on Residential Amenity.
- The danger of water pollution in the kings River and possible natural drinking water wells in the area.
- The extra volume of sand carrying trucks will only add to the dangers of having to traverse what is already a narrow stretch of road.
- The disruption and destruction of what is part of the County Wicklow tourist experience given that the main road to Glendalough and wicklow national park would pass this quarry.

- There is next to no direct benefit to the local community with the planning application set to only create two jobs, which is nothing when considering the otherwise considerable impact this application could have.
- the proposed quarry would increase road traffic (and associated air pollution) on roads not designed for this purpose (Up to 140 loads per week from their own documentation).
- Increased road damage, dirt and erosion which will impact on local residencies and schools along the haul route.
- The N81 itself is subject to ongoing significant local and political concern as improvements to the capacity and safety of this road have been shelved in it's omission in the "2018-2027 period of the National Development Plan" An additional quarry will only serve to exacerbate the issues facing this road.
- Road Safety - The R756 and R758 are not roads with pedestrian pavements and many residents often walk locally along these narrow roads, often of note with children to school. Increased quarry danger poses a significantly larger danger to these members of the local community including ourselves.
- On either route for quarry trucks via Hollywood or Valleymount the roads are not suitable for increased heavy truck traffic. Both of these routes are already very busy, especially with increased tourist traffic during the summer months. There would be an increased risk of traffic accidents and the likelihood of significant traffic congestion through either Hollywood or Valleymount Villages, especially at school drop off and pick up times.
- road infrastructure was not designed to carry heavy truck traffic. The introduction of high frequency truck activity will result in significant damage to the R756 including premature wearing of the road surface and increased subsidence which is already evident and is being caused by the current level of truck traffic from existing quarrying and forestry activities.
- Based on estimated 3,400,000 tons of product to be extracted at an extraction rate of 70,000 tons per year the extraction will continue for in excess of 48 years. However, If all of the product is extracted during the proposed term of the licence the number of trucks per day would increase to 49 which translates into 98 journeys per day. This would be wholly unacceptable

The Concerns raised in the submission in the main relate to :

- Impact of Noise / Dust .
- Impact on Air Quality
- Impact on Kings River
- Impact on Poulaphoca Reservoir
- Traffic Impacts/ Impact on narrow roads.
- Impact on Flora/ Fauna
- Loss of Amenity/ Impact on Residences
- Negative Impact on landscape area of Outstanding Natural Beauty.

The overall objections are noted and regard has been had to same in the main body of the report.

Reports :

Internal Reports :

EHO : No objection subject to condition.

Waste Management Section :

Recommendation

The Waste Management Section acknowledges that this is a natural resource that warrants extraction. However, the Waste Management Section is not satisfied that the current application provides sufficient information:

- To determine the highest groundwater levels,
- To permit sections to be drawn that accurately define the proposed floor of the pit,
- To define the volume of the proposed pit.
- To reliably indicate the lifespan of the operation at an extraction rate of 70,000 tonnes per annum.

The Waste Management Section believes that further information should be sought to clarify these issues. This will require:

1. The installation of additional boreholes in the centre and eastern sides of the site.
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Roads :

1. It is noted that the EIAR (Section 12.1.4.1) refers to the
 - Access gate is to be set back and
 - Boundary treatment on the frontage is to be set back.

The report refers to Drawing P-03. However on reviewing this drawing no details of the proposed works are shown other than the cutting of hedges. The applicant should be requested to provide details of the proposed measures as outlined in the EIAR for the access point. .

2. Truck auto track turning movements should be provided to demonstrate that the access is of sufficient size to accommodate HGV's during their manoeuvres and can dwell off the road in the event that the gates to the extraction development are closed.
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5. No specific details on the quantum of staff movements were provided in the transport section of the EIAR. An assessment on the impact that the HGV and staff movement should be conducted

In the event that planning is granted for this development it is recommended that the applicant should be conditioned with the following

1. That the maximum annual extraction of materials from the proposed facility should be set at 70,000 tonnes, records of the quantum of material exported shall be kept on file for review by Wicklow County Council on request.
2. The applicant shall be responsible for maintaining the adjoining public road in a clean state free from mud and debris cause by the extraction of materials from this facility.
3. Undertake a detailed condition survey of the proposed public road with the Council. Any improvement works required on the public road shall be agreed with the Council and completed prior to the commencement of any exportation of material from the facility. These works are to be carried out at the applicant's expense.
4. Conduct regular conditions surveys with the Council on the public roads during the lifetime of the extraction and any issues identified that can be attributed to the extraction are be dealt with in a timely manner by the applicant in agreement with the Council.
5. The applicant shall submit details of new advance warning signs to be installed on the public road and at the proposed development access point. These shall be agreed with Wicklow County Council and shall be installed prior to commencement of extraction of materials from the facility.
6. The applicant shall be required to maintain the hedgerow in the vicinity of the site access so that sightlines at the entrance are maintained.

MD Eng Baltinglass

- Significant roadside boundary set-back required to achieve 160m sightline on both side of entrance. Revised site layout required, clearly showing how set back to achieve sightline can be implemented. Safe stopping site distance on all approaches to entrance should also be clearly marked on revised site layout plan. Applicant needs to submit evidence that they have sufficient control of the necessary lands to execute these proposals.
- Deposits /debris on public roads, from HGVs using existing sand and gravel extraction facilities has been a major issue for Wicklow County Council in the past. Applicant should submit the following details of proposed haul roads within the development:
- Details of haul roads levels haul road build up, proposed surfacing materials and drainage layout/design calculations for drainage of haul routes.
- Adequate wheel wash facilities should be installed and properly operated at the site. Applicant should ensure dust emissions from the site are adequately addressed. Applicant to submit details of proposed operation of wheel wash facilities
- The existing public road network consists of a regional road with road build up consisting of a surface dressed wearing course on a loose stone base course. It is my opinion that the proposed HGV traffic and axle loadings during the operational phase of the facility (proposed 3.4 million tonnes to be quarried during quarry lifespan) would result in significant damage to the existing road network.
- Traffic safety could be improved by placement of advance warning signage and line markings at access to site.

External Reports :

TII : The Authority requests that the Council has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application.

DCC

Dublin City Council Water Services is opposed to the above development due to the proximity of the treatment system (or septic tank) & soil polishing/percolation area to a feeder of Poulaphouca Reservoir.

Water from Poulaphouca Reservoir is treated by Dublin City Council Water Services at Ballymore Eustace & is supplied to the greater Dublin area, including Wicklow, Kildare, Dún Laoghaire–Rathdown, Dublin City, South Dublin & Fingal. Over half the water requirement of these areas is supplied from this source & as a result the purity of this water is vital to Dublin City Council.

The potentially affected water source adjacent to the proposed site (Douglas Stream - southern border) enters the Kings River & as such the Poulaphouca Reservoir at a point down stream of DCC's final sampling & monitoring point. This increases the obvious threat of unmonitored contaminated water entering the reservoir.

For these reasons this proposed development is opposed to by Dublin City Council. Please make us aware if permission is granted, to allow Dublin City Council to appeal the decision.

HSE :

Conclusions:

1. I could not locate any record of consultation regarding the development of the site being carried out with local residents. The Environmental Health Service recommends that meaningful public consultation is carried out with regards to this proposal. Any concerns the public may have in relation to the continued operation of this development must be addressed by the applicant and assessed as part of the EIA process.
2. It is recommended that baseline monitoring should be carried out to establish the background noise environment at planning stage. This is in order to accurately assess the significance of the impact of noise from the operation of the development.
3. The Environmental Health Service recommends that a formal complaints procedure is implemented to resolve any possible issues or community concerns in relation to traffic, dust, noise, or water complaints.
4. It is recommended that a restoration plan for the quarry void is included with this EIA. It is recommended that the applicant explores opportunities for increasing biodiversity, carbon capture initiatives or accommodating recreational activities on the site. Any potential health gain from the decommissioned quarry site should be exploited.

Governing Documents

European / National Policy/ Guidance Documents:

- Habitats Directive
- Water Framework Directive
- National Planning Framework: Project Ireland 2040
- National Development Plan 2021-2030
- Directive 2014/52/ EU (EIA Directive)
- Environmental Impact Assessment : Guidelines for Planning Authorities and An Bord Pleanála.
- Draft : EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports : August 2017.
- Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region
- EPA Environmental Management Guidelines Environmental Management in the Extractive Industry (Non-Scheduled Minerals)
- Quarries and Ancillary Activities Guidelines for Planning Authorities April 2004 Department of the Environment, Heritage and Local Government

Relevant Local Policy Documents:

Wicklow County Development Plan 2016-2022

Chapter 5 : Economic Development

Strategic Objective : To support and facilitate the exploitation of County Wicklow's natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area.

EX4 To have regard to the following guidance documents (as may be amended, replaced or supplemented) in the assessment of planning applications for quarries and ancillary facilities:

- 'Quarries and Ancillary Activities: Guidelines for Planning Authorities' (2004, DoEHLG);
- 'Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)', EPA 2006;
- 'Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation' 2009;
- 'Geological Heritage Guidelines for the Extractive Industry', 2008; and
- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009.

Chapter 10 –Heritage.

- BH1 No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted which seriously detracts from the setting the feature or which is seriously injurious to its cultural or educational value.

- BH9 To ensure the protection of all structures (or part of structures) contained in the Records of Protected Structures.
- NH1 To ensure that the impact of new developments on biodiversity is minimised and to require measures for the protection and enhancement of biodiversity in all proposals for large developments.
- NH3 To contribute, as appropriate, towards the protection of designated ecological sites including candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs). To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including the following and any updated/superseding documents:
- NH4 All projects and plans arising from this plan¹² (including any associated improvement works or associated infrastructure) will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary,
- NH20 To facilitate the implementation of the *EU Water Framework Directive* and associated River Basin and Sub-Basin Management Plans and the *EU Groundwater Directive* to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality.
- NH23 To minimise alterations or interference with river/ stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 10m along watercourse should be provided (or other width, as determined by the Planning Authority) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board ' Requirements for the protection of fisheries habitat during the construction and development at river sites."

Landscape Classification : Area of Outstanding Natural Beauty

1. The Mountain and Lakeshore Area of Outstanding Natural Beauty

1(a) - The Mountain Uplands

The central mountain upland area extends from the Dublin border in the north of the County at Kippure towards Aughrim in the south and from east of the Glen of Imaal as far as west of Roundwood Village. A key characteristic of this area is mountainous topography with U-shaped valleys, lakes and glacial topography. This area generally relates to lands immediately surrounding and above the 300m+ contour line.

NH49 All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of this plan) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment

Views and Prospects Objectives

NH52 To protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.

22	L8347 Ballintoher	Prospect eastwards of Lakes and Moanbane mountain
23	R 756 Wicklow Gap Road	Prospect of area around the Wicklow mountains extending from Laragh to Slievecorragh

Appendix 1 : Development and Design Standards .

Section 3 | Business, Commercial and Employment Developments

Extractive industry in the Area of Outstanding Natural Beauty

Where proposals for the working out of minerals and aggregates are submitted in the Area of Outstanding Natural Beauty, existing landscape quality shall remain the overriding priority and such proposals must illustrate that the benefits of the development will outweigh any adverse environmental consequences. The Planning Authority shall evaluate the need to conserve the environment, character and natural beauty of AONBs and the extent to which the proposed development would materially damage these qualities. It shall also examine the national need for that specific mineral or aggregate substance to be worked and the availability of the resource in less sensitive locations.

Appendix 5 : Landscape Assessment

5.3.1 General Development Considerations (GDC)

1. Applications for permission within open or highly scenic areas may be required to be accompanied by a Visual Impact Assessment. A Visual Impact Assessment (VIA) should include the following:

- An evaluation of the visibility and the prominence of the proposed development in its immediate environs and in the wider landscape; this assessment should include the erection of profiles of the house and / or the production of photomontages of the proposed development from clearly identified vantage points
- An evaluation of impacts on any listed views / prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility).

2. Listed views and prospects will be protected from developments that would either obstruct the views / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.

3. The preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees will be encouraged as part of the development management process and the planting of native and appropriate local characteristic species will be required in all new developments.
4. New development shall be required to be visually integrated into the landscape by ensuring the retention, conservation and enhancement where possible of local characteristics such as stone walls, hedgerows, entrances and field boundaries.

5.3.2 The Mountain Uplands KDC (see Appendix 4 Map 10.13(b))

1. All developments within the Mountain Uplands AONB landscape area shall be accompanied by a detailed justification of the need for the proposed development at this location.
2. Where development is to be permitted within the Mountain Uplands AONB landscape area a very high standard of siting, design and landscaping will be required in order to ensure that the proposed development will be assimilated into the existing landscape.
3. To ensure that developments on steep slopes (i.e. 10%) will not be conspicuous or have a disproportionate or dominating visual impact on the surrounding environment as seen from relevant scenic routes and settlements.
4. To maintain the favourable conservation status of existing natural habitats including Natura 2000 sites (SACs and SPAs) and Annex I-Habitats and Annex II-Animal and Plant species within this Mt. Uplands AONB landscape area.
5. To support and facilitate in co-operation with relevant bodies, the provision of amenity routes within and adjoining the Mountain Uplands AONB landscape area in a manner which does not detract from the scenic nature of the area.

Environmental Designations

Poulaphouca Reservoir SPA

Poulaphouca Reservoir SPA, located in the western foothills of the Wicklow Mountains, was created in 1944 by damming of the River Liffey for the purpose of generating electricity from hydropower. The reservoir covers an area of approximately 20 square kilometres and is the largest inland water body in the mid-east and south-east regions

Conservation Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: Bird Code Common Name Scientific Name
A043 Greylag Goose Anser anser A183 Lesser Black-backed Gull Larus fuscus

Assessment :

Principle of Development :

Sustaining growth both within Wicklow and within the wider Greater Dublin Area is reliant on the provision of aggregates and mineral extraction. The National Planning Framework : Project 2040 identifies under National Policy Objective 23 the need to :

Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism. The need for extractive materials forms part of the overall national need to

The provision of aggregate extraction within rural areas is further supported by the provisions of the Wicklow County Development Plan 2016-2022 which identifies in its Strategic Objective : To support and facilitate the exploitation of County Wicklow's natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area

The location of aggregate extraction is to a large extent location specific given resource locations, and therefore the principle of such works can in the first instance be considered at this point. However such development will be reviewed with respect to the other issues of importance i.e. landscape protection, environmental protection, visual and residential amenity, traffic safety. In this regard an Environmental Impact Assessment Report (EIAR) , and Appropriate Assessment Screening have been submitted to provide the information for an examination of such matters.

Environmental Impact Assessment Report :

The Environmental Impact Assessment Directive 2014/52/EU, and Schedule 6 of the Planning and Development Regulations 2001 as updated by S.I. No. 296 of 2018 - European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018 details the information to be contained within the Environmental Impact Assessment Report. The applicant has submitted an EIAR to accord with these provisions.

The environmental impact assessment report (EIAR), supported by the documentation submitted by the applicant, provides an identification and description the direct and indirect significant effects of the development on population and human health, biodiversity, land , soils and geology, water, air quality, climate, noise, material assets, cultural heritage, landscape, roads and traffic, the interaction of all these elements, and the document sets out measures to avoid, prevent and reduce the impacts of the development and all mitigation measures necessary.

In considering the EIAR submitted there are clearly a number of fundamental issues with respect to this development which form key parameters in any assessment of the proposed extraction on this site, and the following examines these key areas of concern.

Scale of Development

The development provides for the extraction of Sand & Gravel from a quarry extraction area of c. 17.79ha. The submitted documentation indicates that the rate of extraction will be 70,000 tonnes per annum on average with a year 1 and year 2 being 30,000 T and 50,000 T respectively. The indicative overall volume of sand to be extracted is 3,400,000 tonnes. The report indicates varying time periods ie. Chapter 12 indicates a 50 year life span, with the submitted phasing plan extending over a 20 year period. The volume of yearly extraction, the estimated overall extraction and the overall phasing time period, would not correlate. This lack of clarity is further exacerbated by the lack of clarity on the timing/ type of restoration, which could conceivably result in a development well in excess of 50 years. This lack of information is considered unacceptable.

It is noted that no full cross-sectional details of the extraction have been provided, and lack of detail on volumes given the issue identified by the EX Scientist in respect of groundwater means that the full potential impacts have not been fully identified.

Noise :

The EPA Guidelines : Environmental Monitoring in the Extractive Industry(non-scheduled minerals) identifies that -

- In relation to quarry developments and ancillary activities, it is recommended that noise from the activities on site shall not exceed the following noise ELVs at the nearest noise-sensitive receptor: Daytime: 08:00–20:00 h LAeq (1 h) = 55 dBA Night-time: 20:00–08:00 h LAeq (1 h) = 45 dB
- It is also appropriate to permit higher noise ELVs for short-term temporary activities such as construction of screening bunds, etc., where these activities will result in a considerable environmental benefit.

The submitted EIAR has identified the area as not a 'Quiet Area' as it fails for being a quiet area on two criteria i.e. within 5km of a National Primary route, and 3km of local industry. Notwithstanding, the N81 is a National Secondary Route as opposed to a National Primary Route, and the quarry referenced, which is a pre63 quarry is operating at a very low level. It is considered from on site inspection that the area is clearly a 'Quiet Area', its characteristics clearly identify it as such, and therefore there is a need for background noise levels to be monitored in the first instance and criteria to evolve from this assessment to ensure that the amenities of existing residents would not be negatively impacted.

The assessment submitted indicates that noise levels will be below the Guideline Criteria of 55dBA. Whilst this is noted having regard to the need to further establish the noise characteristics of the area, such levels cannot be considered appropriate in the absence of satisfactory assessment.

Impact of Restoration need to be assessed as part of development given it is fundamentally tied to the extraction.

Air Quality :

The EIAR includes an assessment of impact on Air Quality . The report identifies that there are 3 sensitive receptors within the 400m buffer of the site. The report indicates that concerns in respect of dust from sand and gravel sites are unlikely beyond 250m of the quarry and concerns are most likely within 100m of the dust source. An assessment of the micro-climate of the area has also identified that the predominate wind direction is south westerly. The report identifies that given the distance of Sensitive Receptors from the operations, that the fugitive dust will have adequate time to deposit on the preceding landscape before reaching the sensitive receptors. In addition the local terrain and natural features between the source and the receptors will act as barriers. To further ensure no negative impacts a number of mitigation measures have been identified ie.

- Rotary atomisers and water browsers to be employed during dry weather and during any site preparation activities.
- Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind and shorten length of time material will be stockpiled.
- Regular spraying of material stockpiles and haul roads during dry and/ or windy weather.
- Covering of loose loads
- Road sweeper unit to be employed at site entrance road and site exit
- Wheelwash will be employed for dust suppression
- Daily visual observations will be made on fugitive dust levels
- Exhaust emissions from vehicles and machinery minimised.
- Routine monitoring of dust deposition to be carried out at site boundaries

The assessment is noted, and it is considered notwithstanding the issues raised by objectors that the report has adequately examined the impacts of the overall works, and that subject to monitoring that the proposed development would not it is considered give rise to adverse dust deposition/ air quality impacts. However, this assessment does need to be expanded to provide clarity on the Restoration // of the quarry which forms a fundamental element of this development .

Note , it is considered that the provision of a second wheel wash may need to be investigated at a point where the trucks exit onto the sealed public road given the existing laneway is unsealed or the laneway should be finished in a more appropriate permanent finish .

Traffic :

The proposed traffic movements from the development are indicated to be :

- 14 trips of HGV's i.e. Each trip movement includes one HGV movement to the site and one return movement from the site back to the N81 ie. 28 HGV lorries will traverse the road network from the operations, that equates to on average 1-2 truck movements inbound every hour between 07:00 and 18:00 , and similar hourly rate on Saturdays.
- No estimate of car/ van trips have been included in the document.

This relates to average movements at does indicate any peak movements due to busy periods

Further details are required with respect to haul movements to fully assess the development.

The EIAR indicates that the likely haul route will be to the N81 via the R756. It is indicated that it is unlikely truck movements will go eastwards towards Laragh. The EIAR identifies that there will be no

measurable impact on the traffic flows on the R756 or the N81 due to the construction phase. The overall assessment further concludes that the overall increase in volume of HGV on the R756 i.e. a 1% increase will have marginal impact on the road pavement and standard development contributions for road infrastructure will offset this impact as WCC will carry out maintenance and resurfacing of key regional routes in the road network as and when appropriate.

The assessment variously indicates that the boundary treatment on the frontage is to be setback to facilitate sightlines to the left and right for exiting traffic, and also provides that the boundary hedgerows to be maintained at appropriate height to ensure sightlines are maintained. The submitted drawings indicate front boundaries are to be lowered as opposed to being setback.

Note no road survey has been carried out between the site and the N81.

It is considered the submitted details are insufficient, whilst the number of movements are low there are it is considered pinch points along this route where there could be issues for vehicles passing. In addition the sightlines by way of maintenance of hedge height is not an appropriate approach, and a setback of boundaries is required. The current proposal would give rise to a traffic hazard.

The MD Eng has identified concerns with respect to the adequacy of the road network to sustain the HGV movements proposal given the finishes along this route.

The location of the wheelwash would not it is considered deal fully with the potential for deleterious material to be deposited on the public road, given that it is located beside the extraction area, and would not include the route along the lane to the public road entrance. This lane does not have a permanent surface, and no proposals are submitted to upgrade same, which would result in muck being deposited on the Regional road from the access. In addition no assessment has been made of the suitability of the culverted crossing to sustain the weight of the HGV's crossing same, and in the event of failure it could result in negative impacts on the Toor River/ Little Douglas Stream. Full assessment of the laneway access is required, and adequate information to show it is suitable for HGV truck movements.

The assessment given the lack of clarity on Restoration which forms a fundamental element of this development, is considered deficient in this regard.

The overall Traffic Assessment is considered inadequate to fully identify the impacts of the development, and the development has the potential to give rise to a Traffic Hazard.

Hydrology :

An Assessment of the baseline hydrology of the site has been carried out under Chapter 7.

The Toor River i.e. Little Douglas Stream flows to front of application site in an easterly direction where it connects to the Kings River which flows in the Poulaphouca Reservoir.

The groundwater assessment was undertaken in the early summer months. The report indicates that there will be no requirement for in-stream working on the Toor River (Little Douglas Stream) and there will be no construction works within at least 10m of the Toor River (Little Douglas Stream) and

a buffer of at least 0.2km between the site and the King's River which discharges to the Poulaphouca Reservoir. It is identified that there will be no change on the local hydrological regime and there will be no impact on surface water. Furthermore, the report indicates that a 1m buffer will be maintained above the groundwater level. //

The report and conclusions are noted. However, the information is insufficient to fully assess the impact of the proposed extraction. In particular, as identified by the Ex Scientist, the analysis with respect to the level of the ground water does not take account of winter variations. Accordingly in the absence of full details the proposal could give rise to negative impacts on groundwater, and possibly on the adjoining Toor River (Little Douglas Stream) which bounds the southern site boundary.

In addition, the assessment given the lack of clarity on Restoration which forms a fundamental element of this development is further deficient as this impact has not been assessed. //

The location of the effluent treatment system within 100m of a feeder stream serving the Poulaphouca Reservoir would be contrary to the requirements of the WCC Policy for Waste Water Treatment Systems for PE ≤ 10 .

Given site size the EDS should be easily moved 100m from stream.
Z

Biodiversity

An assessment of the impacts in terms of Biodiversity has been carried out. Ecological Surveys, and Bird / Bat and Mammal Surveys were undertaken. The report has identified in Section 5.6 of the EIAR a number of Mitigation measures to ensure that significant negative impacts can be avoided. The provisions of quarrying at this point will result in the removal of vegetation, and there is potential for spillage to the existing stream i.e. Toor River (Little Douglas Stream) , however having regard to the site characteristics, and the mitigation measures to be implemented it is considered that the such impacts will not be significant.

An assessment of future Restoration is required to fully extrapolate all impacts. //

Cultural Heritage

There are no Archaeological Sites within the Quarry area. One site is located adjoining the south east corner of the quarry. This is a Standing Stone W1016-023. No test trenching has been carried out on the site. A Desk top study was undertaken which has concluded that as there was no known archaeological, architectural or cultural heritage remains found during this desktop study , it is likely that no further mitigation measures are required. It further goes on to state that ~~the~~ if any potential archaeological remains are discovered during the project all works will cease and an expert archaeologist will be brought to site, and all future works will be carried out under the supervision of the archaeologist. The approach identified in the EIAR is unsatisfactory. The removal of topsoil from this extended area, without oversight of an archaeologist who is trained to understand what is being seen would be wholly unacceptable, and the approach identified would not mitigate against potential negative impacts. //

Visual Impact/ Landscape

Chapter 10 sets out the assessment with respect to Landscape/ Visual Assessment. The report uses the base map sensitivity mapping as set out in Appendix 5 to affirm that the area is of Medium Sensitivity . This sensitivity mapping is only one element of the assessment that formed that final landscape categorization as set out in the County Development Plan 2016-2022, and the final assessment identifies this area as an Area of Outstanding Natural Beauty which would be considered the highest sensitivity . In addition the assessment indicates that there are no listed view or scenic routes in the area (Section 10.4.4) However, there are two Listed Prospects in the vicinity i.e.

22	L8347 Ballintober	Prospect eastwards of Lakes and Moanbane mountain
23	R 756 Wicklow Gap Road	Prospect of area around the Wicklow mountains extending from Laragh to Slievecorragh

From examination it is considered that this site sits within an important scenic landscape which forms the gateway area to this upper mountain region . In particular it lies within the visual envelope of the protected prospects, and would be particularly prominent from the R756 and the R758. It is considered the development will have a serious negative impact by the introduction of a large scale scar on this scenic landscape. Furthermore, the R756, and the R758 are important tourist routes in the County, and this alteration of the landscape would further diminish the intrinsic quality of this Area of Outstanding Natural Beauty.

Restoration:

No restoration plan has been submitted with the application. The EIAR variously identifies that ' Long Term Restoration Plan will be subject to a Separate Application.

The lack of detail with respect to Restoration leaves an unacceptable vacuum in the assessment of the impact of the development, particularly its long term potential impacts, and this should be fully identified in the application.

Appropriate Assessment :

Article 6(3) of the Habitats Directive requires that :

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.

In light of the provisions of Article 6(3) and the guidance as set out in ' Guidance document for Planning Authorities : 2009 : Appropriate Assessment of Plans and Projects in Ireland' an assessment was carried out as part of the application.

A screening report was submitted . The site is not located within or adjoining any Natura 2000 site, however there is a hydrological link to the Poulaphouca Reservoir SPA given the Toor River (Little Douglas Stream) is located along the southern boundary of the site.

Negative impacts could arise from the proposed development as a result of the Construction/ Quarry Extraction Operations due to loss of habitats, noise, dust deposition, and impacts on water quality due to extraction/ oil spillages.

The screening document indicates that the potential for surface water to reach the Poulaphouca Reservoir SPA are negligible due to 10m buffer area along the southern boundary. Furthermore, it is identified that

- . The minor and temporary Construction Phase of the Proposed Development (two weeks).*
- . The design and layout of the Proposed Development, a minimum 10m buffer will be maintained between the area of works, the Site boundary and any receiving water course. The vegetated 10m buffer adjacent to the River Toor, will prevent any entrained sediment in surface water runoff from entering the River Toor during the Construction and Operational Phase.*
- . The potential for dilution in the King's [Liffey] River. It is noted in Chapter 7 - Hydrology of the Environmental Impact Assessment Report for the Proposed Development that there will be no significant impact on water quality of the receiving Toor river and King's [Liffey] river, or any other surface water receptor associated with the Proposed Development.*
- . The existing land buffer of 0.8 km between the Site and the closest European Site.*
- A wastewater treatment system and percolation area will be installed on Site. This has been designed in accordance with the EPA Code of Practice (2021).*
- It is therefore concluded that there is no potential for likely significant effects relating to water quality at any European Sites as a result of the Proposed Development.*

The submitted information is noted, however there is a concern that given the lack of details with respect to the existing winter groundwater levels, and the suitability of the culvert across the River Toor (Little Douglas Stream) that the information is not sufficient to screen out negative impacts on the Natura 2000 site.

Conclusion :

In light of the above assessment it is considered that the development given its location within an Area of Outstanding Natural Beauty , and within listed prospects will have a negative impact on the landscape at this point. Furthermore, it is considered that there is a potential for the development to result in a traffic hazard, give rise to noise nuisance, to impact negatively on groundwater, to impact on the Poulaphouca Reservoir, and the amenities of the area and therefore it is recommended that permission be refused.

Recommendation :

Refusal :

1. Having regard to:

- (i) the location of the development within a landscape defined as an Area of Outstanding Natural Beauty - Mountain and Lakeshore Area of Outstanding Natural Beauty
- (ii) Listed Prospect 22 and 23
- (iii) the visibility of the site in views from the R756 and R758, and partially from the L8347, It is considered that the proposed development would form an obtrusive feature within this sensitive landscape, would erode the intrinsic qualities of this upland area, would have a significant negative impact on views from the R756 and R758 which are important tourist route within County Wicklow, and would seriously interfere with prospects 22 and 23 which are of special interest, which it is necessary to preserve. The development would therefore be contrary to proper planning and sustainable development.

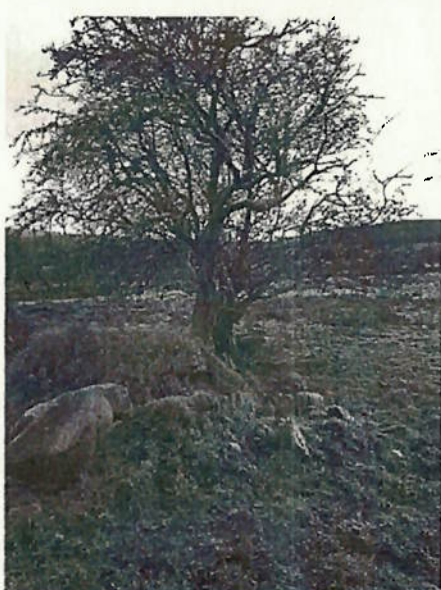
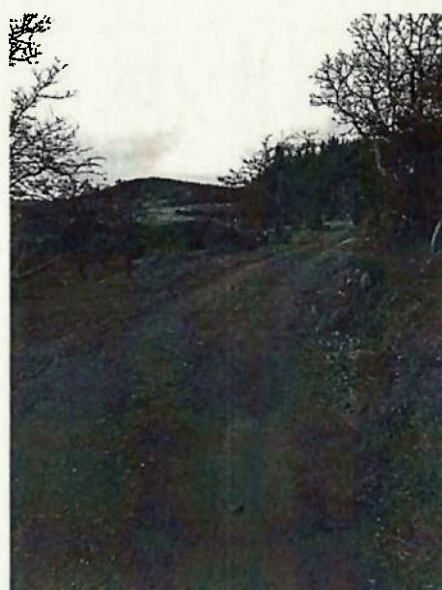
2. The Environmental Impact Assessment Report and Appropriate Assessment Screening Report are deficient in their failure to provide sufficient information to fully assess the impacts of the development, in particular sufficient information/ assessment has not been provided with respect to scale/ life of extraction, groundwater, noise, traffic, roads and restoration. In the absence of such information the proposed development may give rise to significant and adverse effects on the amenities of the area, give rise to a serious traffic hazard, and impact negatively on the environment. In addition negative impacts on the Poulaphouca Reservoir SPA cannot be screened out. The proposed development would, therefore, be contrary to the requirements of the Habitats Directive, to Directive 2014/52/ EU (EIA Directive), to the objectives of the County Development Plan 2016-2022 which seeks to ensure that aggregate exploitation does not unduly impinge on the environmental quality, and the visual and residential amenity of an area. The development would therefore be contrary to proper planning and sustainable development of the area.

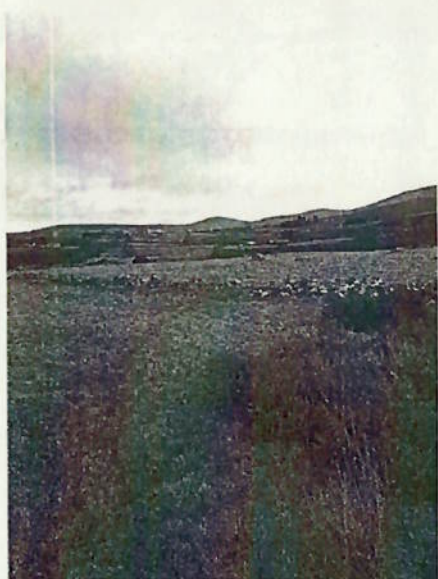
3. The proposed development would endanger public safety by reason of serious traffic hazard because the proposal to provide sightlines by maintaining the height of existing boundary hedgerows is considered wholly inadequate, and insufficient information has been submitted to show that there is adequate stopping distances on all approaches to the entrance.

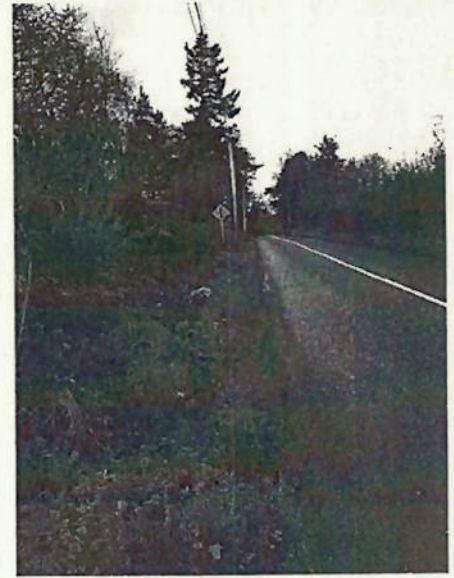
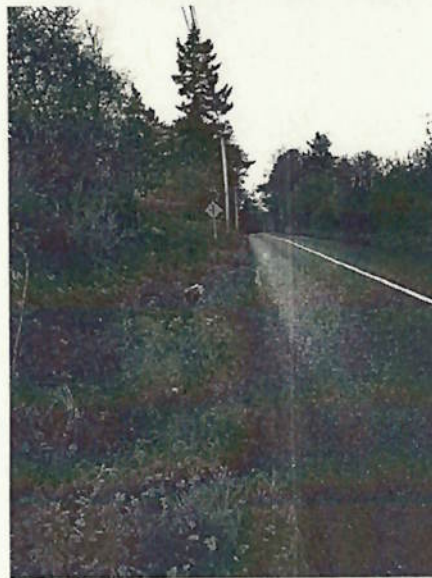
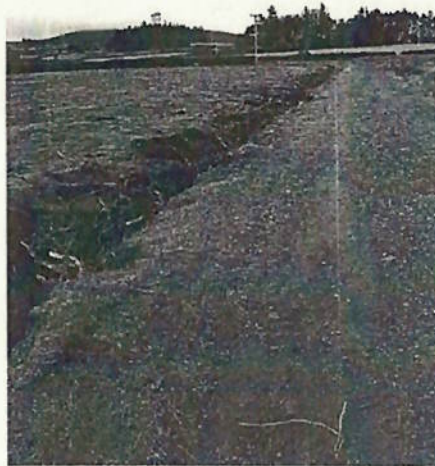
4. The site of the effluent disposal system is located within the Liffey catchment area and adjoins an important feeder stream to the Poulaphouca Reservoir, which is a major source of public water supply. The proliferation of on-site effluent disposal systems will increase the likelihood of contaminants reaching this water source, through malfunction, lack of maintenance or otherwise, and would, therefore, be prejudicial to public health and contrary to the proper planning and development of the area.

Seán Bannigan
SEP
6/1/2022.

Agreed
1/3/22
06/01/22







Appendix 1



ADDRESS:
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Park West, Dublin 12, D12 F9TN.

EMAIL:
info@enviroguide.ie

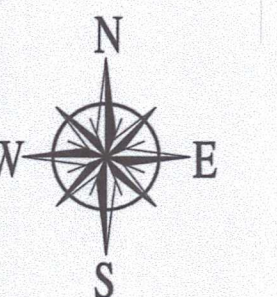
PHONE:
+353 (01) 5654730

WEBSITE:
www.enviroguide.ie



LEGEND:

- Buffer Zone From Stream
- Future Phases, yet to be extracted
- Landscaped Area (Berms & Planting) - under construction
- Landscaped Area (Berms & Planting) - in place
- Current Extraction Phase & Haul Road
- Current Restoration Phase
- Previous Restoration Phases



Walterstown

CLIENT:
Dempsey Sand & Gravel Ltd.
LOCATION:
Walterstown, Co. Wicklow

DEPARTMENT:
Landscape Architecture/
Engineering

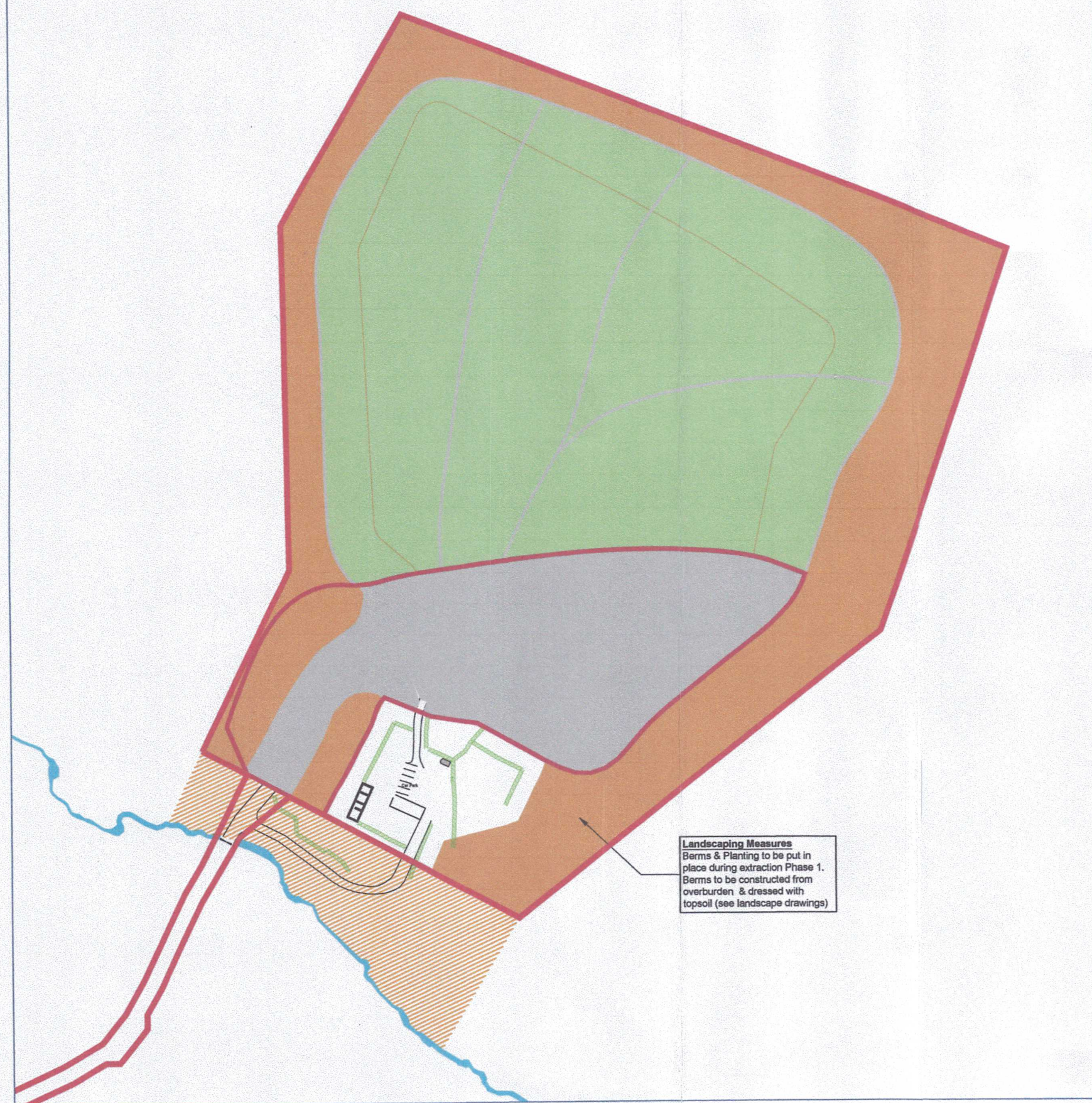
DRAWING TITLE:
Updated Phased Restoration Plan
DRAWING STATUS:
Planning

DRAWN BY: SRY/SRO
CHECKED: RH/DH
DRAWING NO: AI-03
DATE: 01/06/2023

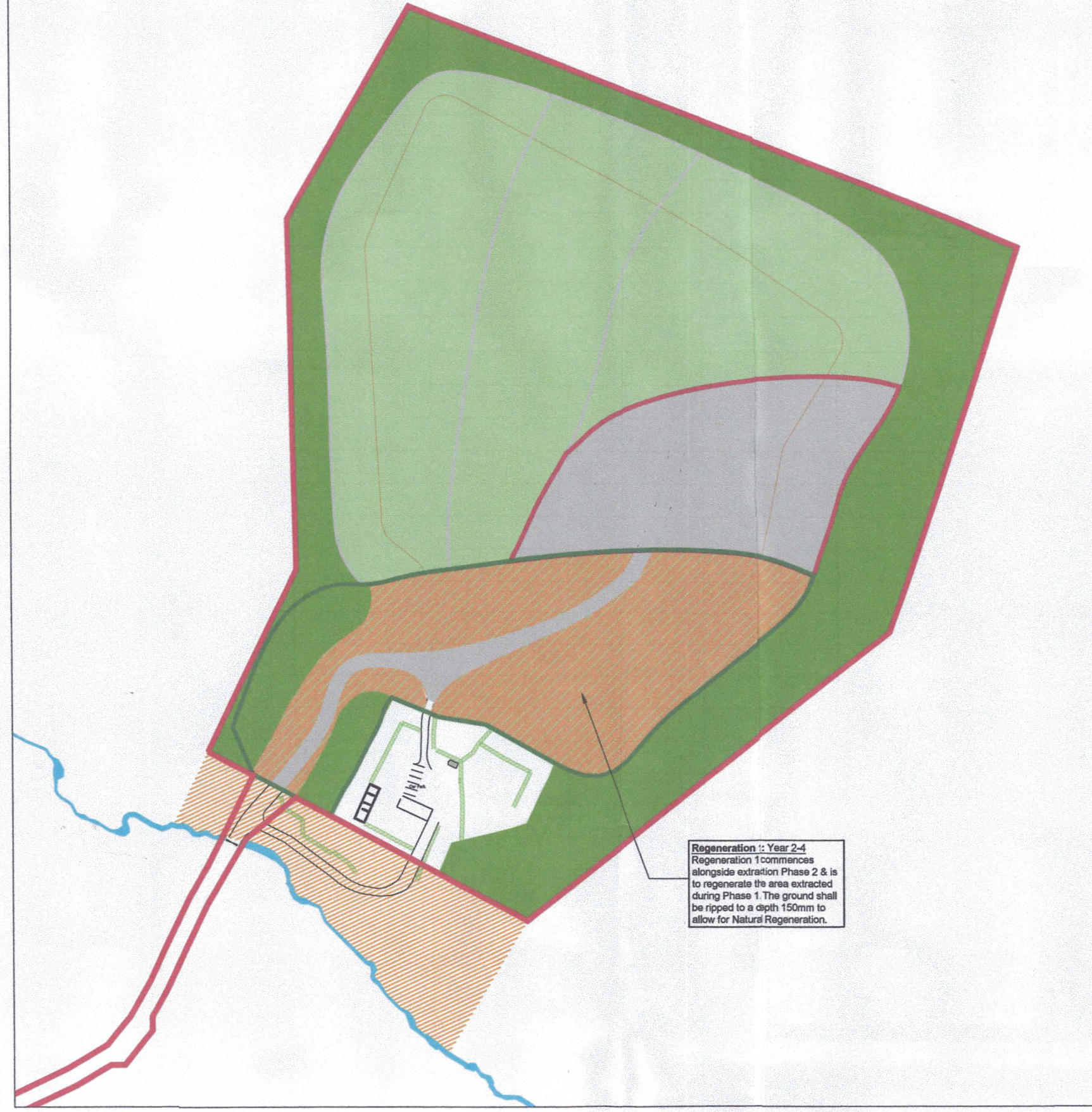
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Restoration Phase 0
Extraction Phase: 1
Years: 0-2



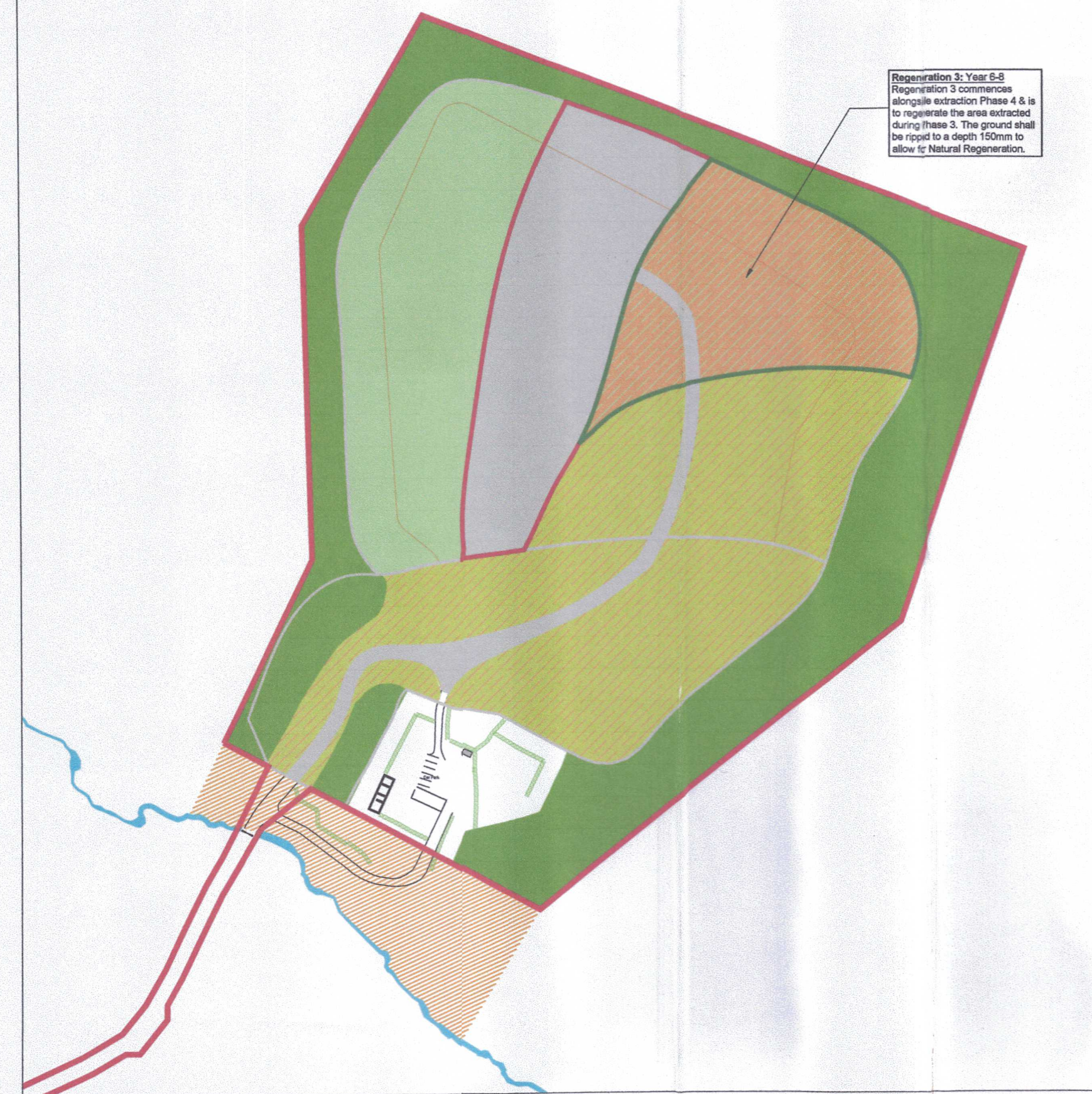
Restoration Phase 1
Extraction Phase: 2
Years: 2-4



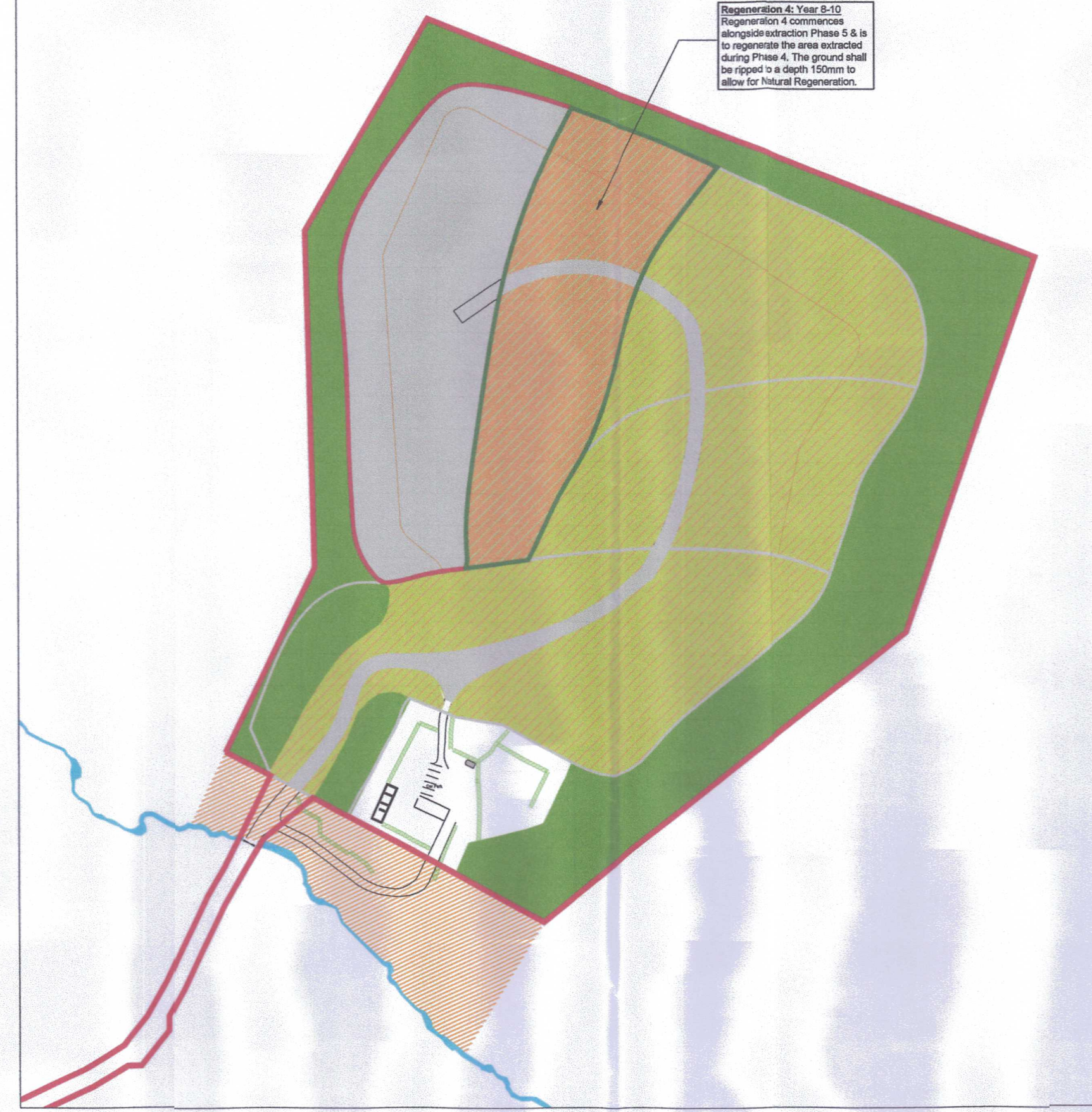
Restoration Phase 2
Extraction Phase: 3
Years: 4-6



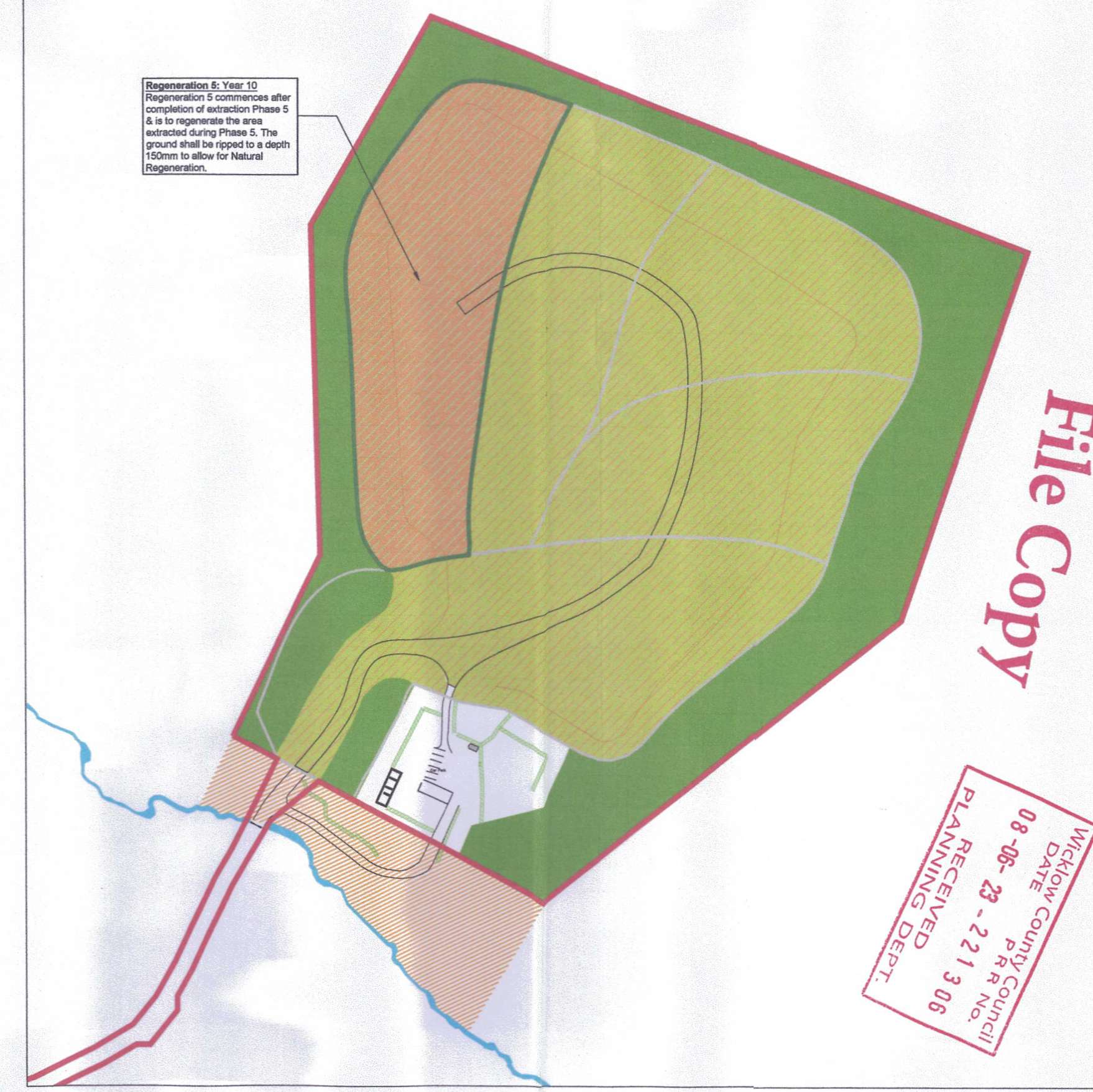
Restoration Phase 3
Extraction Phase: 4
Years: 6-8



Restoration Phase 4
Extraction Phase: 5
Years: 8-10



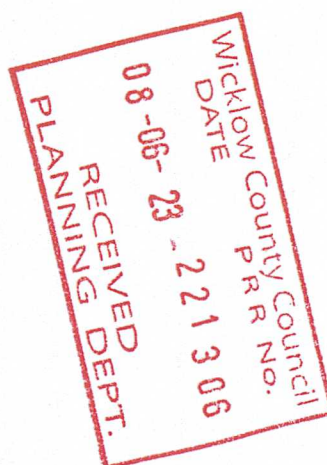
Restoration Phase 5
Extraction Phase: N/A
Years: 10



File Copy

Wicklow County Council
DATE: 08-06-23
RECEIVED: 22-21-23
PLANNING DEPT.

Appendix 8



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info@enviroguide.ie

PHONE:

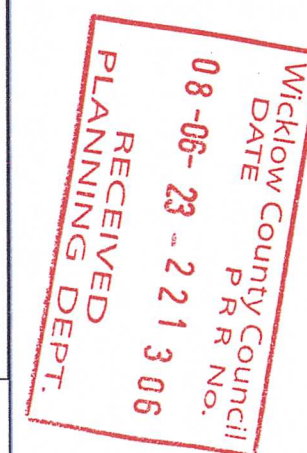
+353 (01) 5654730

WEBSITE:

www.enviroguide.ie



LEGEND:



Walterstown

CLIENT:

Dempsey Sand and Gravel Ltd

LOCATION:

Walterstown, Co. Wicklow

DEPARTMENT:

Engineering

DRAWING TITLE:

Updated Bridge Details

DRAWING STATUS:

Planning

DRAWN BY:

RH-SRY

CHECKED:

RH

DRAWING NO:

AI-05

DATE:

01/06/2023

SCALE:

As Shown

@

A3

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Safe working load 45 tonne



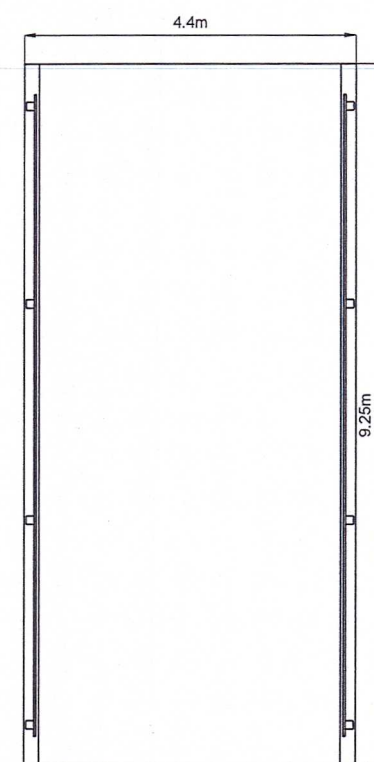
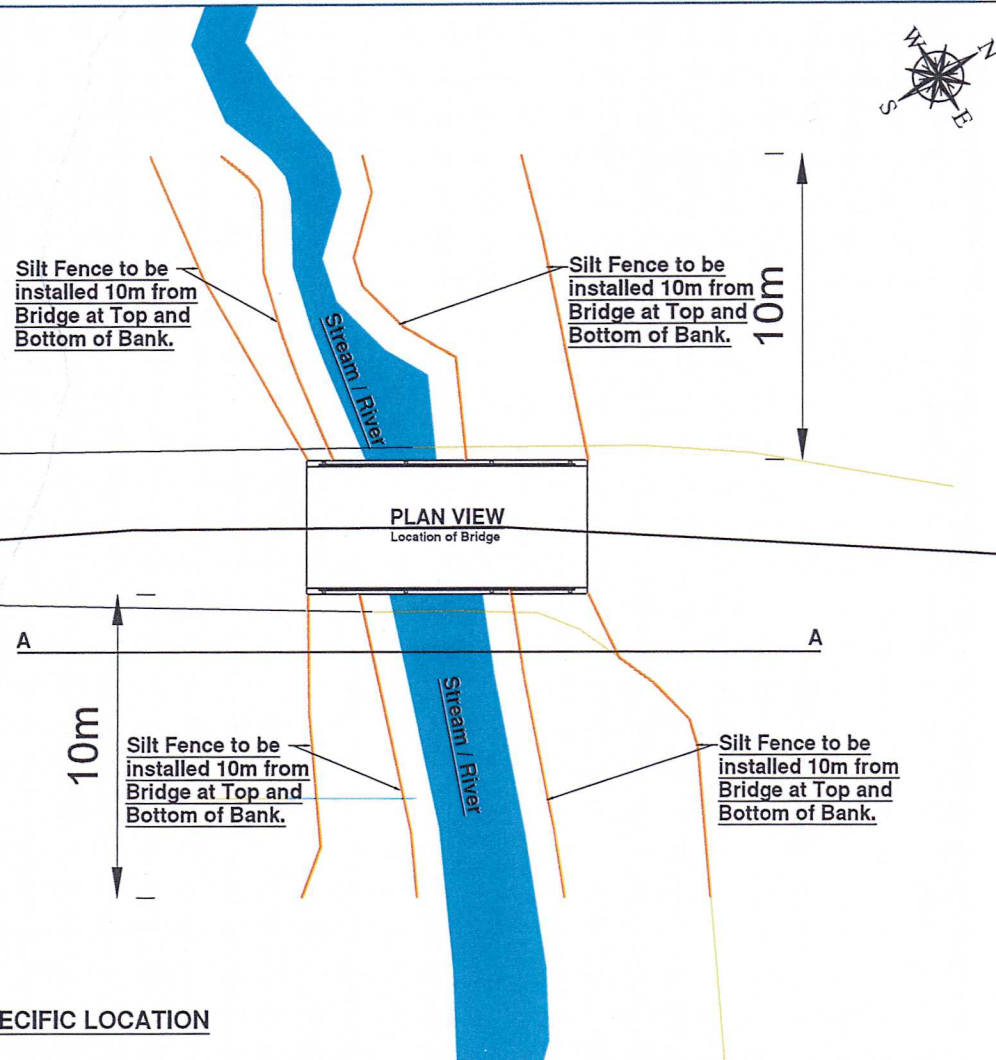
Bridge Specifications

The CB8 is a construction vehicle bridge designed to take a safe working load of up to 45 tonne. It has unique abilities which include, that it is quick to install, has a exceptional live load / dead weight ratio reducing crane cost and it can be used in many and varied applications. The bridge will arrive on one articulated trailer in two 'planks', each 'plank' is then lifted into the final position. It has a railway sleeper deck finish.

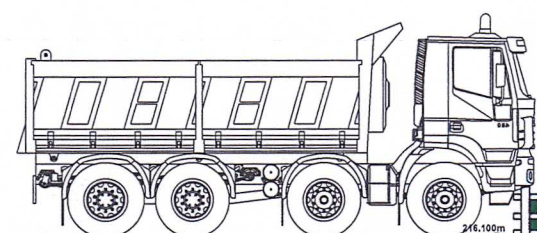
Data

Overall width	4.4m
Internal width	4.0m
Overall weight of both sections	10 tonne
Width of each unit	2.00m
Minimum bank support	0.4m
Weight of each unit	5 tonne

SITE SPECIFIC LOCATION
SCALE 1:250



PLAN VIEW
SCALE 1:100



Bridge upgrade to be installed on top of and supported by existing crossing. No construction works to take place within 2.5m of stream

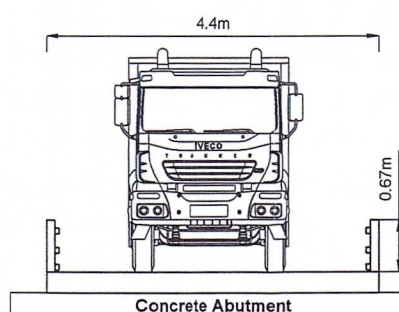
Silt Fence to be installed to sides of bridge.

Concrete Abutment

Concrete Abutment

Toor River / Stream

SIDE ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

File Copy

Appendix 10



LEGEND:

 New Tarmac

File Copy

Walterstown

CLIENT:
Dempsey Sand & Gravel Ltd.

LOCATION:
Walterstown, Co. Wicklow

DEPARTMENT:
Engineering

DRAWING TITLE:
Drainage and Road Surface Detail

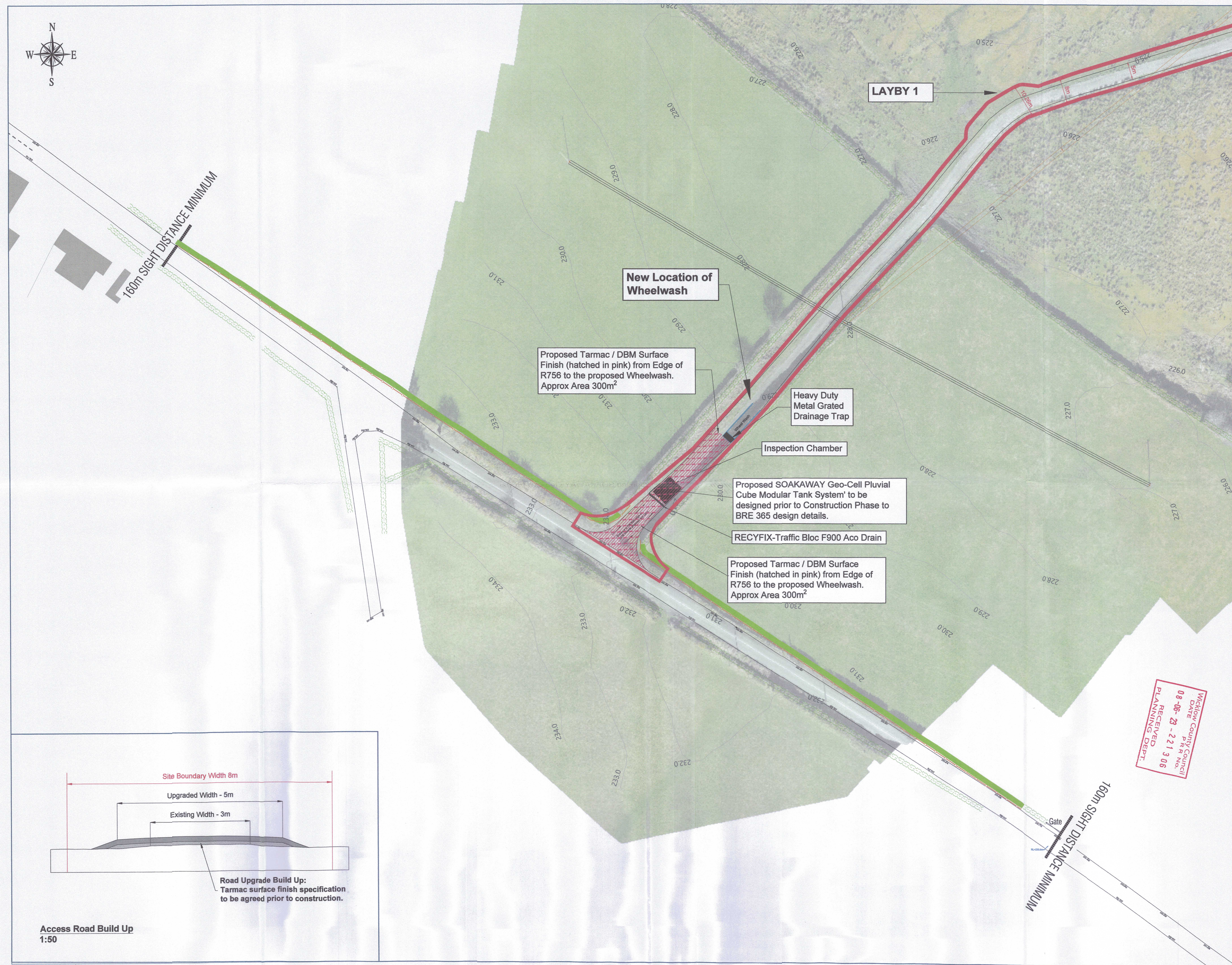
DRAWING STATUS:
Planning

DRAWN BY: RH-SRY
CHECKED: RH

DRAWING NO: AI-02
DATE: 01/06/2023

SCALE:
1:500 @ A1

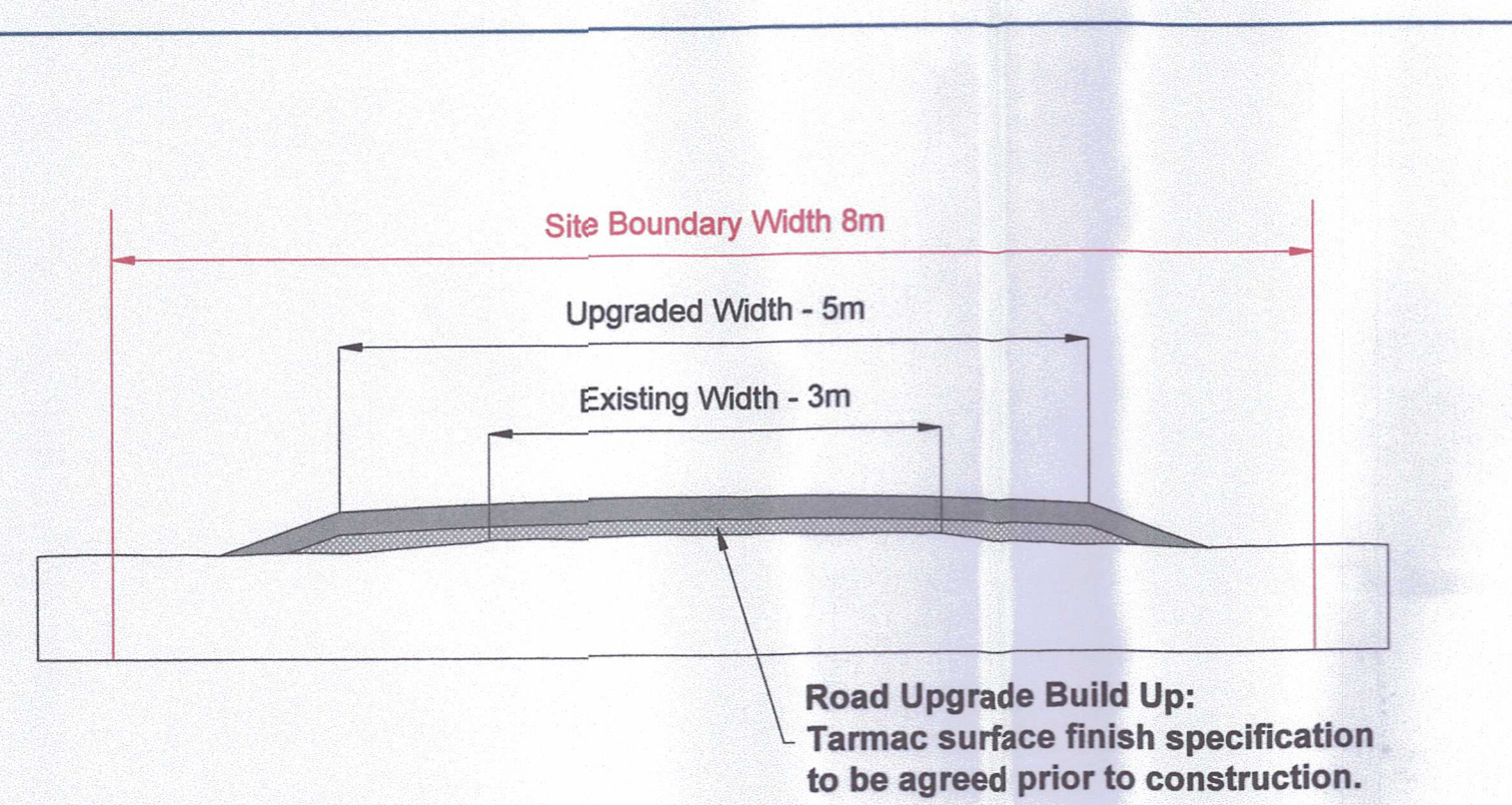
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160m SIGHT DISTANCE MINIMUM

160m SIGHT DISTANCE MINIMUM

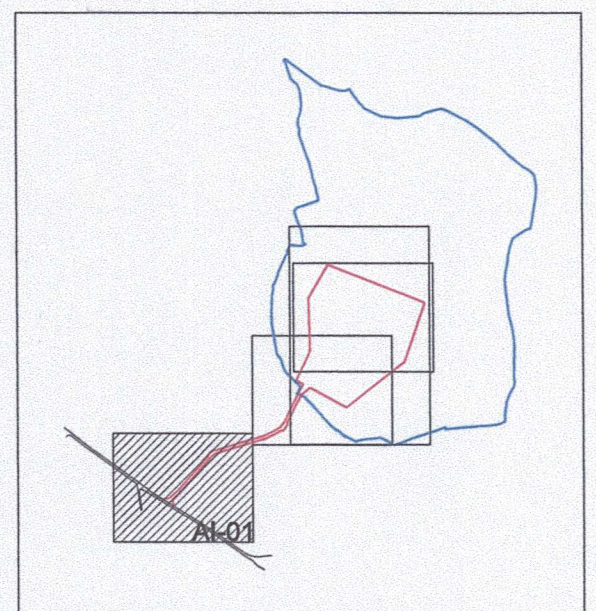
Wicklow County Council
08-06-23 - 221306
RECEIVED
PLANNING DEPT.



Access Road Build Up
1:50

Appendix 11





- New Tarmac
- Proposed Hedgerow
- Stock Proof Fence



Walterstown

CLIENT:
Dempsey Sand and Gravel Ltd.
LOCATION:
Walterstown, Co. Wicklow

DEPARTMENT:
Engineering

DRAWING TITLE:
Updated Sight Lines

DRAWING STATUS:
Planning

DRAWN BY:
SRY-RH

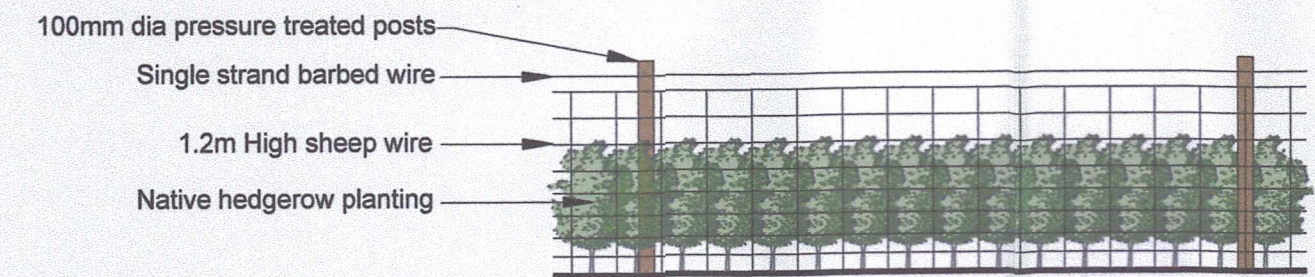
CHECKED:
RH

DRAWING NO:
AI-01

DATE:
01/06/2023

SCALE:
1:500 @ A1

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Stock Proof Fence Detail
Scale: 1/50

Proposed native hedgerow mix (hawthorn, holly, semi evergreen honeysuckle). 300m long, 6 plants per meter, 0.3 to 1.2m high.

Proposed Hedgerow
It is proposed to plant 300m of hedgerow similar in species as the existing surrounding native hedgerows. The proposed hedgerows will be planted as a double staggered row of plant (3 plants per linear meter). The space between each row is 30cm. Plants within each row will be spaced at 33cm. No two species shall be planted together except hawthorn. Plants will be planted in accordance with the specifications below. Any plants that die will be replaced. An area of one meter squared around all plants shall be kept weed free for 4 years to aid strong establishment. Sight lines (as per county council recommendations) on the roadside boundary shall be maintained by regular pruning when necessary.

Origin	Common name	Botanical name	Quantity	Plant type	Planted size
Native	Hawthorn	<i>Crataegus monogyna</i>	1060	Bare root	60-90cm
Native	Holly	<i>Ilex aquifolium</i>	360	P9 to 2 Litre pot	30-40 cm
Native	Blackthorn	<i>Prunus spinosa</i>	180	Bare root	60-90cm
Native	Guelder rose	<i>Viburnum opulus</i>	90	Bare root	60-90cm
Native	Dog rose	<i>Rosa canina</i>	45	Bare root	60-90cm
Native	Scotch Rose	<i>Rosa pimpinellifolia</i>	45	Bare root	60-90cm
Native	Honeysuckle	<i>Lonicera periclymenum</i>	20	2 Litre pot	30-40 cm
TOTAL			1800		