

File With _____

SECTION 131 FORM

Appeal NO: ABP 319143-24Defer Re O/H ☐Having considered the contents of the submission dated/ received 21/03/2024
fromPAPA I recommend that section 131 of the Planning and Development Act, 2000
be not be invoked at this stage for the following reason(s): New informationE.O.: Daniel O Conno,Date: 11/4/24

For further consideration by SEO/SAO

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached
submission

to: _____ Task No: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP 319143-24

M _____

Please treat correspondence received on 21/03/2024 as follows:

- | | |
|--|--|
| 1. Update database with new agent for Applicant/Appellant _____
2. Acknowledge with BP <u>20</u>
3. Keep copy of Board's Letter <input type="checkbox"/> | 1. RETURN TO SENDER with BP _____
2. Keep Envelope: <input type="checkbox"/>
3. Keep Copy of Board's letter <input type="checkbox"/> |
|--|--|

Amendments/Comments PA Response to Appeals22/02/24 : 26/03/24 ✓29/02/24 : 27/03/24 ✓

4. Attach to file

- | | |
|---|---|
| (a) R/S <input checked="" type="checkbox"/> | (d) Screening <input type="checkbox"/> |
| (b) GIS Processing <input type="checkbox"/> | (e) Inspectorate <input type="checkbox"/> |
| (c) Processing <input type="checkbox"/> | |

RETURN TO EO ☐

	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>Pat E</u>	AA: <u>Doragh Castells</u>
Date: <u>28/03/2024</u>	Date: <u>26-03-24</u>

Fergal Ryan

From: Bord
Sent: 21 March 2024 14:47
To: Appeals2
Subject: FW: Longford County Council - Appeal on PL23/60023 - Lagan Materials Ltd t/a Breedon Ireland
Attachments: Combined Report with revised Schedule of Conditions.pdf

From: Deirdre Skelly <dskelly@longfordcoco.ie>
Sent: Thursday, March 21, 2024 2:13 PM
To: Bord <bord@pleanala.ie>
Cc: Lorraine McKee <lmckee@longfordcoco.ie>
Subject: Longford County Council - Appeal on PL23/60023 - Lagan Materials Ltd t/a Breedon Ireland

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam

Please find attached Revised Schedule of Conditions in relation to the two appeals received.

Regards,
Deirdre.

Deirdre Skelly
Assistant Staff Officer

Longford County Council
Great Water St. Longford N39 NH56

☎ 043 334 3409
✉ dskelly@longfordcoco.ie
⇒ www.longfordcoco.ie
[Privacy Policy](#)

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Tá an t-eolas sa ríomhphost seo, agus in aon cheangaltán leis, faoi phribhléid agus faoi rún agus le h-agaigh an seolaí amháin. D'fhéadfadh ábhar an seoladh seo bheith faoi phribhléid proifisiúnta nó dlíthiúil. Mura tusa an seolaí a bhí beartaithe leis an ríomhphost seo a fháil, tá cosc air, nó aon chuid de, a úsáid, a chóipeál, nó a scaoileadh. Má tháinig sé chugat de bharr dearmad, téigh i dteagmháil leis an seoltóir agus scríos an t-ábhar ó do ríomhaire le do thoil.



Comhairle Chontae An Longfoirt
Áras an Chontae,
Sráid Mhór Na hAbhann,
Longfort, N59 NH56
T 045 334 3300
E planningadmin@longfordcoco.ie

Longford County Council
County Building,
Great Water Street,
Longford, N59 NH56
W longfordcoco.ie

21 March 2024

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Re: Permission for extraction of rock over an area of c.14.2ha comprising a lateral southerly extension to, and deepening of the existing quarry to a final depth of c.114mAOD, the construction of internal haul roads, earthen screening bunds and storage landforms, the demolition of farm outbuildings (c.126sqm), the restoration of the site to biodiversity after uses primarily in the form of a waterbody, and all ancillary works within an overall application area of c.36.8ha at Aghamore Upper and Derreenavoggy townlands, Aughnacliffe, Co. Longford.

Dear Sir/Madam,

The Planning authority considered the opinion of the two appeals received. Included in the report attached is a revised schedule of conditions.

Yours faithfully,

John Branigan,
Director of Services.

Longford County Council
Planner's Report – Following Appeal to An Bord Pleanála
1st Party Appeal & 3rd Party Appeal - ABP-319143-24

Reference no:	PL 23/60023
Applicant:	Lagan Materials Limited t/a Breedon Ireland
Development Description:	Extraction of rock comprising extension and deepening of the existing quarry; restoration of the site to biodiversity after use; all ancillary works within an overall application area of c. 36.8 ha. An Environmental Impact Assessment Report was submitted as part of the application.
Address:	Aghamore Upper and Derreenavoggy townlands, Aughnaclyffe, Co. Longford

Development:

Extraction of rock comprising extension and deepening of the existing quarry; restoration of the site to biodiversity after use; all ancillary works within an overall application area of c. 36.8 ha. An Environmental Impact Assessment Report was submitted as part of the application.

Development Address: Aghamore Upper and Derreenavoggy townlands, Aughnaclyffe, Co. Longford.

The planning file was received from the applicant on the 10/05/2023.

Further Information was requested on the 17/11/2023 in respect of 5 (five) no. items

Further Information was received on the 08/12/2023 and a decision was made by the Planning Authority on the 01/02/2024 to Grant permission subject to 18 (eighteen) no. planning conditions.

The Grant of Planning Permission was subsequently appealed on the 27/02/2024 and included a 1st Party Appeal received by the applicants and a 3rd Party Appeal received by three no. persons who had made submissions on the application.:

1st Part Appeal – lodged by the applicants Lagan Materials Limited t/a Breedon Ireland. Appeal in respect of two no. planning conditions. Condition No.14 which related to the operating hours and Condition No.3 (part 2) and Condition No.17 which related to a special development contribution of €150,000.

Condition No.14 – these matters refer and relate to the operational times of the quarry activities. The Planning Authority acknowledge the times identified by the Applicant in the submitted EIAR which refer to the times granted in the extant permission PL07/831.

It is noted and identified that the 3 no Submissions from local residents identified complaints relating to the operational activities within the site including the Lagan Tar Plant with vehicles attending site between 05:00am to 12:00am midnight.

The Planning Authority is willing to accept the operational hours specified by the Applicant:

- 0700 -1800 Monday to Friday
- 0700-1300 Saturdays

Condition No.3 and Condition No.17 – these two conditions refer to a special development contribution of €150,000 identified for a specific roads project towards the improvement of the L-5081-0 between the Quarry Entrance and its junction with the L-0151 at Molly.

The Planning Authority can confirm that the identified road improvement is a specific road project designed to improve the local road and ensure road safety within the vicinity of the local quarry given the identified increase in vehicle activity within the local vicinity and the current state and status of the identified local road. The Special Development Contribution has been detailed and designed to improve the immediate local road and improve road safety for quarry trucks and traffic and all other road users.

The Planning authority can confirm that no other funds are being sought in respect of the proposed development.

This section of road is approx. 1600m in length. From the Quarry entrance to the Junction at Molly. The road varies in width. Maximum width is approx 5m.

There is a straight section from the quarry towards Molly of about 1km. The design works allows for 6 passing bays along this 1km section of road. Passing bays are assumed as 50m long, 2m wide at surface and on the downhill side of the road as this is opposite the overhead services.

Closer to Molly, the road becomes curved horizontally and vertically. The design works allow for approx. 90m of hedge to be removed, infill with 804 (no road widening here to keep the sightline free).

The overall cost estimate for design, land purchase and construction is approximately **€325,000**

The Roads Section have included a cost breakdown estimate which is attached under Appendix A, this includes a detailed breakdown of the works schedule and the estimate for the works. In addition it is further noted that the Roads Section and Planning Authority did not seek a Bond for the proposed application at the Quarry.

The amount of funding requested is an identified contribution made under the Special Development Contribution under Section 48 (2) (c). This development contribution is additional to the identified development contribution identified and listed under Condition No. 18 which requires the applicant to pay €113,600 as a contribution for additional local infrastructure as specified and detailed in the [Longford County Council Development Contribution Scheme 2023-2027](#).

3rd Party Appeal – lodged by Planning Consultants Andrew Hersey on behalf of third-party appellants – Damien Hetherton of Derreenovoggy, Aughnacliff, Co. Longford N39 CC61, Bernard Reilly of Derreenovoggy, Aughnacliff, Co. Longford N39 N2Y2 and John Reilly of Derreenovoggy, Aughnacliff, Co. Longford N39 HF54.

The contents of the third-party appeal and the grounds as stated are acknowledged by the Planning Authority. The Planning Authority considers that the 6 (six) no. items referenced in this third-party appeal were considered and addressed appropriately during the assessment of the planning file and following the receipt of Submissions made by the appellants.

The Planning Authority therefore would recommend that the Planning Decision to Grant the application be upheld by An Bord Pleanála, that the 18 no planning conditions be maintained with the following specific amendments suggested for Conditions No.3, No.17 and No.14 and no change made

to other planning conditions for the development. The three conditions have been amended with text deleted and some additional text inserted (highlighted in red).

<p>3.</p>	<p>The following Roads Section requirements shall be complied with in full:</p> <p>1. The following section of Local Road is not to be used by traffic accessing or exiting the quarry site;</p> <ul style="list-style-type: none"> Local Road L-5081-0 between the entrance to the quarry site at Aughamore Upper and its junction with the L-1036 (Aughnaclyffe to Ennybegs Road) at Fostragh <p>The applicant/developer shall include this stipulation as a condition in all haulage, transport or construction contracts made.</p> <p>2. The applicant shall pay a special development contribution to Longford County Council of €150,000 towards the improvement of the L-5081-0 between the Quarry Entrance and its junction with the L-0151 at Molly. This special contribution is required for the following improvement works which will be necessary as a result of the increased heavy traffic generated by this development on this section of roadway:</p> <ul style="list-style-type: none"> Provision of passing bays or localised road widening Edge strengthening works 	<p>In the interests of traffic safety and in order to protect these roads and the private property entrances and set back frontages from damage by heavily laden trucks/commercial vehicles.</p>
<p>14.</p>	<p>The on-site operations associated with the proposed development shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays inclusive and 0800 hours and 1400 hours on Saturdays. the following hours:</p> <ul style="list-style-type: none"> 0700 -1800 Monday to Friday 0700-1300 Saturdays <p>No such operation shall be carried out on Sundays, Bank Holidays or other public holidays and no departure from these hours shall occur unless, (and then only in exceptional circumstances), the prior written consent of Longford County Council has first been obtained.</p>	<p>In the interests of the residential amenities of property in the vicinity.</p>

17.	<p>The developer shall pay the sum of €150,000 (updated at the time of payment in accordance with changes in the Wholesale Price Index-Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a special contribution under section 48 (2)(c) of the Planning and Development Act 2000, as amended, in respect of the strengthening and improvement of the road network in the vicinity of the site</p> <p>The Special Development Contribution will contribute towards the improvement of the L-5081-0 between the Quarry Entrance and its junction with the L-0151 at Molly. This special contribution is required for the following improvement works which will be necessary as a result of the increased heavy traffic generated by this development on this section of roadway.</p> <ul style="list-style-type: none"> • Provision of passing bays or localised road widening • Edge strengthening works <p>The application of indexation required by this condition shall be agreed between the planning Authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.</p>	<p>It is considered reasonable that the developer should contribute towards specific exceptional costs not covered by a scheme are incurred by the local authority in respect of public infrastructure and facilities which benefit the proposed development.</p>
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PL23-60023 REVISED CONDITION SCHEDULE

No.	Condition.	Reason for Condition.
1.	The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged as part of the application, and as amended by Further Information submitted on 08 th December, 2023 save as may be required by the other conditions attached hereto. All conditions attached to the parent application PL07/831 as they relate to the site shall be complied with in full save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.
2.	This permission shall be for a period of twenty five (25) years from the date of the granting of permission unless, prior to the end of the period, planning permission for retention shall have been granted. The proposed site be full restored no later than that indicated on the submitted documentation year end of 2052	In the interest of clarity and proper planning and sustainable development.
3.	<p>The following Roads Section requirements shall be complied with in full:</p> <p>The following section of Local Road is not to be used by traffic accessing or exiting the quarry site;</p> <p>Local Road L-5081-0 between the entrance to the quarry site at Aughamore Upper and its junction with the L-1036 (Aughnaclyffe to Ennybegs Road) at Fostragh.</p> <p>The applicant/developer shall include this stipulation as a condition in all haulage, transport or construction contracts made.</p>	In the interests of traffic safety and in order to protect these roads and the private property entrances and set back frontages from damage by heavily laden trucks/commercial vehicles.
4.	<p>The following Environmental requirements shall be carried out in full:</p> <p>GENERAL:</p> <p>(a) Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Resource and Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)</p>	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.

	<p>including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how construction resources and wastes will be reduced, and as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>(b) In the interest of proper planning and sustainable development</p> <p>(c) That the development be carried out in its entirety in accordance with the plans, particulars and specifications lodged as part of the application, save as may be required by the other Statutory Regulations and Conditions attached hereto. This is to ensure that the developmental environmental considerations shall be in accordance with the permission and that effective control can be maintained. The Developer shall ensure that all proposed Environmental mitigation measures are implemented fully.</p> <p>(d) Activities shall be restricted to the quarrying, processing, haulage and storage of quarry material, manufacture of readymix concrete and importation/storage of sand for use in concrete manufacture. No material shall be imported into the site (other than that allowed under Waste Permit Regulations) from any other location and no other topsoil shall be removed from the site. Prior to the importation of any materials, the Planning Authority shall first agree the details, in writing. All existing topsoil removed in the course of working, shall be separately retained so that it can be readily re-used during the reinstatement of the site and no such topsoil shall be sold or otherwise removed from the site.</p>	
5.	<p>NOISE CONTROL MEASURES</p> <p>(a) Equivalent sound levels attributable to all on-site operations associated with the proposed and</p>	<p>In the interests of the residential amenities of property in the vicinity.</p>

	<p>existing development shall not exceed 55 dB LAeq 1 hour over a continuous one hour period during normal operating times of the quarry, when measured at all noise sensitive locations in the vicinity of the site. Sound levels shall not exceed 45 dBA LAeq 1 hour at any other time. Audible tonal or impulsive components in noise emissions should be minimised at any noise-sensitive locations.</p> <p>(b) Adequate noise control measures including such measures as the provision of embankment barriers and baffle mounds shall be undertaken so that sound pressure levels generated by the development when measured at any dwelling in the vicinity of the site shall not exceed the limits outlined in the preceding paragraph. Stripping of topsoil and creation of acoustic berms may result in raised noise levels. To this end, maximum hourly Leq Values of 61 dB (A) shall not be exceeded at any sensitive receptors. These maximum levels shall pertain for no longer than 25 days equivalent at the nearest residence when the berms are being constructed.</p> <p>(c) All of the noise mitigation measures shall be undertaken to offset noise pollution. Ongoing independent environmental monitoring shall be carried out to the satisfaction of Longford County Council and action taken if systematic increases are detected at noise sensitive locations.</p>	
6.	<p>DUST CONTROL MEASURES</p> <p>(a) Dust abatement measures shall be employed on the site at all times to ensure that total dust depositions (soluble and insoluble) arising from the on-site operations shall not exceed 350 mg/m²/day averaged over a continuous period of thirty days at any position along the boundary of the development. A competent independent contractor at locations to be agreed with Longford County Council shall carry out dust measurement on a bi-annual basis. One annual dust measurement event shall take place in the period May to September. Measures to mitigate dust pollution shall include the provision of water sprays during periods of dry weather at the</p>	<p>In the interest of clarity and proper planning and sustainable development.</p>

	<p>screens and rock crushers and also on the site access roadway.</p> <p>(b) The wheels of all vehicles transporting rock material from the site onto the public road shall, prior to the exit of such vehicles onto the public highway, be washed in a wheel washing facility. Dust from the site shall be reduced by water spray on belts and/or stockpiles, dust sheets on fine aggregates transported in lorries, ground spraying during dry conditions, spraying of vehicles transporting dust producing products. The access road from the public road to the working area to be watered at intervals during dry weather and runoff from access road to be drained to suitably designed receptors. All public roads shall be maintained free of dust, and other debris originating from the proposed development.</p> <p>(c) A Complaints Register shall be maintained on-site and, should any complaints relating to dust emissions be submitted, they shall be immediately dealt with.</p> <p>(d) The dust level measured on the Bergerhoff Dust gauges shall be in accordance with TA Luft Limits of 350mg/m²/day. The location and number of such gauges shall be agreed with Longford County Council.</p> <p>(e) The applicant shall take all necessary precautions to prevent damage being caused by wind blown dust to neighbouring land and/or properties.</p> <p>(f) Dust shall be suppressed to the satisfaction of the planning authority at any point at which it may occur and the dust suppression equipment shall become operative before crushing or screening operations commence. All machinery generating dust shall be provided with dust extraction facilities. Should the dust suppression equipment break down at any time, that portion of the development, which would be affected, shall be shut down until such time as the dust suppression equipment is again working satisfactorily.</p> <p>(g) In the event of concerns from the public or the Planning Authority, indicating levels in excess of the permitted background levels, the Planning Authority may, at their discretion, instruct</p>	
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	<p>additional monitoring at the expense of the developer.</p> <p>(h) All dust mitigation measures, shall be undertaken to offset air pollution. Ongoing independent environmental monitoring shall be carried out to the satisfaction of Longford County Council and action taken if systematic increases are detected at sensitive receptors.</p>	
7.	<p>BLASTING CONTROL MEASURES</p> <p>(a) Ground-borne vibration shall not exceed peak particle velocity of 12 millimetres per second (when measured in any one of the 3 mutually orthogonal planes) for any blast when measured at the receiving location.</p> <p>(b) Blasting shall not give rise to air overpressure values at noise sensitive locations exceeding 125 dB (linear maximum peak value).</p> <p>(c) Arrangements shall be made in advance to notify local residents of the likely times of blasting operations.</p> <p>(d) The blasting of rock shall not take place within the site on more than two occasions in any calendar month and shall only be carried out between the hours of 10.30 and 16.30 on working days, Monday to Friday inclusive, with no exceptions to be made to this. Advance warning of each proposed blasting to consist of a minimum 24-hour pre-blast leaflet drop shall be given to all households within a 500 metre radius of the quarry face. Residents shall also be given the "all-clear" signal by means of sirens or other measure when blasting has been completed.</p> <p>(e) All blasting operations shall be carried out in consultation with all owners / occupiers within 200m of the site giving them one weeks notice of the intent to blast. All such operations shall be monitored by the applicant for vibration and noise at all dwelling houses within 200m of the site.</p> <p>(f) The developer shall take adequate safety measures to the satisfaction of Longford County Council to restrict blast generated flying debris to within the site boundaries.</p> <p>(g) All of the blasting mitigation measures, shall be undertaken to offset environmental pollution.</p>	<p>In the interest of the residential amenity of the adjacent dwellings and of proposed planning and development</p>

	Ongoing independent environmental monitoring shall be carried out to the satisfaction of Longford County Council and action taken if systematic increases are detected at sensitive receptors.	
8.	<p>WATER POLLUTION CONTROL MEASURES</p> <ul style="list-style-type: none"> (a) Settlement lagoon as detailed in planning application should be of adequate capacity and maintained to prevent carryover of suspended solids in water discharged to surface watercourses. (b) Run-off from the concrete batching plant and processing plant shall be directed to the settlement lagoon. (c) All potentially polluting material including oils and lubricants shall be stored in bunded areas and be returned to the bunded areas as soon as possible after use. Spill response plans shall be put in place to deal with leakages and spillages. An adequate supply of oil spill control materials should be kept onsite at all times. (d) The oil and chemical storage areas shall be bunded to a minimum of 110% of the capacity of the largest tank within the bunded area. The bunded area shall also contain all valves, filler nozzles etc. Filling and take off points shall be located within the bund. Bunds shall be maintained free of rainwater such that the minimum capacity of 110% of the largest tank is available at all times. (e) The developer shall put in place alternative arrangements to replace private water supplies, serving properties in the vicinity, if such supplies are materially affected by the development. Details shall be agreed with Longford County Council. (f) All clean rainwater from roofs and clean concrete yards shall be separately collected and disposed of to suitably designed lagoons and that no rainwater or extraneous surface water shall be allowed to flow onto the public road or adjoining properties. (g) In the event of a spillage of polluting matter into any of the receiving waters the applicant shall immediately cease discharging and notify 	In the interest of control of pollution and of public health

	<p>Longford County council of such an incident and of the measures being taken to prevent or mitigate any resulting pollution.</p> <p>(h) Site drainage arrangements, including the hydrocarbon interceptors and the system of lagoons within which all wash water generated on site shall be recycled and all fines can be collected shall be as submitted in the applicant's E.I.S. Fines collected within the proposed lagoon system shall be removed periodically and stored under cover to prevent run-off into watercourses. They should then be removed from site for re-use/recycling.</p> <p>(i) Vehicles shall not be washed down on site and detergents shall not be allowed to enter the surface water drainage system.</p> <p>(j) In the event of downstream flooding as a result of the increased discharge / quarry workings, the Developer, at his own expense, shall rectify same to the satisfaction of Longford County Council and the local community.</p> <p>(k) There shall be no discharge of concrete material or concrete washings to surface water or groundwater.</p>	
9.	<p>WASTE MANAGEMENT</p> <p>(a) The waste materials (other than topsoil) accruing from the working of the site shall be stored within the existing excavated quarry floor area and shall be used for the future restoration of the quarry in a manner which shall be agreed with Longford County Council in writing</p> <p>(b) No other waste material of any kind other than that allowed under Waste Permit Regulations shall be deposited in the overall quarry site unless either the specific planning permission (where required) or the written consent of Longford County Council has first been obtained for this.</p> <p>(c) All waste generated at this facility which cannot be reused or recycled shall be disposed of at licensed facilities. Waste shall not be disposed of by open burning. Complete records including waste type, quantity, hauliers and destination shall be maintained for inspection by Longford County Council in respect of any such waste.</p>	<p>In the interest of visual amenity, the control of unauthorised development and of the proper planning and sustainable development of the area</p>

	(d) All wastes and by-products shall be stored in a designated and controlled area(s) prior to collection by an approved agent.	
10.	<p>ENVIRONMENTAL MONITORING PROGRAMME</p> <p>(a) On an annual basis, for the lifetime of the facility, the developers shall submit an Environmental Audit to the Planning Authority. Independent environmental auditors, approved by Longford County Council, shall carry out this audit. The audit shall be carried out at the expense of the developer and be made available to the public for inspection at all reasonable hours at a location to be agreed with Longford County Council. This Audit is required to provide evidence that Environmental conditions are being complied with. The programme shall specify all of the Environmental standards being monitored, such as noise, dust, blasting, traffic etc., and the monitoring procedures / frequency and results.</p> <p>(b) Before any development commences, the developer shall submit to the planning authority, for written agreement, a proposal for an Environmental Management System (EMS). This shall include the following:</p> <p>(c) Proposals for the on-going environmental monitoring of noise, dust and water quality,</p> <p>(d) Proposals for the on-going monitoring of blast related vibration and air over pressure,</p> <p>(e) Proposals for the on-going monitoring of ground water levels and quality,</p> <p>(f) Proposals for the bunding of fuel and lubrication storage areas, and details of emergency action in the event of accidental spillage,</p> <p>(g) Details of site drainage, including the siltation lagoons and pump regime</p> <p>(h) Details of safety measures for the land around the quarry, to include warning signs and stock proof fencing (works to be carried out within one month of the written agreement of Longford County Council to these details),</p> <p>(i) Proposals for the giving of notice of blasting to residents of the area.</p>	In the interest of pollution control, environmental protection, residential amenity of the adjacent dwellings and of proper planning and development

	<ul style="list-style-type: none"> (j) Full details of site management arrangements, contact numbers (including out of hours), and public information signs on the entrance to the facility, the details to be agreed with Longford County Council. (k) The implementation of the above measures shall be as agreed between Longford County Council and the developer. (l) Details of the monitoring and the frequency of monitoring shall be agreed with the Planning Authority. All data obtained from the monitoring shall be made available to the Planning Authority. The Planning Authority shall be afforded the opportunity, at all times during working hours, to inspect and check all apparatus and equipment used or required to carry out monitoring and recording operations. 	
11.	<p>RESTORATION AND AFTERCARE OF THE SITE</p> <ul style="list-style-type: none"> (a) On cessation of operations, all plant and surface equipment shall be removed from the site, and the land shall be restored in accordance with the restoration programme in the Planning Application. A timescale for implementation should be submitted to Longford County Council (b) All existing top soil removed in the course of working, shall be separately retained so that it can be readily re-used during the reinstatement of the site and no such top soil shall be sold or otherwise removed from the site. (c) It is recommended that, prior to commencement of development, the Developer be charged with lodging with Longford County Council a cash deposit, an index-linked bond of an insurance company, or other such like security, in order to secure the satisfactory completion, restoration and aftercare of the site in accordance with the plans, particulars and specifications lodged as part of the application. This should be coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between Longford County Council and the developer. 	<p>In order to secure the satisfactory restoration of the site in the interest of orderly development and of visual amenities of the area</p>

	(d) The reinstatement and landscaping of the site shall be carried out to the satisfaction of Longford County Council and in accordance with the plans submitted, within twelve months of the substantial cessation of extraction of materials from each stage of the quarry.	
12.	Inland Fisheries Ireland shall be contacted prior to the commencement of the proposed development and all requirements shall be ascertained and strictly adhered to in the carrying out of the development.	In order to protect public health.
13.	The wheels of <u>all</u> vehicles transporting concrete or exiting from the site shall, prior to the exit of such vehicles onto the public road be washed in a wheel washing facility, which shall be provided with barriers and operated such that exiting vehicles cannot by-pass it.	In the interests of amenity and traffic safety and convenience.
14.	<p>The on-site operations associated with the proposed development shall be carried out only between the following hours:</p> <ul style="list-style-type: none"> • 0700 -1800 Monday to Friday • 0700-1300 Saturdays <p>No such operation shall be carried out on Sundays, Bank Holidays or other public holidays and no departure from these hours shall occur unless, (and then only in exceptional circumstances), the prior written consent of Longford County Council has first been obtained.</p>	In the interests of the residential amenities of property in the vicinity.
15.	Existing land or road drainage shall not be adversely affected by the proposed development.	In the interests of road safety and of proper planning and sustainable development.
16.	No discharge of contaminated or wash water from the site shall be allowed to surface waters or watercourses in the vicinity of the site unless a licence under the Water Pollution Act has first been obtained from Longford County Council in respect of any such discharges.	In the interests of control of pollution.

17.	<p>The developer shall pay the sum of €150,000 (updated at the time of payment in accordance with changes in the Wholesale Price Index- Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a special contribution under section 48 (2)(c) of the Planning and Development Act 2000, as amended, in respect of the strengthening and improvement of the road network in the vicinity of the site</p> <p>The Special Development Contribution shall be used to contribute towards the improvement of the L-5081-0 between the Quarry Entrance and its junction with the L-0151 at Molly. This special contribution is required for the following improvement works which will be necessary as a result of the increased heavy traffic generated by this development on this section of roadway.</p> <ul style="list-style-type: none"> • Provision of passing bays or localised road widening • Edge strengthening works <p>The application of indexation required by this condition shall be agreed between the planning Authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.</p>	<p>It is considered reasonable that the developer should contribute towards specific exceptional costs not covered by a scheme are incurred by the local authority in respect of public infrastructure and facilities which benefit the proposed development.</p>
18	<p>Prior to the commencement of development, or as may otherwise be agreed with the Planning Authority the developer shall pay the sum of €113,600 to Longford County Council, in accordance with the Council's Development Contribution Scheme adopted, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.</p> <p>*The contribution payable will be based on the contribution rate applicable at the time of payment and <u>not</u> the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1st January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment shall apply, in accordance with the terms of the Council's Development Contribution Scheme</p>	<p>It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Longford County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.</p>

***Note: Applicant/developer to ensure that the proposed development complies with the building regulations particularly in relation accessibility for all and fire escape/prevention.**

***Note: It is the responsibility of the Applicant/Developer to ensure that the requirements of the Chief Fire Officer (Longford County Council) are ascertained and fully complied with in the development.**

***Note: In accordance with Section 34 (13) of the Planning and Development Act, 2000, you are advised that "a person shall not be entitled solely by reason of a permission under this section to carry out any development".**

Signed :



Date:

15/03/2024

Ian Lacey, Executive Planner

APPENDIX A :

Design Stage				
Time required to negotiate with landowners for land required.				
Time for design of passing bays				
Item	Unit	Qty	Rate	Cost
Negotiations for purchase of land (1 Engineer x 12 weeks 25% of time)	weeks	3	€1,200	€3,600
Designer time for design of Passing bays (1 Engineer x 4 weeks 25% of time)	weeks	1	€1,200	€1,200
Topographical surveys	item			€5,000
Procurement of works (1 Engineer x 4 weeks 25% of time)	weeks	1	€1,200	€1,200
Supervision of works (1 Engineer x 8 weeks 50% of time)	weeks	4	€1,200	€4,800
Sub-Total				€15,800
Vat at 23%				€3,634
Total Cost				€19,434
Purchase of Land				
Land for passing bays - 50m x 5m x 6 no passing bays				
Land for sightlines around bends. - 90m (approx 0.1 acres)				
Passing Bays	no	6	€10,000	€60,000
Sightline land take	no	1	€10,000	€10,000
Valuer & Solicitor costs	item			€10,000
Cost of land Purchase				€80,000
Total Cost				€99,434

Construction of 6 no passing bays & Clearance of sightline at bend				
Passing bays 50m long by 2m wide.				
Passing bays constructed on downhill side of road requiring extensive land/excavation/fill				
Item	Unit	Qty	Rate	Cost
Preliminaries,				
Insurances,	item			5,000
Health & Safety	item			1,000
Traffic Management	item			10,000
Site clearance	item			2,000
Fencing				
Landowner fencing at base of land take.	m	400	€30	€12,000
Fencing at roadside edge	m	500	€30	€15,000
Earthworks				
Excavation of material to suitable road found	cu m	100	€30	€3,000
Disposal of excavated material	cu m	100	€30	€3,000
Drainage				
Relocating of existing open drains	m	400	€30	€12,000
Imported Fill for passing bays				
50m x 2 x 2 x 6 no bays	cu m	1200	€50	€60,000
Fill at sightline improvement	cu m	100	€50	€5,000
Pavement construction for passing bays				
50 x 6 x 6	sq m	1800	€40	€72,000
Sub-Total				€200,000
Vat at 13.5%				€27,000
Total Cost				€227,000

