



An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

24/08/2026

Planning Authority Reference Number: 2360027
Your Case Number: PL02.319457

Re: Further Information Response – Proposed 20-Year Quarry Development at Ardkill More and Drumcrow Townlands, Carrickaboy, Co. Cavan

Dear Sir/Madam,

We refer to the correspondence issued by An Coimisiún Pleanála dated 23 April 2026 to John Nulty Ltd. in respect of the above appeal and the request for Further Information contained therein.

We have been instructed by John Nulty Ltd. to prepare the following response to the matters raised by An Coimisiún Pleanála. This response should be read in conjunction with the revised EIAR, AA Screening/NIS, revised drawings and supporting technical documentation submitted as part of this Further Information response.

Site Description:

The application site is located within the townlands of Ardkill More and Drumcrow, approximately 4.6 km east of Ballinagh and approximately 5.1 km south of Crosskeys, County Cavan. Access to the site is provided from the local road L-2517.

The site comprises an established limestone quarry and associated ancillary facilities and is situated on the southwestern slopes of Ardkill More Hill. The site is irregular in shape and is set within an undulating rural landscape characterised predominantly by agricultural lands and dispersed rural development.

The L-2517 bounds the site to the east, with commercial development located on the opposite side of the local road. The wider lands rise towards Ardkill More Hill to the north, south and west.

The existing quarry has been operational since the 1970s and has developed through a series of planning permissions and regulatory approvals, as detailed in the planning history provided in response to Item 3 of this Further Information request.



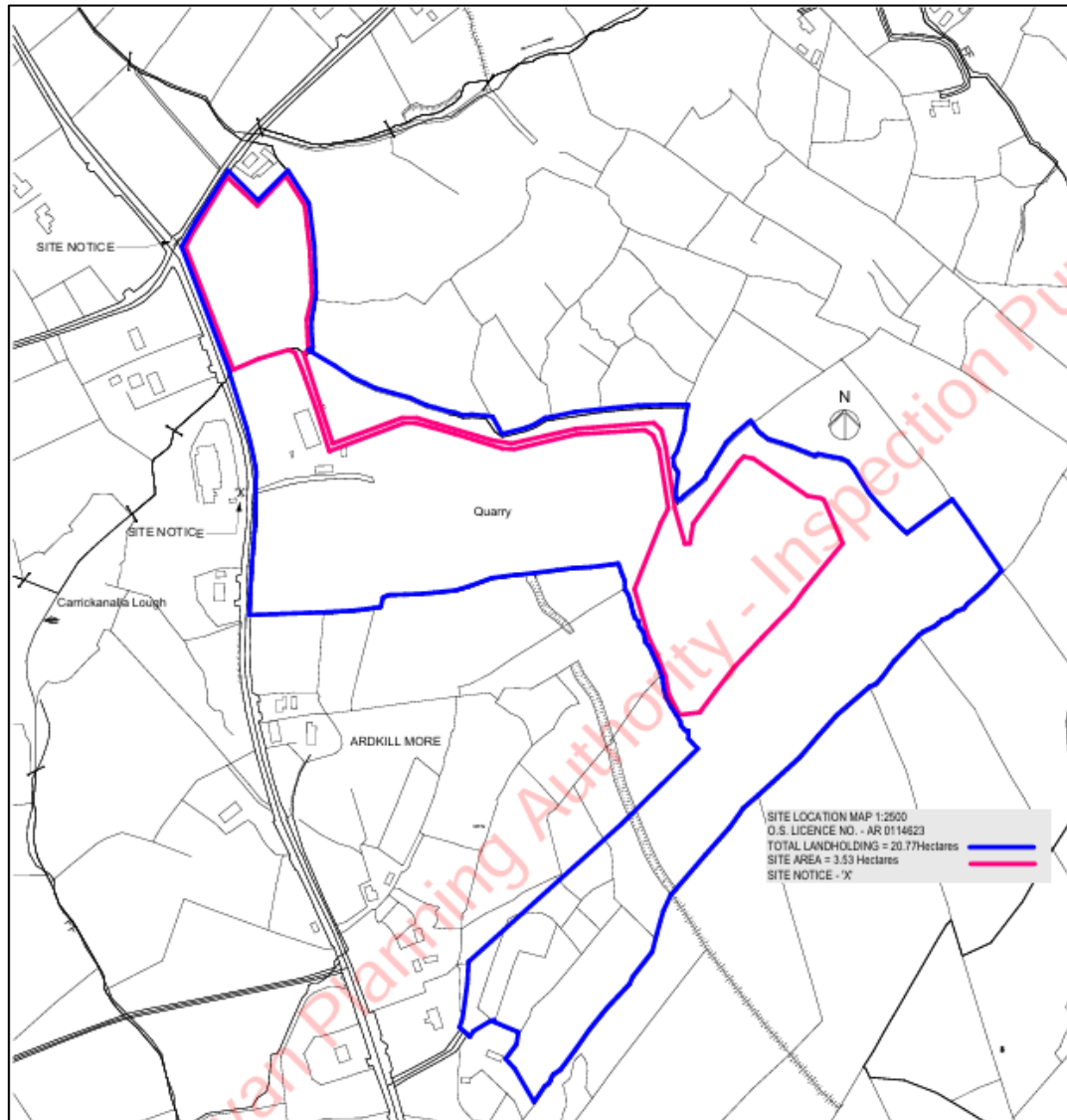


Figure 1: Site Location Plan

Proposed Development:

The proposed development provides for a 20-year permission for quarrying and extraction of rock, including drilling, blasting, crushing and screening, together with alterations to boundaries and all associated site works on lands at Ardkill More Townland and Drumcrow Townland, Carrickaboy, County Cavan.

The proposed development also includes the provision of a new settlement pond and associated surface water collection, conveyance, treatment, attenuation and discharge infrastructure, including pumping infrastructure, an oil-water interceptor, flow-control infrastructure and a new discharge point.

Ancillary works include landscaping, planting and restoration of the quarry perimeter and reprofiling of overburden as required to facilitate the development and subsequent restoration of the quarry.

The proposed development will provide for the deepening of extraction from the current quarry floor level of approximately 209 mOD to 175 mOD over the proposed 20-year permission period. A quarry floor level of 175 mOD was previously proposed under Planning Ref. 05/1801.

The quarry is located within a naturally occurring rock outcrop which rises above the surrounding area. The top of the quarry face is approximately 248 mOD, with the existing quarry floor at approximately 209 mOD. The road level at the quarry entrance is approximately 154 mOD and the level at the site office is approximately 150 mOD.

Approximately 500,000 tonnes of material is proposed to be extracted over the 20-year period, representing an average extraction rate of approximately 25,000 tonnes per annum and a maximum extraction rate of 50,000 tonnes per annum. Surface water arising within the proposed development area will be collected through a dedicated drainage system and conveyed in a controlled manner to the proposed new settlement pond and associated treatment infrastructure. The system will provide for the settlement and treatment of suspended solids and the removal of potential hydrocarbon contaminants prior to controlled discharge.

A separate new discharge point is proposed to serve the proposed development, as shown on the revised drainage drawings. The existing licensed discharge point will be retained and will continue to serve the existing QY7 quarry drainage system and existing settlement ponds only.

Accordingly, the existing QY7 drainage system and the drainage system serving the proposed development will remain separate, with separate settlement infrastructure and separate discharge points.

The proposed new settlement pond will be located to the north of the existing site office on lands within the ownership of John Nulty Ltd. The pond has been revised and appropriately sized having regard to the contributing catchment, the 1% AEP (1 in 100-year) rainfall event including a 20% climate-change allowance, existing groundwater conditions and the environmental and infrastructural features within the northern greenfield area.

The revised settlement pond layout also provides a minimum 10 m separation distance from the existing land drain identified within the northern greenfield area.

Item 1: Trial Hole Assessment & Geologist Report

Information referred to within Chapter 6 of the Environmental Impact Assessment Report but not submitted in conjunction with the application:

- (i) Details and result of Trial Hole assessments undertaken within the proposed area for the new settlement pond (referred to in Chapter 6 of the EIAR).**
- (ii) Geologist Report undertaken by John Colthurst PhD (referred to in Chapter 2 and 6 of the EIAR).**

Response:

(i) A Trial Hole Assessment prepared by Traynor Environmental Ltd. is submitted with this Further Information response. The assessment provides details and results of the trial-hole investigations undertaken within the area of the proposed new settlement pond.

A revised Site Layout Plan is also submitted which identifies the locations of the trial holes relative to the proposed settlement pond and associated infrastructure. The results of the trial-hole investigations have also been incorporated into and assessed within the revised Chapter 6 – Land, Soils and Geology of the EIAR.

(ii) The EIAR has been revised in response to the Further Information request and the Geologist's Report prepared by John Colthurst PhD, as referenced in Chapters 2 and 6 of the EIAR, is now appended to the revised EIAR. The findings of the Geologist's Report are also considered within the revised Chapter 6 – Land, Soils and Geology.

Item 2: Revised Drawings

Drawings which address the following:

- (i) Revised drawings of the greenfield site to the north of the appeal site within the proposed settlement pond area which details existing site levels and illustrates existing features on site including water/drainage features and existing ESB infrastructure. You are required to provide an assessment of the impact of the proposed development on same.**
- (ii) Revised Drawing no. TE23.011.200 (Settlement Pond Detail) which illustrates the existing groundwater levels within the proposed settlement pond area which demonstrates the actual freeboard between the base of the proposed settlement pond and the established groundwater level in the area.**

Response:

(i) Revised drawings are attached, including a topographical survey of the greenfield area to the north of the appeal site. The drawings identify the existing site levels and existing features within and adjoining the proposed settlement pond area, including water/drainage features and existing ESB infrastructure. A revised drawing showing the proposed settlement pond layout is also attached. The revised EIAR and accompanying stand-alone Settlement Pond Impact Assessment provide an assessment of the potential effects of the proposed development on these existing features.

The proposed settlement pond will result in the permanent alteration of a limited portion of the northern greenfield area. The revised layout has, however, been developed having regard to the surveyed site levels and the existing environmental and infrastructural features within and adjoining the proposed pond area.

The existing field drain will be retained as the downstream drainage pathway and drainage continuity will be maintained. Existing boundary trees and hedgerows will be retained and protected and will be supplemented by the proposed buffer planting. Existing ESB infrastructure will remain in situ and will be protected during construction through appropriate set-out, exclusion zones and safe operating clearances. Existing groundwater sampling and discharge-monitoring infrastructure will also remain accessible for ongoing inspection and monitoring. Subject to implementation of the mitigation measures, construction controls and design safeguards identified in the revised EIAR and Settlement Pond Impact Assessment, the proposed settlement pond is not expected to result in significant adverse effects on the existing drainage network, groundwater, ESB/utility infrastructure, monitoring infrastructure, boundary vegetation, adjoining lands or the surrounding environment. The overall residual effect is therefore considered to be low and not significant.

(ii) Revised drawings and associated sections are attached showing the existing groundwater levels established within the proposed settlement pond area from the trial-hole investigations. The drawings demonstrate the relationship between the proposed settlement pond base and the established groundwater levels and identify the available groundwater freeboard across the pond area. The minimum freeboard between the proposed settlement pond base and the established groundwater level is a minimum of 0.5m.

The topographical survey of the northern greenfield area also identified an existing land drain, the location of which is shown on the revised drawings.

Following detailed hydraulic reassessment, including assessment of the 1% AEP (1 in 100-year) rainfall event with a 20% climate-change allowance, it was established that the originally proposed settlement pond provided substantial excess capacity. The pond has therefore been rationalised to provide the required

treatment and attenuation capacity while reducing the development footprint within the greenfield area.

Having regard to the identified land drain, the revised settlement pond layout provides a minimum separation distance of 10 m between the drain and the proposed settlement pond.

The settlement pond design has also been revised to provide a more naturalistic form, together with appropriate surrounding landscaping and a nature-based approach to the integration of the pond within the greenfield area.

Item 3: Planning History, Quarry Lifespan and Cumulative Impact Assessment

It is considered that insufficient information is provided within the application in relation to the existing operational QY7 quarry on site, its permitted lifespan and the potential cumulative impact of the existing and proposed quarry. You are required to provide clarification on the following:

- i) Details of the planning history and permitted lifespan of the quarry including the following:
 - a. A copy of the decision issued under PA Ref: 7325.
 - b. Condition 19 of PA Reference QY/07 outlines that “Within 3 months of the date of this order, details shall be submitted on the maximum rate of rock extraction per annum, the proposed lifespan of the quarry, final excavation depth, remediation proposals and boundary treatment”. The applicant is requested to forward any details submitted in compliance with Condition 19 of PA Reference QY/07, in particular in relation to the proposed lifespan of the quarry.
- ii) An estimate of the timeframe associated with the continued operation of the existing quarry.
- iii) Address the cumulative impact of the proposed development in conjunction with the operation of QY7 within the EIAR in particular in relation to Chapter 7 (Water) and Chapter 10 (Noise and Vibration).

Response:

i)(a) Details of the planning history and permitted lifespan of the quarry including the following:

A copy of the decision issued under PA Ref. 7325 is attached to this Further Information response. The decision was obtained from the historic planning file

held by Cavan County Council. As the original record is held on microfiche, the quality of the available scanned copy is limited.

For completeness, the planning history of the quarry is set out below. This is accompanied by revised site location and planning-history drawings which identify the areas associated with the relevant historic permissions and illustrate the development of the quarry over time.

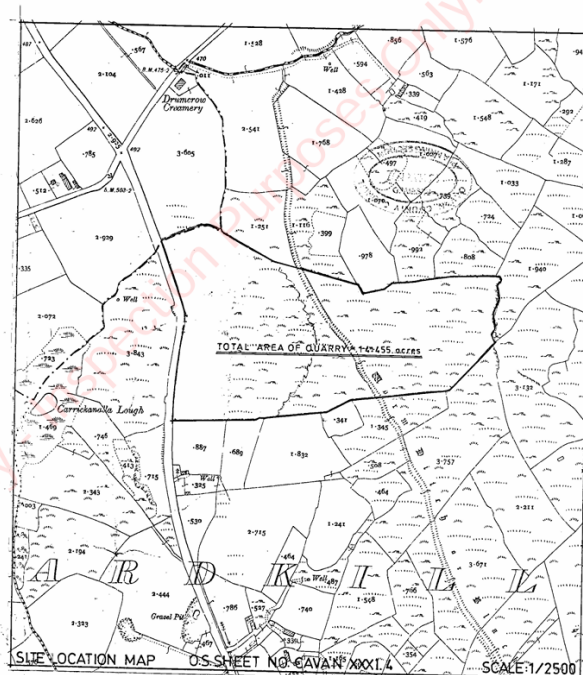
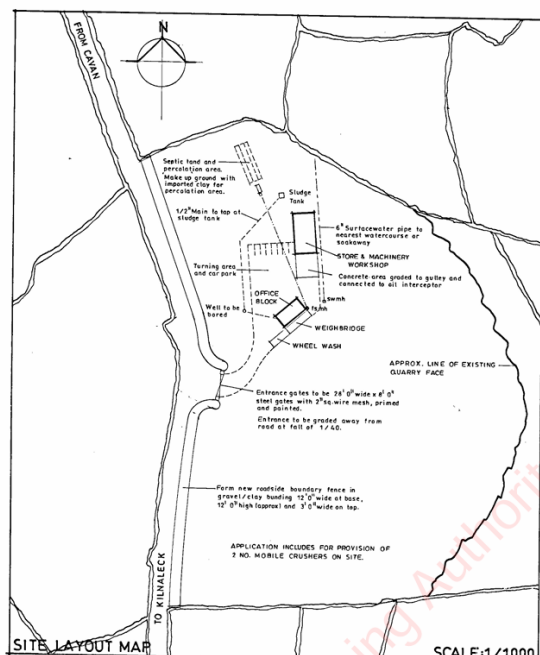
The revised drawings use different shading to distinguish the areas associated with the respective planning permissions and thereby clarify the relationship between the historic quarry permissions, the existing QY7 quarry and the area the subject of the current application.

The relevant planning applications, permissions and appeal decisions associated with the quarry are presented chronologically below.

Case Number	647325
Applicant	Sean Nulty
Decision Date	01/03/1977
Description	Quarry production of stone asphalt tarmacadam plant, storage and office accommodation, carpark and machinery repair workshop
Decision	Granted with Conditions
Key Conditions/Reasons	Decision document attached.

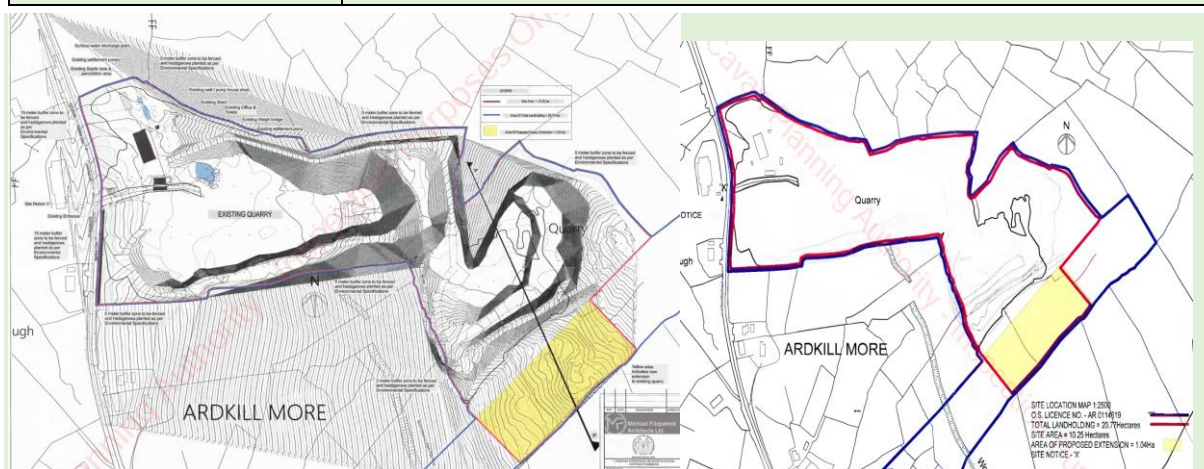
See attached drawings from planning file from Cavan County Council. For the ease and clarity these drawings have been updated by Michael Fitzpatrick architects and a copy of the relevant permitted area is shown on the attached drawing No. 17169-NLQ-MFA-00-ZZ-DRA-A-501.

Case Number	Cavan coco 97166
Applicant	John Nulty Ltd
Decision Date	31/07/1997
Description	Erect offices, material testing laboratory, canteen, toilets, store and machinery work-shop, the provision of weigh-bridge, wheel wash facility and 2 no. Mobile crushers
Decision	Cavan coco Granted with Conditions
Key Conditions/Reasons	(1) pre-commencement archaeological survey of Black Pig's Dyke remains, report to National Monuments Service and Council; (6) £5,000 road contribution; (7)–(8) blasting notification and hours restriction (no blasting 1900–0800 or Sundays); (11) dust limit of 200mg/m ² /day at boundary; (21) rehabilitation scheme on cessation, tied to Condition 2 of Reg. No. 7325; (22) £10,000 rehabilitation bond. No quarry lifespan/expiry condition imposed. Note: internal Planning Officer memo (16/07/1997) states monument protection "does not arise" as the Dyke section on-site was already removed — in tension with Condition 1 as imposed.



Case Number	Cavan coco: 051801 ACP: PL 02.219928
Applicant	John Nulty Limited
Decision Date	Cavan coco: 13/09/2006 ACP: 27/04/2007
Description	include additional 3.37 hectares of land within the existing quarry envelope - planning reg. no. 7325 ¹ & 97/166, new entrance onto county road and all ancillary site works
Decision	Cavan coco: Granted with Conditions post F.I. ACP: Granted (Conditional)
Key Conditions/Reasons	(2) 12-year quarrying period + 1 year reinstatement, unless retention permission granted before expiry; (3) restoration/working details to 246mAOD (reduced from proposed extent); (12) hours 0700–1800 Mon–Fri, 0700–1400 Sat, no Sun/Bank Holidays; (16)–(18) blasting hours 1100–1700 Mon–Fri, vibration/air pressure/noise limits; (19) dust limit 350mg/m ² /day; (24) archaeological monitoring; (25) restoration bond; (26) s.48 contribution.

	50,000 tonnes per annum. The proposed development includes all ancillary site development, areas of stockpiling, landscaping and boundary treatment works above and below ground, including the progressive restoration of the site. An Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the application. Significant further information and revised plans have been submitted
Decision	Cavan coco: Granted with Conditions ACP: Refused
Key Conditions/Reasons	(1) inadequate water management/discharge arrangements, risk of environmental pollution, prejudicial to public health; (2) archaeological prematurity — no comprehensive archaeological survey/assessment carried out given proximity to monument.



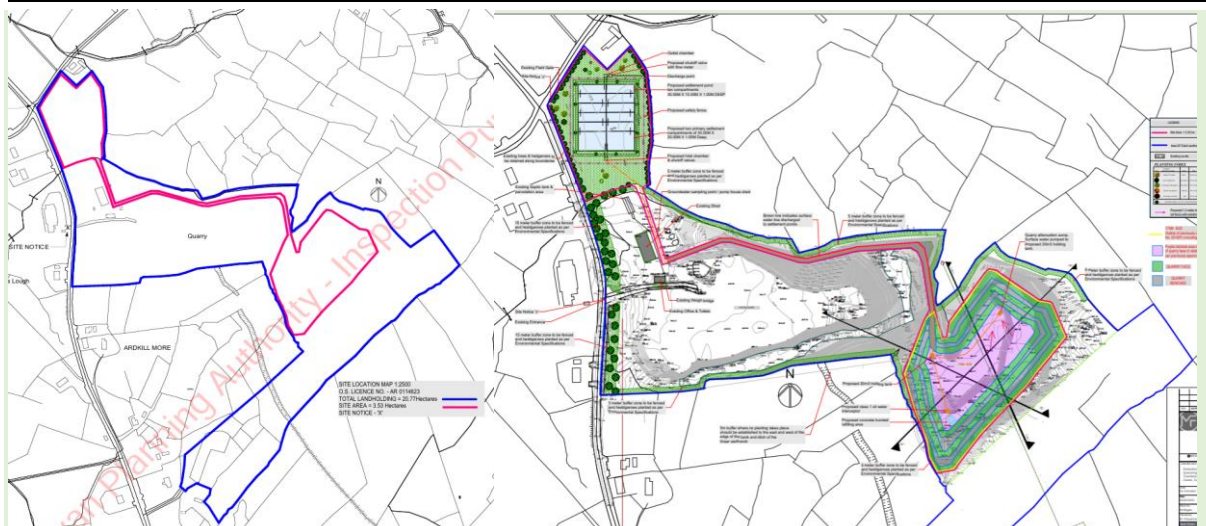
↳ References 051801, 1162 and QY7 registration — extends the same quarry envelope by 1.04ha.

Case Number	Cavan coco 20222 ACP: ABP-310961-21
Applicant	John Nulty Ltd
Decision Date	Cavan coco: 05/07/2021 ACP: 25/07/2022
Description	To complete extraction of material granted within existing quarry envelope as per previously approved planning (Ref No. 051801) for a 10 year lifespan of the quarry & all associated site works. Significant further information and revised plans have been submitted which includes the submission of an Environmental Impact Assessment Report (EIAR)
Decision	Cavan coco Granted with Conditions ACP: Refused
Key Conditions/Reasons	Inadequate arrangements for management/discharge of water, risk of adverse impacts on surface and ground water, prejudicial to public health.



↳ Directly references 051801 and establishes a 10-year lifespan for the quarry — the most recent settled lifespan figure prior to the current application, and directly relevant to FI item 3(ii).

Case Number	Cavan coco 2360027 ACP: ABP-319457-24
Applicant	John Nulty Ltd.
Decision Date	Cavan coco: 12/03/2024 ACP: n/a
Description	for a 20-year permission for quarrying and extraction of rock that will include drilling, blasting, crushing and screening along with alterations to boundaries & all associated site works. Works will also include for the provision of new settlement ponds and installation of associated site drainage infrastructure and surface water pump to proposed new settlement ponds along with provision of discharge outlet via a Klargester Interceptor. Ancillary site works to include for landscape works, planting restoration of the quarry perimeter and reprofiling of overburden as required to facilitate development of the quarry and restoration of the associated site area. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared and accompanies this application, significant further information has been received
Decision	Cavan coco: Granted with Conditions ACP: Appealed



↳ The current application subject to FI request ABP-319457-24 — seeks to supersede the 10-year lifespan set by 20222 with a new 20-year permission.

- i)(b) Condition 19 of PA Reference QY/07 outlines that “Within 3 months of the date of this order, details shall be submitted on the maximum rate of rock extraction per annum, the proposed lifespan of the quarry, final excavation depth, remediation proposals and boundary treatment”. The applicant is requested to forward any details submitted in compliance with Condition 19 of PA Reference QY/07, in particular in relation to the proposed lifespan of the quarry.

Response:

The anticipated remaining lifespan of the quarry is approximately 6 months. It is envisaged that all remaining landscaping and restoration works will be completed within 18 months of the final quarrying phase. The final exaction depth proposed is 149.50m to ITM Levels. It is proposed that all quarried areas will, where possible be restored, benched faces will be appropriately planted with indigenous scrub and grass species and suitable hedgerows be planted along all boundaries.

The Landscape and Restoration Plan previous submitted in compliance with condition 19 has been included as with this ACP response.

- ii) An estimate of the timeframe associated with the continued operation of the existing quarry.

Response:

Based on the estimated remaining extractable reserve within the existing QY7 quarry, it is anticipated that the remaining quarrying and extraction activities will continue for a maximum period of approximately six months.

Following cessation of extraction, the remaining landscaping and restoration works will be undertaken in accordance with the approved and proposed restoration arrangements.

- iii) Address the cumulative impact of the proposed development in conjunction with the operation of QY7 within the EIAR in particular in relation to Chapter 7 (Water) and Chapter 10 (Noise and Vibration).

Response:

The EIAR has been revised to specifically address the potential cumulative effects associated with the proposed development in conjunction with the continued operation of the existing QY7 quarry, with particular regard to Chapter 7 (Water) and Chapter 10 (Noise and Vibration).

The existing QY7 quarry is approaching the end of its operational extraction phase, with the remaining extractable reserve estimated to provide approximately six months of continued quarrying activity. Accordingly, any period during which

the existing QY7 quarry and the proposed development could operate concurrently would be limited in duration.

In relation to water, the revised Chapter 7 assesses the existing and proposed drainage arrangements on a cumulative basis. The existing QY7 settlement ponds and associated discharge arrangement will continue to serve the existing quarry, while the proposed development will be served by a separate surface water collection, treatment, attenuation and discharge system incorporating the proposed new settlement pond and separate discharge point. The revised assessment considers the potential combined effects of both operations on surface water and groundwater.

In relation to noise and vibration, the revised Chapter 10 considers the potential cumulative effects associated with the continued operation of QY7 together with the proposed development, including the potential for a temporary period of concurrent quarrying activities.

Having regard to the limited remaining operational period of QY7 and the mitigation and environmental protection measures incorporated into the proposed development, the revised EIAR concludes that the cumulative operation of the existing QY7 quarry and the proposed development will not result in significant adverse cumulative effects in relation to water, noise or vibration. The detailed cumulative assessments are provided in Chapters 7 and 10 of the revised EIAR.

Item 4: Surface Water Management, Water Quality Monitoring, Settlement Pond Infrastructure and Discharge Arrangements

It is considered that insufficient information is provided within Chapter 7 of the EIAR and application to enable a detailed assessment of potential water impact of the development. You are required to submit a revised Water chapter which addresses the following:

- (i) A revised Site Layout Plan which illustrates the location of existing settlement ponds serving the QY7 quarry.

Response:

The comments of An Coimisiún Pleanála have been taken into account and Chapter 7 (Water) of the EIAR has been revised accordingly.

A revised Site Layout Plan is attached which clearly identifies the location and extent of the existing settlement ponds serving the QY7 quarry, together with the relevant existing and proposed surface water drainage infrastructure.

For clarity, the existing settlement ponds will continue to serve surface water runoff arising from the existing QY7 quarry only. They will not receive surface water runoff from the proposed development.

The proposed development will be served by a separate surface water management system incorporating the proposed new settlement pond and associated collection, treatment, attenuation and discharge infrastructure.

The revised Site Layout Plan and Chapter 7 of the EIAR should be read together and clearly distinguish the existing QY7 drainage arrangements from the separate drainage arrangements proposed for the development the subject of this appeal.

- (ii) Table 7.2 of the EIAR presents results of surface water sampling undertaken in the field drain and Ballinagh Stream on the 15th of November 2022 and Table 7.3 presents a Summary of Quarry Discharge Water Quality Results from 2020, 2021 and 2022. You are required to submit the following information:
- a) A map illustrating the location of sampling points as referred to in Tables 7.2 and 7.3 of the EIAR.
 - b) Section 7.3.8 of the EIAR outlines that a condition of the existing Discharge License (Ref: SSM/W004/18) requires annual sampling of discharge water quality. The results presented on Table 7.3 relate to Discharge Water Quality Results from 2020, 2021 and 2022. You are required to submit details of more recent Discharge Water Quality Results if available.

Response:

a) A revised drawing is attached which identifies the locations of the surface water and discharge water quality sampling points referred to in Tables 7.2 and 7.3 of the EIAR.

b) Chapter 7 of the EIAR has been revised to include the more recent discharge water quality monitoring results available for the existing licensed discharge point, supplementing the monitoring data previously presented for 2020, 2021 and 2022.

The updated monitoring results are presented and assessed within the revised Water Chapter and should be read in conjunction with the accompanying sampling-location drawing.

The available monitoring results do not indicate any significant water quality issue associated with the existing licensed discharge, as further detailed in Chapter 7 of the revised EIAR.

- iii) It is considered that there are ambiguous statements in the EIAR in relation to the catchment for the proposed new settlement ponds. Section 2.11.2 of the EIAR furthermore outlines that the existing settlement ponds currently servicing the site will continue to be used for the lower section of the quarry under the conditions of QY7 and Section 7.3.8 outlines that while the results presented in Tables 7.2 and 7.3 of the EIAR confirm that the existing settlement ponds are working efficiently, however in the interest of further protecting the surface water and groundwater the new settlement pond has been intentionally oversized to facilitate the works the next 20 years. You are required to provide confirmation that the proposed new settlement pond system will exclusively serve the proposed upper quarry extension only.

Response:

The comments of An Coimisiún Pleanála are accepted. The reference to proposed settlement “ponds” in the original documentation was ambiguous and has been corrected in the revised EIAR. For the avoidance of doubt, only one new settlement pond is proposed.

The proposed new settlement pond and associated drainage infrastructure will exclusively serve the proposed development/upper quarry area. Surface water arising from the existing QY7 quarry will not be directed to the proposed new settlement pond.

The existing settlement ponds will continue to receive and manage surface water arising from the existing QY7 quarry and will remain separate from the proposed drainage system. These existing settlement ponds will subsequently form part of the restoration arrangements following cessation of extraction within the existing QY7 quarry.

Having regard to the surface water management concerns identified in previous decisions, a dedicated piped surface water management system is now proposed for the proposed development. Surface water collected within the proposed quarry floor will be directed to a collection/holding point and pumped in a controlled manner through the proposed drainage infrastructure to the new settlement pond. The system will incorporate the proposed interceptor and flow-control infrastructure, including a hydro-brake, to regulate flows entering and/or leaving the settlement system in accordance with the detailed drainage design.

Surface water currently flowing along the internal quarry road towards the existing QY7 settlement ponds will, insofar as it arises within the catchment of the proposed development, be intercepted by the proposed ACO drain and conveyed through the new drainage system to the proposed settlement pond.

Similarly, surface water falling within the proposed upper quarry area currently has the potential to flow over the quarry edge towards the lower QY7 quarry. The revised drainage design includes perimeter berms to prevent this runoff from overtopping the upper quarry floor and to ensure that it is captured and conveyed to the proposed new settlement pond.

The discharge arrangements have also been revised. The existing licensed discharge point will be retained and will continue to serve the existing QY7 settlement ponds only. A separate second discharge point is proposed to serve the new settlement pond and the proposed development.

Accordingly, the existing QY7 drainage system and the proposed development drainage system will operate as separate drainage catchments, with separate settlement infrastructure and separate discharge points. The proposed new settlement pond will therefore exclusively serve the proposed development and will not receive surface water from the existing QY7 quarry.

Full details of the revised surface water collection, treatment, attenuation and discharge arrangements are provided in Chapter 7 of the revised EIAR and the accompanying revised drainage drawings.

- iv) Section 7.3.6 of the EIAR outlines that the existing discharge license for the site (License Ref: SS/WW004/18) has a maximum flow rate of 4000m³/day. Section 7.4 outlines that the estimated maximum discharge per day from the proposed extraction area is (24.204 l/s) equivalent to 2,052m³ leaving the pond and that in conjunction with QY7 this will comply with a maximum of 4,000m³ as per the existing discharge licence. You are required to submit details of existing discharge flow rates from the existing QY7 quarry if available.

Response:

The revised Water Chapter (Chapter 7) of the EIAR has been updated to provide details of the existing surface water discharge arrangements and available discharge flow information for the existing QY7 quarry.

The available monitoring information indicates that the existing QY7 discharge flow is 24.204 L/s.

The surface water management arrangements have also been revised since the original application. For clarity, the existing QY7 settlement ponds and associated discharge point will be retained and will continue to serve the existing QY7 quarry only.

A separate drainage system, settlement pond and second discharge point are now proposed to serve the proposed development. This provides a clear separation between the existing QY7 surface water management system and the surface water management system associated with the proposed development.

Full details of the available QY7 discharge flow information and the revised surface water management and discharge arrangements are provided in Chapter 7 of the revised EIAR and the accompanying revised drawings.

- v) The application seeks permission to relocate the existing discharge point from the settlement ponds c. 130m to the north. You are required to provide further details and drawings of the proposed relocation of the discharge point.

Response:

The proposal has been revised in response to the matters raised by An Coimisiún Pleanála. The existing licensed discharge point serving the existing QY7 quarry will not be relocated and will remain in operation to serve the existing QY7 settlement ponds and associated drainage system.

A separate second discharge point is now proposed to serve the proposed development. This will provide a clear separation between the surface water management arrangements associated with the existing QY7 quarry and those associated with the proposed quarry development.

Surface water arising from the proposed development will be collected and conveyed through the proposed dedicated drainage system to the new settlement pond, where it will undergo settlement and treatment prior to controlled discharge through the proposed new discharge point.

The location and arrangement of the retained existing discharge point and the proposed new discharge point, together with the associated drainage infrastructure, are shown on the revised drawings submitted with this Further Information response. The revised arrangement is also described and assessed in Chapter 7 of the revised EIAR.

- vi) Notwithstanding the notable headroom that has been demonstrated in regard to the minimum settlement pond design requirements in Appendix 7.B, you are required to provide calculations demonstrating that the proposed settlement pond has sufficient capacity to cater for an extreme weather (1 in 100-year rainfall) event which shall also take account of any climate change growth factor.

Response:

The settlement pond design calculations have been revised and are presented in Chapter 7 and Appendix 7.B of the revised EIAR.

The calculations demonstrate that the proposed settlement pond has sufficient capacity to accommodate surface water runoff arising from the contributing catchment during the 1% AEP (1 in 100-year) rainfall event, including the applicable allowance for climate change.

Following detailed hydraulic reassessment, the proposed settlement pond has been appropriately sized to provide the required treatment and attenuation capacity for the proposed development while maintaining sufficient capacity for the design rainfall event.

The revised calculations contained in Appendix 7.B therefore demonstrate that the proposed settlement pond provides sufficient capacity for the 1% AEP (1 in 100-year) rainfall event, inclusive of the climate-change allowance.

Item 5: Biodiversity Assessment and Ecological Impact Evaluation

It is considered that insufficient information is provided within Chapter 5 of the EIAR and application to enable a detailed assessment of potential biodiversity impacts of the development. You are required to submit a revised Biodiversity Chapter of the EIAR (Chapter 5) which addresses the following:

- i) Includes further detail and assessment of the greenfield area of the site.

Response:

The Biodiversity Chapter (Chapter 5) of the EIAR has been revised to provide further detail and assessment of the greenfield area within the northern part of the application site, including the area associated with the proposed settlement pond and drainage infrastructure.

The revised assessment describes the existing habitats and ecological features within this area and considers the potential effects associated with the proposed works. The assessment also

takes account of the existing field drain, boundary hedgerows and trees and the revised layout of the proposed settlement pond and associated drainage infrastructure.

The settlement pond layout has been revised having regard to the existing environmental features within the greenfield area, including retention of the existing field drain and provision of a 10 m separation distance between the drain and the proposed pond.

The revised Biodiversity Chapter, together with the accompanying Habitat Map and revised drawings, provides the additional ecological information and assessment requested by An Coimisiún Pleanála.

- ii) Includes a drawing of existing and proposed drainage features on site and assessment of the impact of the proposed development on same.**

Response:

A revised drawing is attached which identifies the existing and proposed drainage features within the application site. These drainage arrangements are also described and assessed within the revised EIAR, including the revised Biodiversity Chapter (Chapter 5) and Water Chapter (Chapter 7).

The revised drainage design provides for the existing QY7 quarry drainage system and associated settlement ponds to remain operational and separate from the drainage system serving the proposed development. The proposed development will be served by a dedicated surface water collection, treatment, attenuation and discharge system incorporating the proposed settlement pond and associated drainage infrastructure.

The existing field drain within the northern greenfield area will be retained and will continue to function as the downstream drainage pathway. The revised settlement pond layout provides a 10 m separation distance from this drain, and appropriate construction and pollution-prevention measures will be implemented to protect the drain and maintain drainage continuity.

Having regard to the revised drainage design and the mitigation and environmental protection measures incorporated into the development, no significant adverse effects on the existing drainage features are anticipated.

- iii) Includes a Habitat Map of the existing habitats on site as described within Section 5.4.2.1 of the EIAR based on the classification as defined by Fossitt (2000).**

Response:

A revised Habitat Map is attached which identifies and maps the existing habitats within the application site in accordance with the habitat classifications defined by Fossitt (2000), as described in Section 5.4.2.1 of the revised EIAR.

The Habitat Map should be read in conjunction with the revised Biodiversity Chapter (Chapter 5), which provides the associated description and assessment of the habitats present within the site.

Item 6: Revised Application Documentation and Environmental Assessments

Revised drawings/application documentation, including EIAR/AA Screening/NIS, which reflect any changes resulting from a response to the items of further information.

Response:

A full schedule of the revised drawings, application documentation and technical reports submitted in response to this Further Information request is provided by Michael Fitzpatrick Architects and Traynor Environmental Ltd.

The application documentation has been reviewed and, where necessary, revised to reflect the amendments and additional information arising from the response to the Further Information request. This includes the revised EIAR, AA Screening/NIS, relevant drawings and associated technical reports.

In particular, the revised documentation reflects the amended surface water management and drainage arrangements, the revised settlement pond design and associated discharge arrangements, clarification of the existing QY7 quarry and proposed development areas, updated environmental assessments and the additional biodiversity, groundwater and surface water information submitted in response to the matters raised by An Coimisiún Pleanála.

The revised documents should therefore be read together as the updated application documentation submitted in response to this Further Information request.

Conclusion

The quarry at Ardkill More and Drumcrow has been established and operational since the 1970s and has been the subject of a series of planning permissions and regulatory controls over that period. The existing QY7 quarry is now approaching the end of its operational extraction phase, with the remaining available reserve expected to be exhausted within approximately six months.

The proposed development seeks permission for the continuation of quarrying and extraction within the application area for a further 20-year period, together with the associated drainage, environmental protection, landscaping and restoration works described in the revised application documentation.

The request for Further Information raised a number of matters requiring clarification and additional technical information, particularly in relation to the planning history and permitted quarry areas, the relationship between the existing QY7 quarry and the proposed development, the proposed settlement pond, groundwater conditions, surface water management and discharge arrangements, biodiversity and the cumulative assessment of the existing and proposed quarry operations.

The Applicant has taken the matters raised by An Coimisiún Pleanála fully into account in preparing this response. The application documentation has consequently been comprehensively reviewed and revised.

In particular:

1. The planning history of the quarry has been clarified and revised drawings have been prepared identifying the relevant areas associated with the historic permissions, the existing QY7 quarry and the proposed development.
2. The anticipated remaining operational period of the existing QY7 quarry has been clarified and the relationship between the existing quarry and the proposed development has been addressed.
3. The cumulative effects of the continued short-term operation of QY7 together with the proposed development have been considered within the revised EIAR, including in relation to water, noise and vibration.
4. The surface water management proposals have been substantially clarified and revised. The existing settlement ponds and associated discharge arrangement will continue to serve the existing QY7 quarry, while the proposed development will be served by a separate surface water collection, treatment, attenuation and discharge system.
5. The proposed settlement pond has been reassessed and appropriately sized having regard to the contributing catchment, the 1% AEP (1 in 100-year) rainfall event and an allowance for climate change. Its layout has also been revised having regard to the existing field drain, groundwater conditions, existing vegetation and ESB infrastructure.
6. Additional surface water monitoring information and revised mapping have been provided and incorporated into the revised Water Chapter of the EIAR.
7. The Biodiversity Chapter has been revised to provide additional assessment of the northern greenfield area, existing and proposed drainage features and the potential effects of the proposed development. A revised Habitat Map has also been provided.
8. The EIAR, AA Screening/NIS, drawings and associated technical documentation have been reviewed and updated, where necessary, to ensure that the revised application documentation is consistent with the response to the Further Information request.

The revised proposal therefore provides a clear separation between the drainage arrangements associated with the existing QY7 quarry and those associated with the proposed development and incorporates additional measures for the protection of surface water, groundwater, biodiversity and existing site infrastructure.

The proposed development will also facilitate the orderly continuation of extraction within the application area and the progressive restoration of the quarry in accordance with the restoration proposals submitted with the application.

Having regard to the established quarry use of the site, the planning history of the lands, the limited remaining operational period of the existing QY7 quarry, the revised design and environmental protection measures, and the additional environmental assessment and technical information now submitted, it is considered that the matters raised by An Coimisiún Pleanála in its request for Further Information have been comprehensively addressed.

The Applicant acknowledges that, following consideration of the Further Information response, An Coimisiún Pleanála may require the publication of revised notices and will comply with any such requirement.

Having regard to the foregoing, and subject to the mitigation, monitoring and environmental protection measures contained within the revised EIAR, NIS and supporting documentation, it is respectfully submitted that the proposed development would not give rise to significant adverse effects on the environment and would accord with the proper planning and sustainable development of the area.

Yours sincerely,

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