

From: Geraldine O'Mahony <Geraldine.OMahony@CorkCoCo.ie>
Sent: Tuesday 21 July 2026 19:31
To: Appeals2
Subject: FD04-324278: Ardcahan, Dunmanway. Response from the Planning Authority
Attachments: FD04.324278 - Letter to An Coimisiún Pleanála July 2026.pdf; FD04.324278 Ardcahan, Dunmanway s.37L Application. Report to An Coimisiún Pleanála July 2026.pdf

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An Coimisiún Pleanála: FD04-324278/ ACP-324278-26

Re: Application under section 37L of the Planning and Development Acts 2000-2021 for Further Development consisting of further quarrying of rock along with all associated site development works at Ardcahan, Dunmanway, Co. Cork. The application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.

Dear Sir/ Madam,

As requested in your correspondence dated 15/07/26, attached please find the report of the Planning Authority setting out the views of the authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

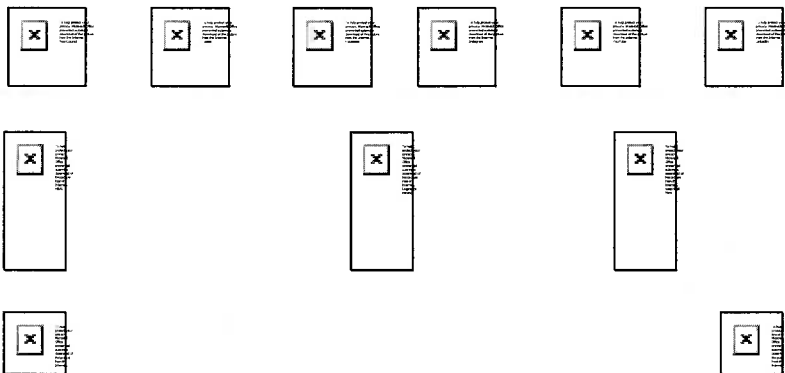
I would be grateful if you could acknowledge receipt of this email.

Yours sincerely,



G.O'Mahony
Senior Planner
Planning and Environment Directorate
Cork County Council.

www.corkcoco.ie



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An Coimisiún Pleanála: FD04-324278

Re: Application under section 37L of the Planning and Development Acts 2000-2021 for Further Development consisting of further quarrying of rock along with all associated site development works at Ardcahan, Dunmanway, Co. Cork. The application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.

21/07/26

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An Coimisiún Pleanála Ref. No:	FD04.324278
Applicant:	Murray Bros. Tarmacadam
Site Location:	Ardcahan, Dunmanway, Co. Cork.
Proposed Development as per ACP:	Application under section 37L of the Planning and Development Acts 2000-2021 for Further Development consisting of further quarrying of rock along with all associated site development works. The application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.
Nature of Proposal	Section 37L of the Planning and Development Act, 2000 as amended for Further Development

1. Introduction

This application is being made to An Coimisiún Pleanála as an application for Further Development under section 37L of the Planning and Development Act 2000 as amended.

The proposal provides for Further Development consisting of further quarrying of rock along with all associated site development works.

The application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

2. Purpose of This Report

In accordance with the requirements of section 37L(12)(a) of the 2000 Act as amended, the purpose of this report is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on the proper planning and sustainable development of the area.

3. Development Description

3.1 Site Location and Description

The subject site is located in a rural area within the townland of Ardcahan, approx. 3km north-east of Dunmanway Town. The site adjoins an existing quarry which is the subject of a concurrent Substitute Consent application currently with An Coimisiún Pleanála. The site is assessed from the L4621-9 which joins the R587 junction. A permitted tarmacadam/ asphalt manufacturing plant and ancillary works, granted to Murray Brothers in 1998 under W/98/0294, operates within the existing quarry located on the overall landholding. The 1998 planning file notes the existing quarry was operated as a stone quarry by Mid-Cork Quarries Ltd. under licence from Cork County Council until 1996.

A watercourse flows along the eastern and southern boundaries of the site which drains into the Bandon River. The Bandon River is located a stated 260m southwest of the site and is a Special Area of Conservation designated for the following:

- Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260].
- Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0].
- Margaritifera margaritifera (Freshwater Pearl Mussel) [1029].
- Lampetra planeri (Brook Lamprey) [1096].

The Caha River is located a stated 360m northwest of the site and drains into the Bandon River.

The site has a designated Landscape Character Type '*Rolling Marginal Middleground*' and is not located within a high value landscape or adjacent to designated scenic routes.

3.2 Proposal

The proposed development would comprise of an extension to an existing quarry (extraction area stated to be 5.01 ha) for the quarrying and processing of quartzitic sandstone. Remaining reserves at the quarry are stated to be approx. 3.7 million tonnes of aggregate. It is proposed to extract from existing levels to close to the existing quarry floor which is stated to be approx. 75 metres over ordnance datum (MOD). Extracted rock volumes are estimated to produce between 175,000 and 200,000 tonnes of aggregate per annum with an anticipated upper annual output of 225,000 tonnes. Three extraction phases are proposed with duration for extraction averaging between 5-7 years per phase. Hours of operation are stated to be 7am-7pm Monday to Friday (including loading) and 7am-2.30pm on Saturdays (including loading). Blasting is proposed between 10am-4pm Monday-Friday. Decommissioning proposals accompany the proposal.

Closest dwellings are stated to be 300m (south), 275m (west), 450m (north) and 400m (east) from the red line boundary of the site.

4. Cork County Development Plan, 2022

Chapter 8 of the Cork County Development Plan 2022 recognises the economic value and significance of the aggregate and mineral sector to the local, regional and national economy in terms of employment generation and providing raw materials for the construction industry. The Council therefore aims to protect and safeguard the operations of working quarries and proven aggregate resources from incompatible developments to ensure the continued viability of the extractive industry, whilst also ensuring that environmental, rural, scenic and residential amenities are protected.

Section 8.17.2 states that the Planning Authority recognises the essential role of aggregates and the need for the preparation of a County Minerals Strategy which will support a sustainable extractive industry during the lifetime of the County Development Plan.

EC 8-16: Safeguarding Mineral Reserves

a) Protect and safeguard the county's natural mineral resources from inappropriate development, by seeking to prevent incompatible land uses that could be located elsewhere, from being located in the vicinity of the resource, since the extraction of minerals and aggregates is resource based.

b) Prepare a Minerals Strategy Plan to support a sustainable extractive industry during the lifetime of the plan. This strategy will be prepared taking account of environmental, nature, conservation, heritage, landscape, and other planning considerations.

Other relevant Policy Objectives include:

Objective GI 14-9: Landscape

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

Objective GI 14-12: General Views and Prospects

Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscape) and views of natural beauty as recognized in the Draft Landscape Strategy

Objective GI 14-13 - Scenic Routes

Protect the character of those views and prospects obtainable from scenic routes and in stretches of scenic routes that have very special views and prospects identified in this Plan. The scenic routes identified in this Plan are shown on the scenic amenity maps in the COP Map Browser and are listed in Volume 2 Heritage and Amenity Chapter 5 Scenic Routes of this Plan.

Objective GI 14-14 - Development on Scenic Routes

- a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.
- b) Encourage appropriate landscaping and screen planting of developments along scenic routes (See Chapter 16 Built and Cultural Heritage).

Objective BE 15-2: Protect sites, habitats, and species

- a) Protect all natural heritage sites which are designated or proposed for designation under European legislation, National legislation, and International Agreements. Maintain and where possible enhance appropriate ecological linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Marine Protected Areas, Natural Heritage Areas, proposed Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites. These sites are listed in Volume 2 of the Plan.
- b) Provide protection to species listed in the Flora Protection Order 2015, to Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements. These species are listed in Volume 2 of the Plan.
- c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural

and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan.

d) Recognise the value of protecting geological heritage sites of local and national interest, as they become notified to the local authority, and protect them from inappropriate development

e) Encourage, pursuant to Article 10 of the Habitats Directive, the protection and enhancement of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

Objective BE 15-6: Biodiversity and New Development

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

Objective HE 16-2: Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

Objective HE 16-3: Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

Objective HE 16-5: Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

Objective HE 16-6: Industrial and Post Medieval Archaeology

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.

Objective HE 16-7: Battlefield, Ambush and Siege Sites and Defensive Archaeology

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their associated landscape due to their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

Objective HE 16-8: Burial Places

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

Objective HE 16-9: Archaeology and Infrastructure Schemes

All large-scale planning applications (i.e., development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

Objective HE 16-10: Management of Monuments within Development Sites

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

Objective HE 16-11: Archaeological Landscapes

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

Objective HE 16-12: Raising Archaeological Awareness

As part of the Heritage Plan, it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

Objective HE 16-13: Undiscovered Archaeological Sites

To protect and preserve previously unrecorded archaeological sites within County Cork as part of any development proposals. The Council will require preservation in situ to protect archaeological monuments discovered. Preservation by record will only be considered in exceptional circumstances.

Objective CA 17-1 Support national and local climate change objectives set out in the following:

- National Planning Framework
- Southern Region Spatial and Economic Strategy
- Climate Action Plan (2021 or any successor plan).
- National Climate Change Adaptation Framework (2018 or any successor framework).

- National Mitigation Plan (2017 or any successor plan).
- Cork County Council Climate Change Adaptation Strategy.

5 Technical Reports

Relevant Internal Reports include:

5.1 Archaeological Officer

The Archaeological Officer has reviewed Chapter 15 of the EIAR which relates to Archaeology, Architectural and Cultural Heritage (Lane Purcell Archaeologists). The Archaeological Officer notes that the baseline environment has been assessed as well as the wider archaeological environment under Chapter 15. No direct effects have been identified apart from potential impacts to any sub-surface archaeological features located within as yet undisturbed areas of the quarry.

The Archaeological Officer advises that much of the site has been compromised by past quarrying activity and is not ideal for further ground investigations such as testing etc. Chapter 15 notes that the southern portion of the proposed development site has been significantly altered by quarrying activity with the northern and northeastern parts of the site consisting of dense scrub interspersed with rock outcrops with some areas not surveyed due to inaccessibility.

The Archaeological Officer accepts that archaeological geophysics and testing may not be beneficial to assess sub-surface archaeological potential due to ground disturbances evident on the ortho imagery and recommends archaeological monitoring for the areas of the site which have not been subject to ground disturbance.

5.2 Ecology Officer

The Ecology Officer has reviewed the Planning Statement, the EIAR, the NIS and the submitted drawings. Review of ecological survey methodologies, extent of ecological survey effort or survey results is required to be undertaken by ACP.

The Ecology Officer advises that the Regeneration Plan is not included in the Appendices (Volume III) and as a consequence, one drawing has been reviewed which details Areas A & B (new woodland areas) and Area C where scrub would be allowed to regenerate.

In respect to Chapters 14 and 15 of the Environmental Impact Assessment Report, the Ecology Officer notes that the proposed future expansion of quarrying activity would result in the removal of 5ha of natural/semi-natural habitats from within this site. The Ecology Officer advises that no quantification has been provided in the EIAR as to the extent and quality of each habitat proposed to be removed and no details have been provided as to the extent of area of woodland, wetland and other habitats proposed to be created or allowed to develop as part of the proposal. In the absence of the Regeneration Plan, the Ecology Officer states that it is not possible to assess whether the proposed mitigation measures are sufficient or adequate to compensate for the impacts which would be incurred, should permission be granted for further development at this site.

The Ecology Officer further advises that significant matters remain to be resolved in relation to the substitute consent application and the remediation proposed to offset the impacts caused by the clearance of nationally important habitats from the site between 1990-2014. It is advised that no decision should be taken in relation to this application for further development of the quarry until such time as adequate and appropriate compensatory mitigation is proposed and agreed in respect of the substitute consent application.

Notwithstanding this, concern has been raised with the proposed removal of further habitats of high ecological value for which insufficient detail in relation to post works remediation has been provided.

It is the Ecology Officer's view that land proposed for further development may be required to be incorporated into the remediation plan, together with proposals for active restoration of damaged habitats in this area, in order to achieve meaningful compensation for the extent of nationally important habitat which was removed from the site between 1990 and 2014.

While proposed improvements in the design of onsite surface water drainage arrangements are welcomed, the Ecology Officer advises that the adequacy of these would need to be assessed by technically competent specialists. This is required to ensure that surface water drainage arrangements are sufficient to control and contain emissions to surface and ground water and to air at levels which are compatible with the targets set for the Conservation Objectives for the relevant qualifying interests of the Bandon River SAC, in particular those set for the Freshwater Pearl Mussel, whose conservation objective takes precedence over the conservation objective established for qualifying interest 3260 (Floating River Vegetation).

The Ecology Officer advises that the issues relating to proposed habitat remediation for the substitute consent application, and the proposed Regeneration Plan associated with this application should be resolved before Appropriate Assessment can be completed. This is required as the resolution of these issues may, in the opinion of the Ecology Officer, require additional lands to be targeted for restoration and/or enhancement to adequately compensate for damage already incurred and to mitigate future projected impacts to habitats and species, potentially resulting in a necessary modification to the proposals for further development of this site.

5.3 Environment Officer (Noise and Vibration)

The Environment Officer has reviewed the noise impact of the proposed development including Chapter 10 of the Environmental Impact Assessment Report which details the assessment of the potential significant noise and vibration effects of existing and future development. The nearest noise sensitive receptors to the subject expansion site are stated to be approximately 230 to 410 metres from the red line boundary. In this chapter, it is noted that a noise survey was undertaken on 12/05/25 with monitoring locations shown in Figure 10.2 of this chapter and impacts in respect of operational criteria, construction criteria and vibration criteria have been assessed in Sections 10.4 and 10.5.

Construction Phase: Two primary sources of activity noise have been identified in relation to construction phase activities - soil stripping and berm construction. An assessment of the resultant impact has been undertaken, including cumulative impact assessment, and it is predicted that noise level emissions from construction phase activities at each of the nearby noise sensitive receptors would be within established criteria with potential noise impact arising from construction phase activities expected not to be significant and to be temporary at the nearest noise sensitive receptors.

It is stated that potential for impact at neighbouring sensitive locations from vibration would be limited to lorry movements on uneven road surfaces. Potential vibration impact would be significantly below threshold limits and is expected to be imperceptible and temporary at all adjacent receptors, given the distance between the construction phase activity areas and the nearest noise sensitive receptors.

Operational Phase: The proposal would comprise of quarrying exposed rock using boring and blasting methods. It is anticipated that boring/ drilling would occur one week prior to blasting and that blasting would be required up to 12 times per year (up to once a month). The blasted rock would be loaded into a crusher and transferred into a screening unit for grading, before being stored in stockpiles and

storage bays on site. Seven primary sources of noise and vibration have been identified including boring/drilling activities, blasting activities, rock crushing, screening plant, loading shovels, tracked excavators and associated traffic movements. Assessment includes cumulative noise impacts from the existing and proposed expansion areas with assumptions based on worst-case situations.

Potential noise impact is expected to be long term but not significant at nearby noise sensitive receptors. It is predicted that blasting would give rise to slight to moderate negative impacts of momentary duration and that vibration magnitudes generated by blasting in the future expansion areas would be similar or less than previous measured levels (Table 10-15) and would be within established criteria. It would be expected to give rise to slight to moderate negative impacts of momentary duration.

Mitigation and monitoring measures are detailed in respect to the construction, operational and blasting phases.

On implementation of mitigation measures, no significant residual noise or vibration impact is expected at noise sensitive locations in the vicinity of the proposed development during the construction, operational, decommissioning and restoration phases.

The Environment Officer advises that An Coimisiún Pleanála may wish to request further information on noise in relation to the following four points:

- 1.) The respective number and distances of all noise sensitive receptors within 500m and 1000m of the proposed development should be presented and quantified. The referenced noise sensitive receptors that each selected noise monitoring location is considered to be representative of should also be identified and quantified and shown on a suitably scaled map.
- 2.) Clarify whether an assessment has been carried out for the presence of any tonal/impulsive elements in the noise arising from the identified noise sources and if the overall predicted and cumulative noise levels have been adjusted accordingly for the presence or otherwise of such elements.
- 3.) Clarify whether overall predicted cumulative noise levels have had regard to noise levels and any noise contribution arising from the tarmacadam/asphalt plant.
- 4.) The operational criterion as set out in Page 10.10 of the Noise and Vibration Impact Assessment Report, refers to 55dB $L_{Aeq,1hr}$ as being adopted as appropriate. The daytime criterion as set out in Page 10.19 of the same assessment report refers to 50dB $L_{Aeq,1hr}$. This is assumed to be an error which should be clarified.

The Environment Officer recommends 10 conditions in the event of a grant of permission by An Coimisiún Pleanála.

5.4 Environment Officer (Hydrology and Hydrogeology)

The Environment Officer has reviewed Chapter 7 of the EIAR. Chapter 7 assesses the hydrological and hydrogeological environment of the site, including baseline conditions, identification of potential impacts from the quarry development and the implementation of mitigation measures. The site is shown to drain via a local watercourse that is hydrologically connected to the Bandon River (Bandon_020) and overlies a groundwater body classified as good status and not at risk. The Bandon River downstream of the proposed development is of "Moderate" status and categorised as "At Risk" of failing to

meet its Water Framework Directive objectives by 2027. The groundwater (Bandon IE_SW_G_086) is of “Good” status and categorised as “Not at Risk”.

Chapter 7 acknowledges the Water Framework Directive (WFD) context by referencing EPA datasets and mapping, identifying existing WFD pressures within the catchment, including agricultural and extractive industry pressures. It is submitted that the proposed development would not introduce additional significant pressures that would adversely affect either surface water or groundwater status.

The EIAR identifies potential risks associated with quarry operations including:

- Mobilisation of sediment and siltation,
- Hydrocarbon contamination from fuels and machinery,
- Contaminated surface water runoff,
- Potential interaction with groundwater levels and flow,
- Accidental spillages during construction and operation.

The potential risks identified are assessed using a comprehensive set of mitigation measures, including:

- Surface water management system (attenuation ponds and controlled discharge),
- Settlement lagoons/silt traps to prevent suspended solids entering receiving waters,
- Perimeter drainage and buffer zones adjacent to watercourses,
- Hydrocarbon management with bunded storage, interceptor systems and spill response procedures,
- Recycling process water within the quarry,
- Construction management measures to prevent erosion,
- Regular monitoring of surface water and groundwater quality,
- Phased excavation and site management controls to minimise disturbance.

The EIAR concludes that, subject to the effective implementation of the mitigation measures, the proposed development would not result in significant adverse impacts on the receiving environment, including the Bandon River (Bandon_020), and would not give rise to deterioration in surface water status. Similarly, it concludes that there would be no significant impact on groundwater quality or quantity, and that the development would not affect the status of the underlying groundwater body.

Appendix 14.2 of the EIAR (Bandon River Survey) provides supporting ecological baseline information for the receiving environment, including the River Bandon and its associated habitats. The detailed findings of the survey inform the overall assessment of potential impacts and the sensitivity of the receiving water environment and are consistent with the characterisation of the receiving waters. The findings support the conclusions of Chapter 7 that, with mitigation measures in place, the proposed development will not result in significant adverse impacts on the Bandon River (Bandon_020) or on groundwater.

The Environment Officer considers the conclusion to be reasonable. The EIAR identifies relevant WFD pressures, outlines potential pathways and proposes appropriate mitigation measures. The Environment Officer advises that, with mitigation in place, the development should not adversely affect the ecological or chemical status of the Bandon_020 surface waterbody or the underlying groundwater body and would be consistent with the objectives of the Water Framework Directive.

5.5 Environment Officer (Waste)

Waste Management of soil and stone and Reinstatement Works

While no reinstatement works of the site are proposed in the application documents provided, should any waste soil and stone be imported into the site, the Environment Officer advises that a Waste Import Authorisation Permit may be required by the site developer.

The Environment Officer has raised no objection to the proposal subject to a condition to prepare a Resource Waste Management Plan.

5.6 Area Engineer

The Area Engineer advises that the existing site entrance is functioning adequate and advises that an existing access arrangement is in place where HGV access to the existing quarry is confined to the R587, with no access from the L4621 road from the south.

Traffic movements have been calculated by the Area Engineer on the basis of a total extraction volume of 3.7million tonnes with 20 tonnes per HGV vehicle giving a total of 185,000 loads over the proposed 15 years lifespan of the quarry.

Annual output is calculated at 225,000 tonnes per year with daily traffic movements calculated at 5 HGV loads per hour or 10 movements (5 entering and 5 exiting) leaving the site carrying 20 tonnes per load for approximately a 15 year period.

The Area Engineer advises that an operational wheelwash is required to ensure that no dirt or mud are deposited on the surrounding public roads and upper limits on the annual output are required to be put in place to limit potential traffic movements overloading on local roads.

A cumulative assessment of traffic movements for the entire operation, including the existing quarry and the Tarmacadam / Asphalt plant, is required.

While the condition of the existing entrance onto the public road is good and would not require intervention for a minimum of 3 years, the Area Engineer advises that the road and two main junctions would be likely to deteriorate within the life of the proposal, having regard to the volume and concentration of heavy goods vehicle traffic movements from the proposed development. The operator should, thus, be required to resurface the public road from the site entrance and to include the junction with R587 within the life of the permission and when required by the local road operations office.

On the basis that the resurfacing costs are costs that the Council would not be expected to incur at this location for a number of years, a special contribution of €386,400 has been costed and calculated to surface 300m of the L4621 directly in front of the entrance to the site and including the junction R587 with the L4621.

The Area Engineer has advised that there is no objection to the proposal and recommends permission subject to 16 conditions.

6 Assessment

This section includes an assessment on the nature of the proposal and the content of the Environmental Impact Assessment Report. The issues raised in the internal reports are also set out in this section.

In land use terms, having regard to the resource-based nature of the proposed development, it is considered that there are no objections in principle to the proposed development. This, however, is subject to satisfying all normal proper planning and sustainable development considerations, which are outlined in this report.

1. Archaeological Considerations

The County Archaeological Officer has assessed the submitted Environmental Impact Assessment Report and associated documentation and has advised that much of the site has been compromised by past quarrying activity, particularly the southern portion of the proposed development site. Given the extent of ground disturbances, archaeological monitoring is recommended for the areas of the site which have not been subject to ground disturbance, namely the northern and northeastern parts of the site.

2. Ecological Considerations

A number of issues are required to be resolved before Appropriate Assessment can be completed and before impacts on ecology and biodiversity can be fully assessed.

Notably, the proposed Regeneration Plan referenced in the EIAR should be submitted (Appendix 11.1, Volume III of the EIAR solely relates to a 'Landscape Layout' titled '*Ardcahan Quarry Regeneration 37L Plan*' Dwg No. 2009_LA002 15). Details regarding the extent (ha) and quality of the habitats proposed to be removed from within the expansion area are required as are details of the extent of area of woodland, wetland and other habitats proposed to be created or allowed to develop.

Matters relating to the substitute consent application and the remediation proposed to offset impacts caused by the clearance of nationally important habitats from the site between 1990-2014 are required to be resolved in advance of the current s.37L application for further development of the quarry. Adequate and appropriate compensatory mitigation are required to be submitted in respect of the substitute consent application.

There is concern regarding the extent of habitat of high ecological value proposed to be removed as part of the current s.37L application and that land proposed for further development may be required to be incorporated into the remediation plan which would necessitate modification to the current proposals for further development of this site.

In this regard, the Commission is advised to ensure that issues relating to proposed habitat remediation for the substitute consent application and the proposed Regeneration Plan associated with the current further development application should be resolved before Appropriate Assessment is completed.

3. Noise and Vibration Considerations

The Environment Officer has assessed the information contained in Chapter 10 relating to potential noise and vibration impacts arising from the proposed development. To fully assess the potential effects from noise, the Environment Officer requires the submission of further details regarding the respective number and distances of all noise sensitive receptors within 500m and 1000m of the proposal and their identification on a map. Clarification is required on whether assessment has been carried out for the presence of any tonal/impulsive elements in the noise arising from the identified noise sources and if the overall predicted and cumulative noise levels have been adjusted for the presence or otherwise of such elements. Further details are also required on cumulative noise levels, including any noise contribution arising from the tarmacadam/asphalt plan as well as a point of

clarification in regard to a possible discrepancy between operational criterion and daytime criterion detailed in the Noise and Vibration Impact Assessment Report.

4. Hydrology and Hydrogeology Considerations

No issues have been raised by the Environment Officer from a hydrological and hydrogeological perspective as it is accepted that subject to the implementation of effective mitigation measures, the proposed development should not adversely affect the ecological or chemical status of the Bandon_020 surface waterbody or the underlying groundwater body and is consistent with the objectives of the Water Framework Directive.

5. Waste Considerations

No objection in principle has been raised from a waste perspective subject to standard conditions, including the submission of a Resource Waste Management Plan.

6. Roads

No objection has been raised in respect to road issues subject to standard conditions, including the provision of a special contribution towards resurfacing costs the Council would not be expected to incur at this location for a number of years. It is also advised that existing access arrangements should remain in place, whereby HGV access to the existing quarry is confined to the R587, with no access from the L4621 road from the south.

Conclusion

On the basis of the above assessment and the interdepartmental reports, it is the opinion of the Planning Authority that further information is required in order to enable further assessment of the proposal.



Geraldine O'Mahony

Senior Planner

21/07/26

Appendix 1 – Internal Reports

Archaeological Officer

County Development Plan 2022

County Development Plan 2022 Objectives HE 16-2:

Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

County Development Plan 2022 Objectives HE 16-3:

Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

County Development Plan 2022 Objectives HE 16-5:

Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

County Development Plan 2022 Objectives HE 16-6:

Industrial and Post Medieval Archaeology

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.

County Development Plan 2022 Objectives HE 16-7:

Battlefield, Ambush and Siege Sites and Defensive Archaeology

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their associated landscape due to

their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

County Development Plan Objectives HE 16-8:

Burial Places

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

County Development Plan Objectives HE 16-9:

Archaeology and Infrastructure Schemes

All large-scale planning applications (i.e., development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

County Development Plan Objectives HE 16-10:

Management of Monuments within Development Sites

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

County Development Plan Objectives HE 16-11:

Archaeological Landscapes

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

County Development Plan Objectives HE 16-12:

Raising Archaeological Awareness

As part of the Heritage Plan, it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

County Development Plan Objectives HE 16-13:

Undiscovered Archaeological Sites

To protect and preserve previously unrecorded archaeological sites within County Cork as part of any development proposals. The Council will require preservation in situ to protect archaeological monuments discovered. Preservation by record will only be considered in exceptional circumstances.

County Archaeologist Comments 16/06/2026

Chapter 15 of the EIAR pertains to Archaeology, Architectural and Cultural Heritage (Lane Purcell Archaeologists). The baseline environment has been assessed as well as the wider archaeological environment. No direct effects have been identified save potential impacts to any sub-surface archaeological features located within as yet undisturbed area of the quarry.

Chapter 15 notes the following: *The southern portion of the proposed development site has been significantly altered by quarrying activity. The former extraction area, active between 1990 and 2014, is located in the southern and central part of the site, while the tarmacadam production plant lies outside it to the southeast. The southwestern half of the proposed development site includes the former quarry extraction area (1990 - 2014). Outside of this, the northern and northeastern parts of the site consist of dense natural scrubland - primarily heather, gorse, bramble, and scattered trees. These areas are interspersed with exposed rock outcrops and large zones of hardstanding. Due to the density and inaccessibility of the vegetation, some areas could not be physically surveyed. Areas of potential undisturbed ground within the proposed development site include: Natural scrubland: pockets of dense vegetation comprising heather, gorse, bramble, and willow, found between quarried zones, access roads, hardstanding areas, and artificial ponds.*

Up to date imagery shows significant ground disturbance, many areas below where archaeological stratigraphy would be located. 2012 imagery shows perhaps the point at which most ground disturbance had occurred (horizontally) and therefore I accept that archaeological geophysics and testing may not be a meaningful exercise in terms of assessing the sub-surface archaeological potential. I am therefore recommending to ACP the following Condition for archaeological monitoring of any remaining areas on the site which have not been subject to ground reduction/disturbance.

Condition:

The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks associated with the development (the areas to be monitored to be determined by the appointed archaeologist following consultation with NMS). The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation]. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Annette Quinn

Archaeological Officer
Cork County Council.

Ecology Officer

To be read in conjunction with report of Ecology Office in relation to application for substitute consent for Ardcahan Quarry, ACP Ref SU04.324277 to regularise quarrying undertaken at the site between 1990 (when EIA Directive came into force) and 2014 (when quarrying ceased) (19.1ha).

Note: no detailed review of ecological survey methodologies, extent of ecological survey effort or survey results has been undertaken due to workload and time constraints. It is assumed that this will all be checked by suitably qualified ecologists on behalf of ACP.

Documents reviewed:

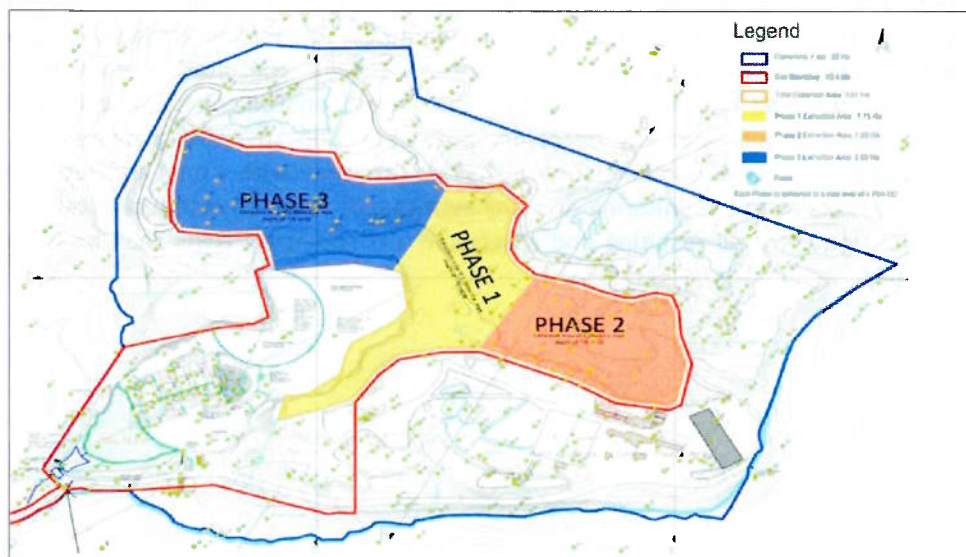
Planning Statement, EIAR, NIS, Drawings.

Application Details:

The application relates to a 10.4ha site comprising an extension of quarrying activity into an area (5.01ha) to the north of the existing quarry site (subject to sub consent application). It also proposes aggregate processing, use of existing settling ponds, and stockpiling in ancillary areas including the existing quarry floor in association with the proposed future quarrying. The application site overlaps with lands which are subject to an application for Substitute Consent.

This proposed development involves quarrying of quartzitic sandstone. Stone is proposed to be extracted from the existing levels down to a level resembling the existing quarry using industry-standard blasting methods to produce broken rock by creating a variable bench depth of 15-20m. The number of benches will vary depending on the existing ground level and depth of overburden; however, the final quarry floor level across the site will be approximately 75 MOD. It is proposed to extract up to 225,000 tonnes per annum for 20 years. In accordance with the Quarries and Ancillary Activities Guidelines for Planning Authorities (2004).

Quarrying activity will require the removal of existing overburden and the drilling and blasting of quarry faces on a monthly basis, but more frequently when the quarry is under development. Excavated material is to be processed on site by primary and secondary crushing with tertiary crushing and processing, including washing for specialist products. Details of the proposed processes and required machinery are provided in the EIAR. It is proposed to phase the extraction process over three phases starting in the northeast, moving to the east and then to the west per figure copied from the EIAR below.



It is stated that surface water will be prevented from directly entering the adjacent boundary stream as the fall of the ground is away from the eastern boundary stream and sloping back into the quarry site in most areas. It is stated that there is a continuous earth berm along the eastern and southern edge of the access road of the quarry to prevent surface water run-off entering the stream.

Process water, generated by way of the aggregate washing facility is to be recycled through three settlement lagoons in series and from here to a deeper clean water lagoon for re-use in a closed loop system. It is proposed that the lagoon system will be topped up from groundwater 60 m³ p/day with further supply from rainwater harvesting from a nearby stormwater channel in drier periods. It is proposed that lagoons will be cleaned out by mechanical shovel when required and silt from the lagoons is proposed to be stored and used in site restoration works.

Application refers to a proposed regeneration plan which provides for:

- removal of plant and equipment;
- the cultivation of two native woodland pockets in the east and west of the proposed quarry area;
- creation of conditions to allow regeneration of scrub type habitat in the centre of the site; and
- the planting of the margins of settlement lagoons with native wetland plugs.

The detailed plan is missing from the appendices, but there is a drawing contained in the EIAR.

Per the EIAR reinstatement works would commence when quarrying in the proposed Phase 2 location would be coming to an end. It is proposed that stockpiled subsoil and soil would be spread over exposed bedrock and planted with native flora such as grasses, wildflowers and trees.

Quarry Location and Characteristics:

The quarry (quartz rich sandstone) is located in the townland of Ardcahan, 3.5km north-east of Dunmanway off the L4621-9 local road. Site is understood to lie within an overall landholding of 25ha. Historic imagery and mapping indicate that much of the site was formerly wooded (Clashnagallagh Wood) and was/is surrounded by open heath type habitat (primarily to the north) and small agricultural fields. A small stream which marks the townland boundary flows from the north along the eastern and southern boundary of the quarry in a westerly/southerly direction to meet the Bandon River approx. 300m to the south of the entrance to the quarry. The Bandon River is a Special Area of Conservation and the boundary of the SAC which encompasses its flood zone, adjoins the entrance to the quarry site. In addition to the still active asphalt plant and the quarry floor, remnants of the old woodland remain intact within the site boundary. Scrub woodland appears to be regenerating in areas of land in the north of existing quarry which were previously disturbed (per EIAR, portions of this area were used for storing crushed product, as a settling pond, for backfilling and for storage of waste sludge material). Aerial imagery indicates the presence of some areas of intact heath habitat as well as manmade settlement ponds, tracks and roads within the site boundary, particularly in this area.

Habitats and Species:

The EIAR includes a description of ecological surveys undertaken and the habitats and species encountered on site. In addition to the identified hydrological linkage to the Bandon River SAC, ecological receptors of at least higher value local importance which have been identified as having occurred or occurring on site include:

Habitats within the proposed extension area to the north of the existing quarry void (5.1ha) are described in the EIAR to include Scrub, Immature Woodland Mosaic, Marsh, Mixed Broadleaved Woodland, Dense Bracken, Wet Grassland/Scrub mosaic, Scrub/Dry Heath mosaic as well as areas of Bare Ground and Grassy Verges. The existing quarry void is also contained within the area proposed for further development.

A total of 28 breeding bird species have been recorded from within the site including Peregrine Falcon during the survey and a total of 10 species were recorded during winter bird surveys. Other notable faunal species identified to be using the site or likely to be using the site, as set out in the EIAR, include Frog, Newt, Badger, Bats (up to 8 of Irelands 9 species), Pine Marten Fox, Stoat and Red Squirrel.

The proposed further development would result in the removal of the following high value habitats from within the area proposed for expansion

- Marsh
- Mixed Broadleaved Woodland
- Scrub/Dry Heath mosaic
- Scrub/immature woodland (assessed to be of moderate local value)
- Wet grassland.

Details relating to the extent (ha) or quality of the habitats proposed to be removed are not provided.

Specific measures which are proposed in the EIAR to mitigate impacts on habitats, flora and fauna include

- Appointment of an ecological clerk of works who will inspect the site prior to recommencement of operations. ECoW to be responsible for oversight/sign off of implementation of landscaping and ecological mitigation works and regeneration work.
- Implementation of measures to protect water quality will protect aquatic species;
- Infilling of ponds and removal of marsh habitat to be scheduled to take place outside the amphibian breeding season under the supervision of ECoW. Amphibians to be relocated to proposed new pond.
- All works to be set back 5m from trees and woodland identified to be retained. All trees and woodland within close proximity to the extraction area to be fenced off by a security fence.
- ECoW to undertake weekly inspections during berm construction phase to ensure the avoidance of impacts to bordering hedgerows and treelines;
- Root protection zones of trees to be protected following best practice;
- Marsh orchids to be translocated to receptor sites outside the works zone under ecological supervision;
- Installation of bat boxes on suitable mature trees and a Lesser Horseshoe Bat Roost to be installed in the northwest of the site close to the woodland area;
- Vegetation clearance to be undertaken outside the breeding season where possible. Where not possible, vegetation to only be cleared in consultation with NPWS following inspection by ECoW.
- Historic breeding sites of Peregrine Falcon to be surveyed annually by ECoW. Use of artificial ledges or boxes to be considered or installed at suitable locations to compensate for loss of traditional sites;
- Buffer zones to be maintained around active breeding sites for Peregrine Falcon 50m zone to all processing equipment to be observed during the breeding season)
- ECoW to undertake annual breeding bird monitoring.
- Pre-construction mammal survey to be conducted prior to works commencing;
- ECoW to be consulted in relation to works proposed to be undertaken outside daylight hours;
- All vegetation clearance to be undertaken in a systematic way to allow any potential species that may be utilising these areas to disperse naturally as works progress;
- Waste to be kept contained in a designated area to avoid animals becoming trapped in litter; and,
- If unidentified burrows are identified within the works area during construction, works will cease within that area and the project ECoW will be contacted for advice.

- IAS management plan to be developed for the site;
- Site closure and regeneration plan to be implemented, commencing on completion of Phase II activity.
- Ponds I and J to be retained.

The Regeneration Plan text appears to be missing from the appendices volume III, so I have only been able to review a single drawing which is included in the Appendix. The drawing shows new woodland areas proposed to be established in the east and the west of the site (areas A and B) and an area where scrub is to be allowed to regenerate post works (Area C). There is proposed wetland planting to be established around the attenuation pond in the south-east of the site and a new proposed lagoon. Per the drawing it is proposed to maintain a 50m buffer around the peregrine breeding site to all processing equipment during the Peregrine Falcon breeding season.

Chapter 15 also includes commitments to undertake ecological monitoring of the site including monitoring to assess impacts of the quarry on remaining Oak woodland and Heath, water quality (biological) monitoring, annual monitoring of freshwater pearl mussel, annual bat surveys as well as breeding bird surveys and annual surveys of invasive alien species.

Residual impacts to habitats and species are predicted to be mostly imperceptible post implementation of mitigation. Per the EIAR, it is predicted that 'in the longer term, following cessation of the quarry activities at the site and the successful implementation of the Regeneration Plan, it is considered that the Proposed Development will have a long-term imperceptible effect on biodiversity'.

In relation to water, a number of permanent shallow ponds/lakes are described to have been developed by placing berms around natural depressions and lower-lying areas in the northern part of the site. It is stated that settlement ponds were used for water storage and water re-use in the quarry and tarmac areas as necessary and that they have also been used for cooling and for quarry washing. It is stated that a coagulating agent (Poly Aluminium Chloride (PAC)) is used at the site to ensure the settlement of fine particulates out of suspension after washing particular grades of the finer sand material. Per the EIAR, this agent was used in ponds with a medium risk of impacting water quality in the adjoining watercourse. There are direct hydrological linkages to the stream from ponds and drains established in the east and south of the site at various periods during its development with some of these posing a high to very high risk of impact to water quality.

Future quarrying related run off risk is identified to be primarily associated with the southwestern portion of the site within the existing quarry. There is a hydrological linkage between this area of the site and the boundary stream via an overflow ditch. Storm water from proposed new quarrying areas is predicted to flow towards this area and has the potential to discharge to the stream in the southwestern corner of the site. The surface water control system at this location is a water settlement and attenuation pond area located down hydraulic gradient of the old quarry floor. There is also a risk associated with a pond system within the floor of the old quarry area which has a linkage to a drainage ditch which flows to the adjacent watercourse via a pipe under the main access road to the site.

Per the EIAR, it is proposed to improve the control of the sites discharge flow by expanding the existing pond in the southwestern corner and to create an attenuation area comprising the expanded pond and a wet grassland zone which is to be planted. It is also proposed to construct a discharge chamber and interceptor at the outfall of this system to prevent release of suspended sediments or hydrocarbons. Water is to be released via a weir type penstock overflow control method. It is also proposed to install a probe which will monitor turbidity on a 24 hour basis to enable real time monitoring of water quality.

Wash plant equipment is to be positioned on a concreted hard stand wash area which is to drain off to a series of four settlement ponds to form a closed loop wash water system. The area is to be bunded to prevent clean surface water run off on the quarry floor from entering it, and berms are proposed to be installed around the area to prevent wash water from draining from it. Wash water is to be replenished from groundwater and other sources. Settled fines are to be dredged from the ponds when required and this material is proposed to be used in site restoration.

Per the EIAR there will be risks of impact to water quality associated with the set-up phase, as topsoil is stripped and new areas of rock are exposed for quarrying, and with the operational phase as quarrying and associated activities commence. Potential risks of impact to water quality identified in the EIAR are associated with the risk of release of fine sediments silt/clay, dust, aluminium (from use of PACs), hydrocarbons and potential changes in run off rates from the altered site which could alter surface water drainage patterns and the hydrological regime of the area. The conclusion of the EIAR is that risks of adverse impact to water quality and hydrology will be non-significant when mitigation measures including proposed enhancements to the surface water drainage system, as well as general environmental controls to be implemented on site are taken account of. Ongoing monitoring of water quality including daily visual inspections, and monthly or quarterly sampling and chemical monitoring for pollution indicators are proposed to ensure that surface water discharges remain within discharge licence limits.

Natura Impact Statement

The application for further development at this site is accompanied by a Natura Impact Statement which repeats the descriptions of the site, the details for the proposed further development of the site and its hydrological linkages to the Bandon River which is a Special Area of Conservation. The focus of the report is on the assessment of predicted impacts of the proposed expansion of quarrying activity on site on the Bandon River SAC to which there is a direct hydrological linkage.

No other EU sites are identified which could be impacted by the development.

The Bandon River SAC is designated for the protection of

- Water courses of plain to montane levels with the *Ranunculus fluitans* and *Callitriche-Batrachium* vegetation [3260]
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnus incanae*, *Salix alba*) [91E0]
- *Margaritifera margaritifera* (Freshwater Pearl Mussel) [1029]
- *Lampetra planeri* (Brook Lamprey) [1096]

The protection of a very high standard of water quality and the maintenance of a stable hydrological regime are critical requirements to protect favourable conservation condition of these habitats and species. One of the qualifying interest species, Freshwater Pearl Mussel, is particularly sensitive to any deterioration in water quality including arising from the introduction of silt, toxic contaminants or nutrients to the aquatic environment. This species is known to occur within 300m of the quarry site.

The focus of the assessment contained in the NIS is on the hydrological linkage of the quarry site with the Bandon River SAC the potential risks of impact to water quality and to hydrological processes associated with same, and the consequential impacts to qualifying interest habitats and species of the SAC. Potential sources of potential impact include dust, release of sediments to surface water, PACs, hydrocarbons and wastewater as well as possible changes in hydrology associated with the proposed works.

It includes a list of the environmental management procedures and control to be implemented on site to minimise the risk of release of dust to air and contaminants to surface water and it also includes a

description of the proposed improvements to the surface water drainage system. The proposed implementation of an invasive alien species management plan is also described.

Taking account of both proposed surface water design measures and proposed environmental controls and monitoring, it is concluded in the NIS that that the proposed expansion of the quarry will not adversely affect the integrity of the Bandon River SAC or any other EU.

Ecology Office Assessment of Chap 14 of EIAR - Biodiversity

The proposed future expansion of quarrying activity will result in the removal of a further 5ha of natural/semi-natural habitats from within this site. Unfortunately, no quantification has been provided as to the extent and quality of each habitat proposed to be removed and neither have details as to the extent of area of woodland, wetland and other habitats proposed to be created or allowed to develop been provided in the EIAR (this may be available in the text of Regeneration Plan which appears to be missing from the Appendices document?). In the absence of the plan, it is not possible to assess whether the proposed mitigation measures are sufficient or adequate to compensate for the impacts which would be incurred should permission be granted for further development at this site to proceed. Linked to this, I believe that there remain significant matters to resolve in relation to the substitute consent application and the remediation proposed to off set the impacts caused by the clearance of nationally important habitats from the site between 1990-2014. As recommended in my report in relation to that application, no decision should be taken in relation to this application for Further Development of the quarry until such time as adequate and appropriate compensatory mitigation is proposed and agreed in respect of the Substitute Consent application. However, as set out in my report on the Substitute Consent application, I am flagging my concern with the further extent of habitat of high ecological value which is proposed to be removed for which insufficient detail in relation to post works remediation has been provided. It is my view that land proposed for further development may be required to be incorporated into the remediation plan, together with proposals for active restoration of damaged habitats in this area, in order to achieve meaningful compensation for the extent of (at least) nationally important habitat which was removed from the site between the years 1990 and 2014.

Ecology Office Assessment NIS

The proposed improvements in design of surface water drainage arrangements on site are welcomed. The adequacy of these would need to be assessed by technically competent specialists to ensure that they are sufficient to control and contain emissions to surface and ground water and to air at levels which are compatible with the targets set for the Conservation Objectives for the relevant qualifying interests of the Bandon River SAC, in particular those set for the Freshwater Pearl Mussel, whose conservation objective takes precedence over the conservation objective established for qualifying interest 3260 (Floating River Vegetation). However, it is advised that the issues relating to proposed habitat remediation for the Substitute Consent application, and the proposed Regeneration Plan associated with this application (as outlined above) should be resolved before the AA can be completed. This is given that the resolution of these issues may, in my opinion require additional lands to be targeted for restoration and/or enhancement to adequately compensate for damage already incurred and to mitigate future projected impacts to habitats and species, potentially resulting in a necessary modification to the proposals for further development of this site.

Sharon Casey

A/ Senior Executive Ecologist,
Cork County Council.

Environment Officer (Noise and Air)

This report relates to a review of the noise impact of the proposed development. The proposed development involves quarrying of quartzitic sandstone by extending the existing extraction area. Remaining reserves at the quarry are estimated to be in the region of 3.7 million tonnes of aggregate. The proposed extraction area measures 5.01 ha, and the stone will be extracted from the existing levels down to a level resembling the existing quarry floor i.e approximately 75 metres over ordnance datum (MOD). The rock will be extracted using industry standard blasting methods to produce broken rock by creating a series of benches generally of the order of 15m deep, with up to 20m deep if required.

Chapter 10 of the Environmental impact assessment report details the assessment of the potential significant noise and vibration effects of the existing and future development. Sections 10.1.2 -10.1.3 details the guidelines and legislation relevant to discipline and the methodology adopted.

The existing environment is described as per Section 10.3. It is submitted that the nearest noise sensitive receptors to the subject expansion site are located approximately 230 to 410 metres from the nearest development boundary. It is submitted that an environmental noise survey was conducted in order to quantify the existing noise environment in the area. This survey was conducted on 12th May, 2025 with monitoring locations shown in Figure 10.2. It is further submitted that the subject quarry is not operational during night-time periods. Details of the personnel and instrumentation, procedure, measurement parameters and corresponding measurement results are detailed respectively as per section 10.3.1.3-10.3.1.6 of the submission.

Section 10.4 and Section 10.5 details the impact assessment in respect of operational criteria, construction criteria and vibration criteria. In respect of the construction phase impact it is submitted as per Section 10.5.2 that there are only two primary sources of activity noise that were identified in relation to the construction phase activities. These are summarised as soil stripping and berm construction. An assessment of the resultant impact is subsequently undertaken in section 10.5.2.1 (soil stripping) and section 10.5.2.2 (berm construction), with a construction phase cumulative noise assessment undertaken per section 10.5.2.3. Further to this it is submitted that noise level emissions from construction phase activities at each of the nearby noise sensitive receptors are predicted to be within established criteria. It is also submitted that any potential noise impact caused by the proposed development construction phase activities is therefore expected to be not significant and temporary at all of the nearest noise sensitive receptors.

In respect of vibration during the construction phase, it is submitted that the only potential for impact at neighbouring sensitive locations during the construction phase is limited to lorry movements on uneven road surfaces. However, the relative distance between the construction phase activity areas and the nearest noise sensitive receptors will be such that any residual groundborne vibration will be significantly below threshold limits. Therefore any potential vibration impact is expected to be imperceptible and temporary at all adjacent receptors during the construction phase.

Section 10.5.3 of the submitted documentation assesses the operational phase impact. It is submitted that this will effectively consist of quarrying through the exposed rock using both boring and blasting methods. It is anticipated that boring or drilling would generally occur one week prior to blasting and that blasting would be required up to 12 times per year (up to once a month). Excavated material will be processed on the floor of the excavated quarry. Blasted rock will be loaded into a crusher and then transferred into a screening unit for grading, before being stored in stockpiles and storage bays on site. In considering the operational phase of the development, it is submitted that there are seven primary sources of noise and vibration that were therefore identified. These are summarised as follows;

*Boring/drilling activities

- *Blasting Activities
- *Rock Crusher
- *Screening Plant
- *Loading Shovels
- *Tracked Excavators
- *Traffic Movements

It is also submitted that in order to consider a worst case scenario, most of the above noise sources/activities will be considered as being carried out simultaneously apart from boring/drilling (which will occur separately and during briefer periods) and blasting (which is instantaneous and therefore considered separately). It is also submitted that in addition to considering the above sources, it is also prudent to consider the existing quarry area which will also be back in use. The operational period will therefore consider excavation activities being carried out in both the existing and future expansion areas. For the purpose of calculation, it is assumed that all proposed and existing quarry noise sources/activities are occurring at their closest point from the pit boundary to each receptor in order to assess an extreme worst case situation.

Further to this, an assessment of the identified primary sources of noise and vibration is undertaken. Arising from same it is submitted that any potential noise impact caused by the proposed development operational phase general quarry activities is expected to be long term but not significant at all the nearby noise sensitive receptors. In relation to blasting noise, it is submitted that this will only give rise to slight to moderate negative impacts of momentary duration over the assessment period due to their audibility. In relation to vibration it is submitted that vibration magnitudes generated by blasting in the future expansion areas would be similar or less than previous measured levels as per Table 10-15, and be within established criteria. It would only be expected to give rise to slight to moderate negative impacts of momentary duration (given the audibility associated with them).

Mitigation and Monitoring measures are detailed as per section 10.6 in respect of construction phase, operational phase and blasting.

Section 10.8 assesses residual impacts which remain after mitigation measures are implemented.

In respect of the construction and operational phases, no significant residual noise or vibration impact is expected at any of the noise sensitive locations in the vicinity of the proposed development.

No significant residual noise or vibration impact is expected from the decommissioning phase and restoration phase.

It is concluded as per Section 10.9 that no significant noise or vibration impact from the proposed development is expected to occur from the future expansion areas and/or the existing and future expansion areas at any of the noise sensitive locations in the vicinity.

Items An Coimisiún Pleanála may request or seek further clarification in relation to Noise:

1.) The respective number and distances of all noise sensitive receptors within 500m and 1000m of the proposed development should be presented and quantified. The referenced noise sensitive receptors that each selected noise monitoring location is considered to be representative of should also be identified and quantified, and also shown on a suitably scaled map.

2.) Clarification if an assessment has been carried out for the presence of any tonal/impulsive elements in the noise arising from the identified noise sources and if the overall predicted and cumulative noise levels have been adjusted accordingly for the presence or otherwise of such elements.

3.) Clarification if the overall predicted cumulative noise levels have had regard to noise levels and any noise contribution arising from the tarmacadam/asphalt plant.

4.) The operational criterion as per page 10.10 of noise and vibration impact assessment report, refers to 55dB $L_{Aeq,1hr}$ as being adopted as appropriate. The daytime criterion as per page 10.19 of same assessment report refers to 50dB $L_{Aeq,1hr}$. This it is assumed is a typo which should be clarified.

Conditions An Coimisiún Pleanála may consider for inclusion in any grant of permission:

No.	Condition	Reason
1.	The noise level generated by the development when measured at Noise Sensitive Locations shall not exceed 55 dBA (30 minute LAR) between 0700 hours and 1900 hours, 50 dBA (30 minute LAR) between 1900 hours and 2300 hours and 45 dBA (15 minute Leq) between 2300 hours and 0700 hours. During the period 2300 hours and 0700 hours, they shall be no clearly audible tonal component or impulsive component from the development at any noise sensitive location.	To reduce or prevent the intrusion of noise in the interest of residential amenity.
2.	A noise compliance monitoring programme shall be carried out by the developer. The nature and extent and timing of the programme and monitoring sites used shall be agreed with the Planning Authority prior to the commencement of development. All survey results shall be submitted to the Planning Authority within 1 month of completion. The developer shall carry out at his own expense such additional noise mitigation measures as may be deemed necessary following a review of each and all noise survey results.	In the interest of residential amenity.
3.	A Construction and Operational Noise Management Plan shall be put in place. This plan shall be submitted to and agreed with the Planning Authority prior to the commencement of operations on site.	To protect the residential amenities of the area.
4.	Blasting shall only be carried out between 1000 hrs and 1800 hours Monday to Friday inclusive. Blasting shall not be undertaken on weekends or public or bank holidays.	To safeguard the amenities of the area.
5.	Each blast shall be monitored and shall be carried out by a suitably qualified person, in a	To safeguard the amenities of the area.

	manner to ensure compliance with the following requirements: A.) Ground vibration shall not exceed 12 millimetres per second peak particle velocity (when measured in any one of three mutually orthogonal planes) for any blast when measured at the nearest vibration sensitive locations. If blasting occurs more than once per week ground vibration shall not exceed 8 millimetres per second (when measured in any one of three mutually orthogonal planes) for any blast when measured at the nearest vibration sensitive locations. B.) Air overpressure from any blast shall not exceed 125dB (Linear) max peak, when measured at the nearest Air Overpressure Sensitive locations.	
6.	In advance of blasting operations, the developer shall inform all dwellings within 500 metres of the quarry that blasting will take place and for whatever period of time it is likely to continue.	To safeguard the amenities of the area.
7.	Full details of the developers provision for blast monitoring and procedures in relation to public notice of blasting operations warning systems shall be made available to the planning authority on request whether requested in writing or by a member of the planning authority at the site.	To safeguard the amenities of the area.
8.	All results of monitoring required by this permission shall be submitted to the Planning Authority within one calendar month or as otherwise agreed by the Planning Authority. The format for the presentation of the results shall be agreed with the Planning Authority	To provide for information
9.	The operator shall record all complaints received relating to site operations. The record shall contain the name of the complainant, nature, time and date and a summary of the company's investigation and response including the name of the person who investigated the complaint and their relationship to the developer or operator of the site. All records of complaints shall be made available to the Planning authority on request whether requested in writing or by a member of staff of the planning authority at the site.	To safeguard the amenities of the area
10.	A designated member of the company's staff shall interface with the Planning Authority or	To safeguard the amenities of the area.

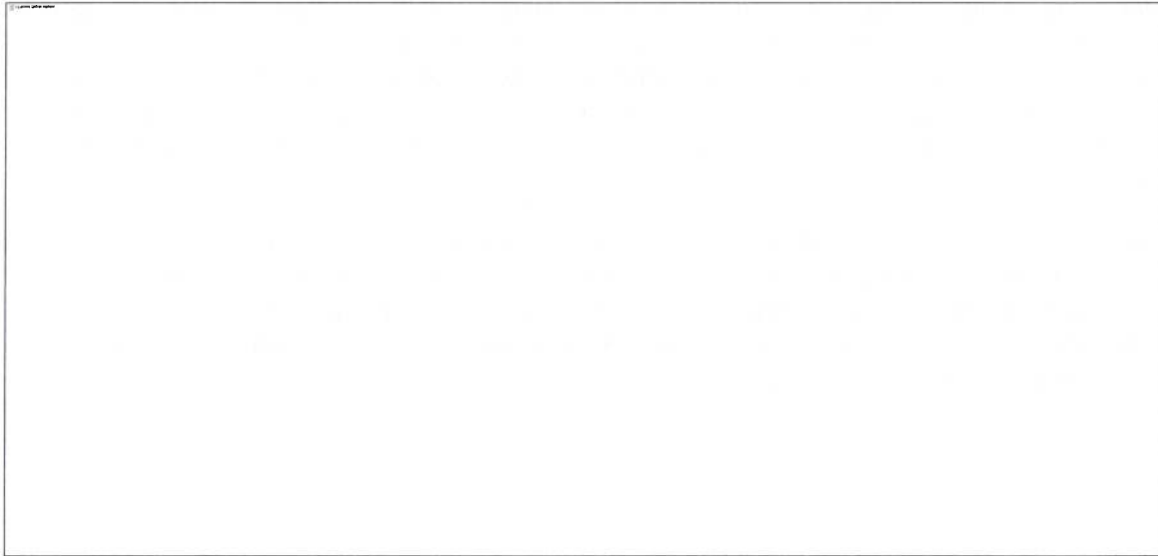
	member of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details and the relationship to the operator of this person shall be available to the Planning Authority on request whether requested in writing or by a member of staff of the Planning Authority at the site.	
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Andrew Mc Donnell,

Executive Scientist,
Environment & Planning Directorate,
Cork County Council.
24th June, 2026.

Environment Officer (Hydrology and Hydrogeology)

Chapter 7 of the EIAR Volume 2 assesses the hydrological and hydrogeological environment of the site, including baseline conditions, identification of potential impacts from the quarry development, and the implementation of mitigation measures. The site is shown to drain via a local watercourse that is hydrologically connected to the Bandon River (Bandon_020) and overlies a groundwater body classified as good status and not at risk. The Bandon River downstream of the proposed development is of "Moderate" status and categorised as "At Risk" of failing to meet its Water Framework Directive objectives by 2027. The groundwater (Bandon IE_SW_G_086) is of "Good" status and categorised as "Not at Risk".



Chapter 7 acknowledges the Water Framework Directive (WFD) context by referencing EPA datasets and mapping, identifying existing WFD pressures within the catchment, including agricultural and extractive industry pressures. It concludes that the proposed development will not introduce additional significant pressures that would adversely affect either surface water or groundwater status.

The EIAR identifies potential risks associated with quarry operations including:

- Mobilisation of sediment and siltation,
- Hydrocarbon contamination from fuels and machinery,
- Contaminated surface water runoff,
- Potential interaction with groundwater levels and flow,
- Accidental spillages during construction and operation.

The potential risks identified are proposed to be assessed using a comprehensive set of mitigation measures, including:

- Surface water management system(attenuation ponds and controlled discharge),
- Settlement lagoons/silt traps to prevent suspended solids entering receiving waters,
- Perimeter drainage and buffer zones adjacent to watercourses,
- Hydrocarbon management with bunded storage, interceptor systems and spill response procedures,

- Recycling process water within the quarry,
- Construction management measures to prevent erosion,
- Regular monitoring of surface water and groundwater quality,
- Phased excavation and site management controls to minimise disturbance.

The EIAR concludes that, subject to the effective implementation of the mitigation measures, the proposed development will not result in significant adverse impacts on the receiving environment, including the Bandon River (Bandon_020), and will not give rise to deterioration in surface water status. Similarly, it concludes that there will be no significant impact on groundwater quality or quantity, and that the development will not affect the status of the underlying groundwater body.

Appendix 14.2 (Bandon River Survey) of the EIAR provides supporting ecological baseline information for the receiving environment, including the River Bandon and its associated habitats. The detailed findings of the survey inform the overall assessment of potential impacts and the sensitivity of the receiving water environment and are consistent with the characterisation of the receiving waters and support the conclusions of Chapter 7 that, with mitigation measures in place, the proposed development will not result in significant adverse impacts on the Bandon River (Bandon_020) or on groundwater.

This conclusion is considered reasonable. The EIAR identifies relevant WFD pressures, outlines potential pathways, and proposes appropriate mitigation measures. It is therefore accepted that, with mitigation in place, the development should not adversely affect the ecological or chemical status of the Bandon_020 surface waterbody or the underlying groundwater body and is consistent with the objectives of the Water Framework Directive.

Sylvain Robin

Environment Section
Cork County Council

Environment Officer (Waste)

Murray Bros Tarmacadam Ltd have applied to An Coimisiún Pleanála for planning permission to carry out further site development works of rock quarrying.

Waste Management of soil and stone and Reinstatement Works

While no reinstatement works of the site are proposed in the application documents provided, should any waste soil and stone be imported into the site, then a Waste Import Authorisation Permit will/may be required by the site developer.

Resource Waste Management Plan (RWMP)

Should planning permission be granted and should any waste soil and stone be imported into the site for site re-instatement works, etc, then a Resource Waste Management Plan should be prepared by the developer, prior to any works occurring on site.

Condition:

Resource Waste Management Plan (RWMP) Prior to any works commencing on site a Resource Waste Management Plan (RWMP) should be prepared, using EPA guidelines, Best Practice Guidelines for Preparation of Resource and Waste Management Plans for C&D Projects” (2021). The RWMP should be available on site at all times for inspection.

John Earley

Environment Section
Cork County Council

Executive Engineering Report, Area Engineer:

GENERAL INFORMATION

The site is 5.01 ha in area and is located on northwest section of the landholdings and overall site area of 10.4 hectares in 2026, and landholding of 25ha, off the local primary road L4621-9, north of Ardcahan on the northern outskirts of Dunmanway Town.

This site is on part of land original owned by Cork Council Council it was leased by Mac Sweeney Brothers for number of years and later purchased by its current owners Murray Bros Tarmacadam Ltd.

They were granted planning under application 98/294 for Tarmacadam / Asphalt manufacturing plant ancillary buildings & works, storage bays, weighbridge and septic tank. Under planning condition 10, blasting operations for the removal of rock was allowed within the site.

There was 2014 application is for the quarrying of stone with an extraction area of approximately 6 hectares and to a ground (quarry floor) level of **77 metres ordnance datum (mOD)** and all associated site works.

Current application further quarrying of rock by blasting and processing to aggregates, within an extraction area of c. 5.01 hectares to a ground level (quarry floor) of **75 meters Ordnance Datum (mOD)**. Aggregate processing includes crushing, screening, washing and all associated equipment and water recycling area, hard-standing and stockpiling area, drainage and surface water management (including an interceptor, settlement ponds, and wetland area), weigh bridge and associated kiosk, along with all associated site development works, including berms and stockpiling of topsoil/quarried material, within an overall site area of 10.4 hectares. Proposed site in 3 Phases.

ROADS & TRANSPORTATION

Existing Entrance is functioning adequately. An existing old agreement is in place that no site Lorries were to use road L4621 to east of the site (Hospital Road).

It proposed "HGV access to the quarry will be solely from the R587 direction with a prohibition of HGV's accessing via the L4621 road from the south"

Traffic loads from proposed site with **3.7 million Tonnes of Aggregate to be extraction from quarry.**
I estimate: 3.7million tonnes /20T per HGV = 185,000 Loads/15years, **out of the quarry**

12,333 Loads/year, 6day x 51weeks= 40 loads /day (out.) = movements per day =80 HGVs (20T)

"Annual Output is proposed at 225,000 tonnes per year which converts approximately 5 HGV loads per hour or 10 movements (5 entering and 5 exiting) to leave the site carrying 20 tonnes per load for approximately 15 years period."

This is a proposal for approximately 225,000 tonnes of material per year leaving the site, any dirt and mud on the public road is totally unacceptable. A full operational wheel wash is essential. **Upper limits need to be placed on the amount per year to limit potential traffic movements overloading on local roads by further Quarry operator.**

The applicant should submit the total of traffic movements for the whole site, including stone and 98/294 for Tarmacadam / Asphalt manufacturing plant.

The junction of the entrance and the public road had been overlayed and is in reasonably good condition and is not showing any signs of failure to date. It is anticipated that road and two main junctions, are likely to deteriorate within the life of this permission and within the lifetime of the quarry. It would be a requirement that the operator would resurface the public road from site entrance and include the Junction with R587 as and when it may be required by the local road operations office and at least within the life of the permission.

Special Development Contribution

The proposed contribution is to cover costs which the Council would not be expected to incur at this location for a number of years.

The existing surface, while showing signs of fatigue, would not require any intervention for at least the next 3 years.

The proposed development will result in a large volume of heavy goods vehicles (HGVs) turning into and out of the site.

This concentration of construction traffic movements will result in the deterioration of the existing surface far quicker than what would be expected under normal wear and tear.

It is proposed to use the special development contribution to surface a 300m of the L4621 directly in front of the entrance to the site to and including junction R587 with L4621.

The cost of this resurfacing with Hot Rolled Asphalt wearing course, laid over an asphalt concrete base course is estimated as follows:

R587 with L4621 = 345 x 8m wide = 2760m² x €140/m² = €386,400

The rate of €140/m² is based on tenders submitted from surfacing contractors for 2025, with additional 15% added to allow for price rises with the next 3 years to cover increases in the price of oil (which impacts directly on the price of tar macadam) and labour.

Signage

Full details of additional warning/safety signs proposed in accordance with the Traffic Signs Manual (DOE) at the approach to the site entrance need to be agreed at this stage.

SURFACE WATER

Attenuation of surface water runoff and settling of suspended solids need to be achieved by means of an appropriately sized surface water attenuation and suspended sediment settling pond, this is an issue for the Environmental Officer.

WATER SUPPLY

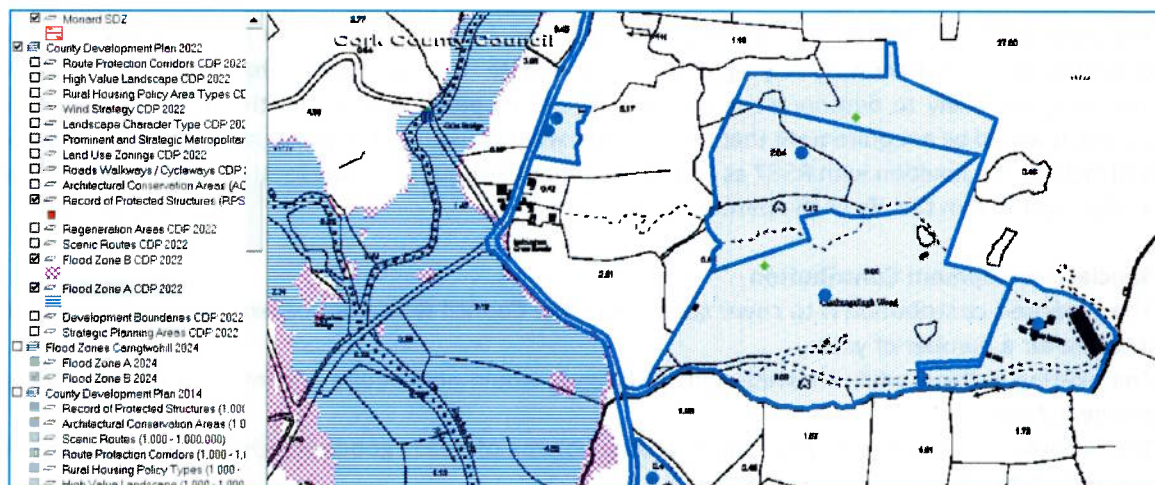
There is an existing water supply

SEWAGE DISPOSAL

There is an existing septic tank and percolation area on the overall site. The applicant to reassess the loading on the septic tank system, taking into account the increased staffing proposed on site since it was installed. It shall be sized, designed and maintained to the Planning Authority's satisfaction.

FLOODING

The Bandon River that runs on the south of the application site is within the flood risk mapping. The area that is proposed to be excavated is not affected by flooding.



It is proposed to retain the existing ground profile along the existing border. No formal Flood Risk Assessment has been submitted, but it is addressed in EIAR chapter 17.5.2 Flood Risk.

OVERALL ASSESSMENT & CONCLUSION

In principle I would not have any major issues with the proposed development. It would be similar to the operation that exists previously and would be using the existing established site. I would be of the opinion, that the proposed quarry area would not be out of context. The operation is established and has operated satisfactorily in the past. It is naturally very well screened and has a relatively low visual impact on the wider area.

It is a resource that is important to the continuing development in the West Cork Area.

I recommend grant with following conditions

No.	Condition	Reason
1	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
2	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
3	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
4	The developer shall clean any spillages on the public roads arising from the development, as	In the interests of traffic safety.

	the need arises or when requested to do so by the Planning Authority.	
5	All vehicles removing or delivering materials to the site shall comply with the relevant weight restrictions.	In the interest of orderly development.
6	Any damage to the public road adjacent to the proposed development by machinery or otherwise, the repairs of same shall be carried out by the developer to the satisfaction of Cork County Council.	In the interests of orderly development
7	Within 3 years after commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a special contribution of €386,400 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the provision of the surfacing a 345m (2,760m ²) section of the carriageway to including junction R587 with L4621. And L4621 to the quarry entrance with a HRA & SMA surface to the satisfaction of the Roads Department	It is considered appropriate that the developer contributes towards these specific exceptional costs, for works which will benefit the proposed development.
8	No works are to take place that would undermine the public road within 10m. Works to be carried out under the supervision of a suitably qualified engineer and adequate measures/retaining structures to be used to ensure the stability of the public road. The Road Authority to be informed when works are 15m from the road boundary.	In the interests of orderly development
9	An earthen bund shall be constructed where necessary between the operating plant on site and any river or stream. The bund shall be constructed and situated such that any uncontrolled discharge from the site shall be collected and retained in the bunded area and shall not be allowed discharge to waters.	To prevent river pollution
10	Child and stock-proof fencing shall be provided and maintained along the perimeter	In the interests of safety

	of the works to the Planning Authority's satisfaction.	
11	All soiled surface water and water used in the washing plant shall be directed to settlement lagoons. All lagoons shall be suitably sized and of secure construction. They shall be sized, designed, constructed and maintained to the Planning Authority's satisfaction. The system shall be such that all waters in the lagoons are recycled for further use in the process.	To prevent water pollution.
12	There shall be no diversion of water courses.	In the interests of environmental protection.
13	HGV access and exit to the quarry will be solely from the R587 direction with a prohibition of HGV's accessing or exiting via the L4621 road from the south of the site entrance road.	In the interests of traffic safety
14	Full details of additional warning/safety signs in accordance with Traffic Signs Manual (DOE) at the approach to the site entrance and at junction R587 with L4621	In the interests of traffic safety
15	The applicant to reassess the loading on the septic tank system, considering the increased staffing proposed on site since it was installed. It shall be sized, designed and maintained to the Planning Authority's satisfaction.	To prevent water pollution.
16	Upper limit of 225,000 tonnes of material per year leaving the proposed site per year. Record to send Cork Road Department West Cork Skibbereen per year, show no loads /quantities materials. Fine of €100 per load over the allowable will be imposed.	In the interests of traffic safety

Cait Lehane

Roads Directorate,
Area Engineer's Office
Cork County Council