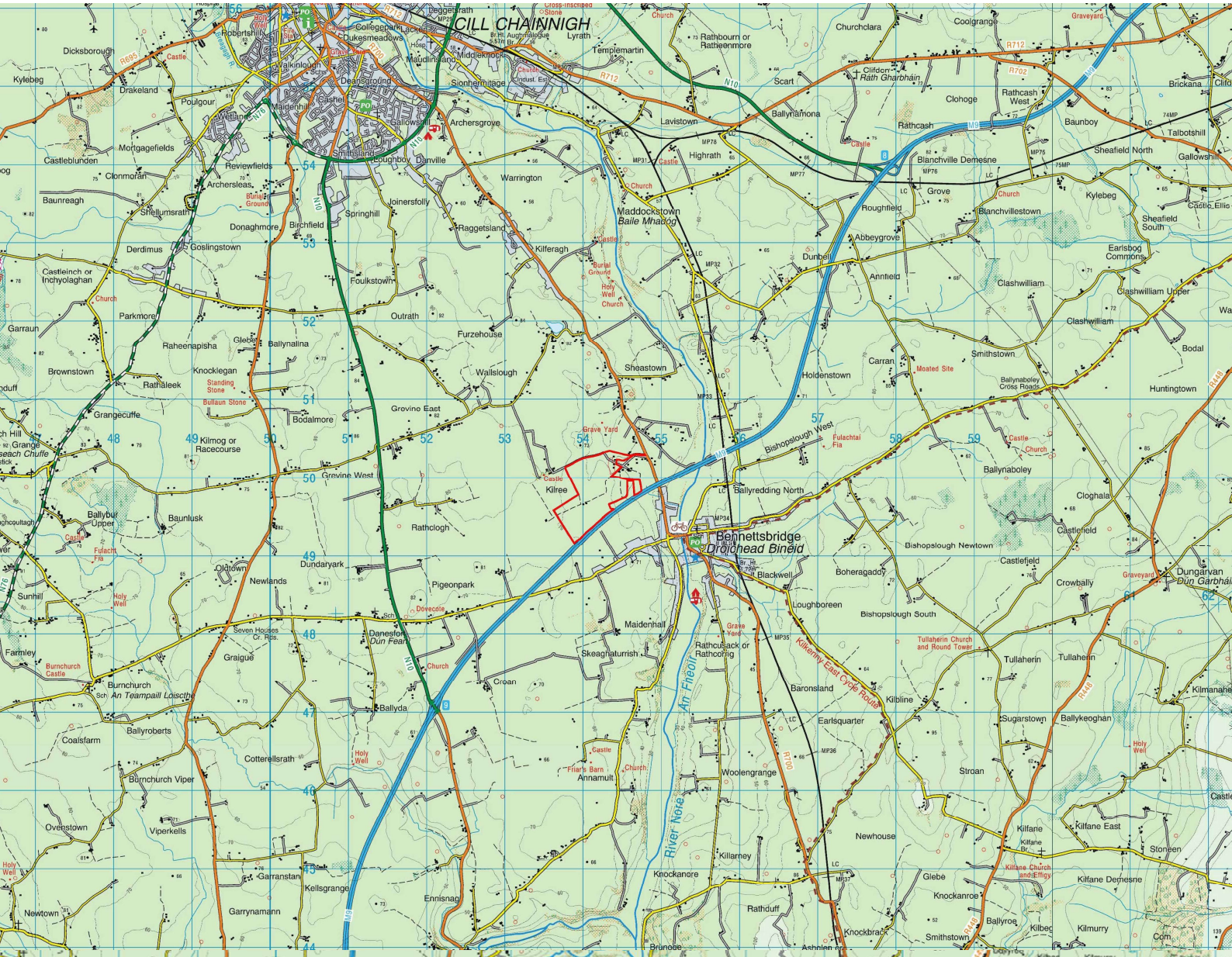


CHAPTER 3

PROJECT DESCRIPTION

RECEIVED: 18/09/2025



JULY 2025

Table of Contents

CHAPTER 3: PROJECT DESCRIPTION	4
Existing Environment	4
Proposed Development	4
Operational Phase (Extraction and Processing)	4
Restoration (Reinstatement to Nature Conservation Habitat Areas)	5
Aggregate Reserve Assessment	6
Duration of Extraction	6
Site Screening	6
Removal of Topsoil and Overburden Soils	7
Building, Tree and Hedgerow Removal	7
Site Drainage	8
Stability of the Quarry	8
Method of Extraction	8
Processing Methods	8
Quarry Working Hours	8
Employment	9
Site Infrastructure	9
Site Access	9
Site Security	9
Site Roads, Parking and Hardstanding Areas	10
Wheelwash	10
Weighbridge	10
Offices and Ancillary Facilities	10
Utilities and Services	10
Lighting	11
Fuel and Oil Storage	11
Landscape and Boundary Treatment	11
Waste management	11
Existing Environmental Controls	12
General	12
Bird Control	12
Traffic Control	12
Litter Control	12
Odour Control	12
Vermin Control	12
Fire Control	13

Surface Water and Groundwater Management	13
Dust Generation and Control	13
Noise Generation and Control	14
Blasting Control	14
Existing Environmental Monitoring.....	15
General.....	15
Dust Monitoring: (Condition 7 of Plan Ref. File No. 18858).....	15
Noise Monitoring: (Condition 5 of Plan Ref. File No. 18858)	15
Water Monitoring (Condition 4 & condition 8 of Plan Ref. File No. 18858)	15
Vibration: (Condition 6 of Plan Ref. File No. 18858)	15
Proposed Final Restoration	15
Proposed Restoration Scheme.....	15
Site Management and Supervision	16
Long-Term Safety and Security	16
Long-Term Surface Water and Groundwater Management	16
Decommissioning of Plant and Machinery	16
Aftercare and Monitoring	16
FIGURES.....	17
Figure 3.1: Proposed Site Layout (Final Extraction).....	17
Figure 3.2: Proposed Landscaping and Restoration Plan	17
Figure 3.3: Cross Sections	17
Appendix 3.1: Demolition Materials & Resource Management Plan (incorporating Article 27 & Waste Provisions)	18

CHAPTER 3: PROJECT DESCRIPTION

Existing Environment

- 3.1 The existing operational limestone quarry covers an area of approximately 36.5 hectares, with details of the site layout shown on Figure 1.2.
- 3.2 The existing operations at the site are currently regulated by conditions imposed under Plan File Ref No. 18858 along with conditions relating to various manufacturing activities at the site. This permission allows for extraction of rock down to 12mOD within a 13.4 ha area within the existing quarry.
- 3.3 The existing quarry operations comprise extraction of limestone using blasting techniques, processing (crushing and screening) of the fragmented rock to produce aggregates and lime (agricultural and calcium carbonate powders). Existing manufacturing plants at the quarry include a precast manufacturing facility and associated ancillary works for the manufacturing of concrete products, batching of lime products, general storage of products and plant.
- 3.4 An asphalt plant is also located within the wider quarry site and is operated independently by the Breedon Group under planning permission P18/150, which authorises its operation until 31st December 2028. This plant does not form part of the current application but is referenced where relevant in this EIAR for cumulative assessment purposes.
- 3.5 Ancillary facilities at the existing quarry include an office, wheelwash (with side spray bars), weighbridges, car park area, staff facilities, and bunded fuel storage tanks.

Proposed Development

Operational Phase (Extraction and Processing)

- 3.6 The proposed development being applied for under this current planning application is shown on Figure 3.1 and will consist of:
 - The continued extraction of rock — including periodic blasting to fragment the rock prior to excavation — from the existing permitted quarry area (Plan File Ref. No. 18/858) beyond the current permission expiry date;
 - The continued use of existing quarry infrastructure (including crushing, screening and lime processing plant), existing pre-cast manufacturing facility (including associated ancillary works for manufacturing of concrete products), batching of lime products, workshop, canteen, toilet facilities, weighbridges, wheelwash, fuel storage area and switch room, settlement lagoons, haul roads, ESB substation, plant and product storage areas and all other ancillary facilities as permitted under Plan File Ref. No. 18/858;
 - The continued use of site offices authorised under Plan File Ref. No. 20/891;
 - A lateral extension of the existing limestone quarry, within an area of approx. 24.5 Ha., comprising:
 - approximately 18.2 hectares of extraction, including blasting, over 2 no. c 19 metre high benches to a final floor level ranging from 25 to 30m OD; and
 - overburden storage areas and landscaped screening berms (6.3 Ha).
 - To access the extension lands rock will be extracted - including by controlled blasting - from under:
 - approx. 1.4 hectare of land that is currently under landscaping measures authorised under Plan File Ref. No. 18/858;

- approx. 2.1 hectare of land that is currently in use as an access ramp authorised under Plan File Ref. No. 18/858.
 - The removal of topsoil and overburden, construction of landscaped screening berms, and provision of an overburden storage area;
 - Demolition of an existing farmyard and associated buildings and structures, permitted under Plan File Ref. No. 15/595, and removal of approximately 6.81 hectares of commercial forestry within the proposed extension area to allow for the proposed quarry development;
 - All associated ancillary site facilities/works, including surface water management, internal haul roads, phased restoration, and landscaping.
- 3.7 The applicant is seeking a 25-year permission for extraction and associated activities, with an additional 2 years for final site restoration.
- 3.8 Aggregate extracted by blasting from the application area will be processed using both static and mobile crushing and screening plant within the existing quarry void – refer to Figure 3.1. Processed rock will be stored in the existing permitted quarry area pending use in the ancillary manufacturing plants (concrete and lime) on site or sale off site. An asphalt plant, operated by Lagan Macadam, has its own planning permission—granted in 2018 (Plan Ref File No. 18150)—and does not operate under the quarry’s planning permission.
- 3.9 Due to the nature of the proposed development, the construction stage—consisting primarily of the stripping of topsoil and overburden, removal of existing woodland within the extraction area, and demolition of the farmyard structures—will proceed concurrently with initial operational activities, including the construction of screening berms. This integrated approach is designed to optimise site preparation and resource use while minimising environmental disturbance.

Restoration (Reinstatement to Nature Conservation Habitat Areas)

- 3.10 Upon the cessation of extraction operations, it is proposed to return the worked lands to natural habitat after-uses – refer to Figure 3.2 and Chapter 6: Biodiversity.
- 3.11 Where feasible, restoration of exhausted and redundant areas will be carried out at the earliest opportunity. However, it is envisaged that the majority of the restoration proposals will be carried out after extraction operations at the site have ceased.
- 3.12 Although extraction to 12 mOD remains permitted, and a part of this area is currently being developed, the applicant does not propose to pursue full deepening of the floor as previously planned. This decision is informed by the following considerations:
- The existing quarry floor is operationally integral to daily activities.
 - Preliminary geological indications suggest that rock quality may decrease at depth.
- 3.13 As a result, this application focuses on a lateral extension into the newly acquired lands, with continued extraction to 25 - 30 mOD required to facilitate the progression of existing quarry faces into the extension area. This allows for a logical continuation of extraction without the need to establish new working faces elsewhere within the permitted quarry.
- 3.14 The reserves and extraction timeline presented in this section are based solely on the lateral extension area, and do not include the remaining permitted but now operationally constrained deepening area.

Aggregate Reserve Assessment

- 3.15 The total recoverable reserve of rock from within the proposed quarry extension area is assessed at approximately 17 million tonnes, based on updated topographical and geological data. Additional permitted reserves remain in the existing quarry, although they are not included in this reserve estimate due to the revised extraction strategy outlined above.

Duration of Extraction

- 3.16 The outline extraction plan and final contours are illustrated in **Figure 3-1**, with representative cross-sections shown in **Figure 3-3**.

Table 3-1: Material Quantities

Material	Quantity
Overburden	c. 370,000 m ³ (est. from geophysics)
Rock	Approx. 6,500,000 m ³ or c.17 million tonnes

- 3.17 The rate of extraction will continue to be influenced by market conditions, the scale and proximity of infrastructure projects, and regional demand. Over the past decade, the quarry has operated at an average output of approximately 525,000 tonnes per annum, with flexibility to scale output in response to project needs.
- 3.18 For assessment purposes, this application assumes a typical working average of 675,000 tonnes per annum, reflecting anticipated future operations. However, in line with pre-planning consultation advice and to ensure a robust environmental appraisal, potential impacts (e.g. noise and vibration, traffic) have been assessed at a stress-tested rate of 750,000 tonnes per annum, to account for peak years associated with potential major infrastructure contracts.
- 3.19 This approach provides headroom within the environmental assessments to accommodate annual fluctuations without requiring further assessment or amendment. The estimated reserve of approximately 17 million tonnes is therefore expected to support at least 25 years of extraction, acknowledging that actual output may vary from year to year.
- 3.20 Accordingly, a planning permission duration of 25 years is sought for the extraction and processing of rock from the proposed lateral extension area, followed by an additional 2 years for final site restoration. This timeframe reflects the estimated reserve and accommodates both typical and peak output scenarios, as evaluated in the EIAR.
- 3.21 The proposed 25-year duration aligns with recent decisions by An Bord Pleanála for large-scale extractive developments, where comprehensive environmental assessment and long-term monitoring frameworks are in place. It facilitates the orderly development of the site while allowing for periodic planning oversight.
- 3.22 Any extraction or quarrying activity proposed beyond the 25-year period — whether within the lateral extension or previously permitted areas — would require a new planning application, particularly where operational conditions, environmental baselines, or relevant planning policies have evolved.

Site Screening

- 3.23 Screening will be achieved through four complementary measures: (i) the design and phased progression of the working faces; (ii) retention of the outer field hedgerows; (iii) construction of new landscaped berms; and (iv) use of the enclosing topography (see Figure 3.1 and Chapter 13: Landscape).

- 3.24 New landscaped screening berms, approximately 5 m high, will be formed along the northern and north-western boundaries of the application area. Along the southern boundary, the berm consented under Plan Ref. 18/858 will be extended westwards to create a continuous earthwork c. 8 m high and up to 30 m wide (Figure 3.3), providing robust screening to the M9 motorway.
- 3.25 The M9 lies about 55 m south-east of the existing quarry at its closest point. The 24.5 ha lateral extension expands westwards, so the extraction face will be no nearer to the motorway than it is today. The extended southern berm will therefore continue to function as an effective visual, acoustic and dust-attenuation barrier for motorway users throughout the life of the project.

Removal of Topsoil and Overburden Soils

- 3.26 Topsoil and overburden stripped within the proposed quarry extension area will be used directly for constructing landscaped screening embankments and landscaping works or incorporated into the site as needed for the final restoration of the quarry (refer to Figure 3.2). Additionally, topsoil & overburden material, where suitable, may be removed from the site and sold as an engineering fill product, supporting sustainable resource utilisation.
- 3.27 A total of approximately 370,000 cubic metres of topsoil / overburden will be removed from the proposed quarry extension area. Of this, c.160,000 cubic metres will be utilised to construct landscaped screening berms, while a dedicated overburden storage area—designed to accommodate approximately 65,000 cubic metres with a height of 8m—will be provided on site. The remaining 144,000 cubic metres will be sold as engineered fill, supporting sustainable resource utilisation.
- 3.28 All berms and storage areas will have slope angles not greater than 1:1.5 and will be re-vegetated as quickly as possible to avoid soil erosion by air and water. The outer slopes will be 1:2 and will be planted with native tree species to reduce the visual impact of the proposed development (refer to EIAR Chapter 12: Visual and Landscape). These issues are discussed in greater detail in the relevant EIAR Chapters (Biodiversity / Land, Soils and Geology / Landscape).

Building, Tree and Hedgerow Removal

- 3.29 There is an approx. 6.81 ha area of commercial forestry in the south of the application area. The woodland has been planted in diagonal strips predominately consisting of Ash (*Fraxinus excelsior*). All the Ash exhibit signs of infection from *Hymenoscyphus fraxineus* and are in poor condition. Given the prevalence of ash dieback, a disease affecting ash trees, careful consideration will be given to the health of the trees and appropriate management responses.
- 3.30 Further information relating to the trees within this woodland area is contained within the Tree Survey Report prepared by Timberland Forestry that is presented at EIAR Appendix 6B.
- 3.31 A Felling Licence from the Forest Service DAFM will be required for the removal of the woodland area. This is likely to be required within 3 years of a grant of permission.
- 3.32 All trees, shrubs, and ground vegetation will be removed in accordance with good practice. To avoid destruction of nests, vegetation removal will be planned to occur outside the bird breeding season (March to August). Construction stage plant will include a tracked excavator, wheelwash, lorry, and a forwarder.
- 3.33 In addition to vegetation, existing structures including a farmyard and slatted shed will be demolished to clear the site for the proposed development activities. The demolition process will be carried out in accordance with best practices to minimise environmental impacts. The tank will be emptied, and its contents spread over the land in accordance with standard agricultural practices.

3.34 Vegetation and materials that cannot be retained on site will be processed in an environmentally sensitive manner. Wood and plant material will be either:

- Chipped and repurposed as mulch for use in landscaping around the site; or
- Removed off-site and sent to an appropriate recycling or composting facility.

Site Drainage

3.35 A hydrological / hydrogeological assessment has been carried out taking into consideration the existing and proposed water regime at the site. It addresses mitigation measures to eliminate and/or minimise the potential impacts, if any, on surface water and groundwater – refer to Chapter 8 (Water).

3.36 The quarry operates under Section 4 Water Discharge Licence ENV/W/78, reviewed and re-issued by Kilkenny County Council in 2017. The licence meets all current legislative requirements of the Water Pollution Acts, the Surface Water Regulations (2009 as amended) and the European Communities (Birds and Natural Habitats) Regulations (2011-2021). A copy is provided in EIAR Chapter 8: Appendix 8.2.

3.37 When the licence was renewed, flow and water-quality limits were calculated for the entire hydrological catchment of the landholding, including the greenfield areas now proposed for lateral extension. Accordingly, the existing water-management system—central sump, pumps, two-stage settlement lagoons, hydrocarbon interceptor and licensed outfall to the Dunbell Little stream—was sized to handle runoff and groundwater ingress from those additional lands. No upgrade or amendment to the licence is required to serve the current proposal.

Stability of the Quarry

3.38 Industry standard slope angles, bench heights, and bench widths will be used for extraction operations at the site and within the application area.

Method of Extraction

3.39 Blasting is, and will continue to be, used within the quarry area including the application area to fragment the stone prior to processing (crushing / screening etc.).

3.40 Blasting is undertaken approximately one day per month, potentially increasing to two times per month during periods of high demand. Blasting shall not take place outside the hours of 1100 to 1800 Monday – Friday inclusive.

3.41 The operator will utilise drill rigs to drill charge holes that support the lateral extension of quarry operations. These rigs will be equipped with dust suppression equipment.

Processing Methods

3.42 Blasted rock will be hauled to the primary crusher, reduced, screened and conveyed to graded stockpiles, all using the existing fixed and mobile plant located on the quarry floor. No extra crushing or screening equipment is required for the lateral extension, and loading shovels will continue to transfer finished aggregates from the stockpiles to outbound trucks.

Quarry Working Hours

3.43 In accordance with the existing quarry permission (Plan Ref File No. 18858) the hours of quarry operations will be confined to between 07.00 – 19.00 hrs Monday to Friday and from 07.00 – 14.00 hrs Saturday. The quarry will not operate on Sundays or Bank Holidays.

Employment

- 3.44 The proposed development will provide continued employment for 25 people directly on-site, in addition to a number of indirect employees such as crushing contractors, HGV drivers, maintenance contractors, etc.
- 3.45 The continued development of the site is consistent with the policies set out in the National Planning Guidelines for the sector; the Regional Planning Guidelines and the Kilkenny County Development plan which recognise the requirement for:
- A secure supply of construction aggregates and related products is necessary for the continued development of the region;
 - Proven aggregate reserves need to be safeguarded for future extraction;
 - The Council recognises the importance of extractive industries to the local and national economy as valuable sources of raw material for industry in general and the construction industry in particular and as an important source of employment.
 - 'Best environmental management practice' to be implemented within quarry developments.

Site Infrastructure

Site Access

- 3.46 The Site is in a rural environment. It is bounded to the north, east and west by agricultural lands, and to the south by the M9 Motorway.
- 3.47 An access road (L26322) connects the Site to the R700 Regional Road. The access road is 230m long and ends at the entrance to the quarry. Its cross-section comprises a 7.0m wide carriageway, with kerbed edges and grass verges on both sides. The pavement on the Access Road is observed to be in good condition, with no evidence of structural failure.
- 3.48 75m from its junction with the R700, a simple priority junction on the access road leads to an ancillary road that runs parallel to the access road and serves 5 no. dwelling houses and a farmyard. The ancillary road is not part of the Site but uses the last 75m of the access road to connect to the R700. Thus, traffic generated by properties on the ancillary road will use the same junction as the proposed development to access the R700.
- 3.49 Traffic flows on the Access Road are low. The junction between the access road and the R700 is a ghost island junction which provides a reserve lane for traffic turning right off the R700 on to the access road. The junction is situated on a straight section of the R700 with a speed limit of 80km/h. Visibility for Minor Road traffic at the junction and for Major Road traffic approaching the junction exceeds the minimum required for a junction of this type in the design standard DN-GEO-03060 – Geometric Design of Junctions published by TII.
- 3.50 The M9 motorways is located to the south of the application site. The nearest access point onto the M9 is located approx. 3km southwest of the site at Danesfort townland.

Site Security

- 3.51 Vehicular access to the application site is from the existing site entrance only. The access gate is locked outside operational hours.
- 3.52 A secondary access point to the south of the existing access road, no longer in use, is secured with a locked gate.
- 3.53 The existing boundary fencing has been installed in accordance with Health and Safety Authority (HSA) guidelines to prevent unauthorised access and protect public safety. The quarry boundary

is fully secured with palisade or chain link fencing, ensuring the entire site is child-proof. In addition, the quarry is safeguarded by ditches, screening berms, walls, and hedgerows.

- 3.54 This fencing approach ensures that the site meets both safety and operational requirements. Regular inspections are conducted to maintain fencing integrity, and immediate repairs are carried out if breaches or weaknesses are identified. This proactive management aligns with HSA guidance, ensuring that the fencing remains fit for purpose and minimises risk to the public and animals in adjacent areas.

Site Roads, Parking and Hardstanding Areas

- 3.55 All HGVs utilising the quarry will be confined within the Applicant's landholding.
- 3.56 Adequate car parking provision for employees and visitors is provided at the existing office as indicated in Figure 1.3.

Wheelwash

- 3.57 In order to prevent the transport of any clay or dust onto the public road network, a wheelwash (with side spray bars) has been installed along the access road to the site. All HGV traffic exiting the quarry are required to pass through the existing wheelwash, the location of which is indicated on the site infrastructure layout in Figure 3-1.

Weighbridge

- 3.58 In order to track and record the amount of material exiting the quarry, all HGV traffic is directed across the existing weighbridges, the location of which is also indicated on the site infrastructure layout in Figure 3 .1.

Offices and Ancillary Facilities

- 3.59 Existing permitted ancillary facilities at the site include an office, wheelwash (with side spray bars), weighbridge, car park area, staff facilities, and bunded fuel storage tanks.

Utilities and Services

- 3.60 There is an existing telecommunications connection at the quarry. Electricity is supplied on the site by local electrical supply lines linked to nearby 38kV powerlines. The powerline enters the site from the northern boundary and serves the Bennettsbridge Quarry facilities and Lagan facilities.
- 3.61 The requirement for water on the subject site is limited and confined mainly to dust suppression during crushing activities and suppression of dust in the quarry floor and access route by means of sprinklers and also a water bowser during dry weather. Water is supplied from the existing water management system at the site.
- 3.62 There is an existing groundwater well on site which supplies water to the quarry which facilitates the administration, canteen and sanitary facilities on-site. This supply is fed from a domestic pump close to the precast concrete facility. Water quality is checked on a biannual basis.
- 3.63 Waste water is collected at an existing septic tank which consists of a Bord na Móna Pure Flo system. That facility is maintained under contract with Anua (Formally Bord na Móna).
- 3.64 All of the aforementioned infrastructure will remain in place to facilitate the proposed development.
- 3.65 Given the lack of combustible waste materials at this site, it is considered highly unlikely that a fire will break out during quarry operations. A range of fire extinguishers (water, foam and CO2) are kept at the site office to deal with any localised small-scale fires which might occur. Additional fire-fighting capacity can be provided by storing water in a mobile bowser.

Lighting

- 3.66 Sufficient lighting is provided at the existing quarry site to ensure safe operations during winter periods.

Fuel and Oil Storage

- 3.67 Fuel is delivered to the site into a bunded, double-skinned tank at the working quarry. From this tank, fuel is transferred directly into plant and machinery as required. In addition, some quarry plant and machinery are filled using an intermediate bulk container (IBC). All fuel storage tanks are designed with secondary containment to ensure that any potential leakage is safely contained, and appropriate procedures are in place to guarantee the safe dispensing of fuel into plant and vehicles.

Landscape and Boundary Treatment

- 3.68 As noted above, the site boundaries of the existing permitted quarry are fully secured with palisade or chain link fencing, in addition to ditches, screening berms, walls, and hedgerows. The site boundary will continue to be inspected on a regular basis and maintained as required under the Mines and Quarries Legislation.
- 3.69 It is proposed to construct landscaped screening berms along the northern, western and southern boundary of the proposed quarry extension area – refer to Figure 3.1. The proposed berms will be planted with a native hedgerow and tree mix.
- 3.70 The existing entrance to the site has automated lockable gates to prevent unauthorised access outside of the working hours.

Waste management

Extractive Waste Management

- 3.71 Almost all products and by-products arising from the aggregate processing have commercial value.

General Waste Management

- 3.72 Any waste materials from the site are stored, collected, recycled and/or disposed of in accordance with any requirements of the Waste Management Regulations.
- 3.73 Bennettsbridge Limestone are a member of the Irish Concrete Federation and commit themselves to the principles of the Federations Environmental Code. The code states:

“ICF members will minimise production of waste and where appropriate consider its beneficial use including recycling. They will deal with all waste in accordance with the relevant legislation and other controls in place, including using waste contractors with valid Waste Collection Permits”

- 3.74 Potential waste produced and the measures used to control it are described as follows:

- Scrap metal – these materials are chiefly produced from the maintenance of the processing plants and can cause a nuisance if allowed to build up in an uncontrolled manner. A designated scrap metal area is and will continue to be controlled by the regular removal by licensed scrap metal dealers.
- Used Oil and Oil Filters – any waste oil/oil filters that may arise from servicing of fixed or mobile plant is removed from the site by a licensed waste contractor.
- Used Batteries – similarly all used batteries are removed from site for collection and recycling by a licensed waste contractor in accordance with the Waste Management Regulations.

- Domestic Type Waste (Canteen Waste) – domestic waste generated at the offices and employee's facility is collected by a licensed waste collection contractor.

Demolition arisings

- 3.75 A dedicated *Demolition Materials Management Plan* (DMMP) accompanies this Planning Application – refer to Appendix 3.1. It details how all hardcore, concrete and steel from removal of the redundant farmyard will be:
- a. processed on-site and dispatched as Article 27 by-product or
 - b. transferred by permitted contractors where recovery is not feasible, ensuring full compliance with the Waste Management Act and associated regulations.

Existing Environmental Controls

General

- 3.76 Extraction, processing and ultimately restoration activities at the application site require a number of environmental controls to eliminate or minimise the potential nuisance to the public arising from the extraction and processing operations. The environmental control measures in place at the site are outlined in the relevant EIAR Chapters.
- 3.77 The existing operations at the site are currently regulated by conditions imposed under Plan Ref File No. 18858 and the Section 4 Water Discharge Licence ENV/W/78.
- 3.78 Any additional control measures, over and above those already in place and/or outlined below, which may be instructed on foot of this planning application, will also be implemented.

Bird Control

- 3.79 As the process of stone extraction is free of putrescible (food / kitchen) waste, site activities are unlikely to attract scavenging birds such as gulls and crows for the duration of works. Accordingly, it is not intended to implement any specific bird control measures at the site as is the case at present.

Traffic Control

- 3.80 As the planning application relates to the lateral extension of the existing quarry operation, the proposed development will continue to utilise the existing site entrance and established haul routes.

Litter Control

- 3.81 As the proposed development will be largely free of litter, the daily operational activities are unlikely to give rise to problems with windblown litter. Accordingly, there is no requirement to implement any specific litter control measures at the site.
- 3.82 In the unlikely event that any litter waste is identified, it will be immediately removed off-site to an authorised waste disposal or recovery site.

Odour Control

- 3.83 As the extraction activities at the site are not biodegradable and do not therefore emit odorous gases, site activities do not give rise to odour nuisance. No odour control is required.

Vermin Control

- 3.84 As the proposed development is free of putrescible (food / kitchen) waste, on-site activities will not attract vermin for the duration of the extraction or subsequent restoration operations. However, the quarry already implements vermin monitoring and control procedures as part of its FEMAS accreditation and ISO 9000 quality management system. These measures will

continue to be maintained as a matter of good practice, even though no additional vermin control measures are specifically required for the proposed development.

Fire Control

- 3.85 In the unlikely event that a fire does occur, the local fire station will be contacted and emergency response procedures will be implemented. Fire extinguishers (water and foam) are provided at all offices to deal with any small outbreaks which may occur.
- 3.86 A range of fire extinguishers (water, foam and CO₂) are kept at the site office to deal with any localised small-scale fires which might occur and on quarry vehicles. Additional fire-fighting capacity can be provided by storing water in a mobile bowser.

Surface Water and Groundwater Management

- 3.87 Incidental rainwater and groundwater seepages entering the proposed quarry extension area will drain across the quarry floor to a sump located in the centre of the existing quarry extraction area and be managed in the existing water management system for the quarry.
- 3.88 Surface water will continue to be managed in accordance with the 2017 discharge licence granted by Kilkenny County Council under reference ENV/W/78.

Dust Generation and Control

- 3.89 In dry, windy weather conditions, site activities may give rise to dust blows across and beyond the existing or planned development site areas.
- 3.90 The incidence of fugitive dust outside of the operation is reduced by the crushing and screening plant being located within the quarry void. Generation of fugitive dust is generally limited to periods of very low rainfall (refer to Chapter 10 – Air Quality). Dust generation occurs from three main sources:
- Point sources – such as operating plant and machinery.
 - Line sources – such as roads and conveyors.
 - Dispersed Sources – such as quarry floors and stockpiles.
- 3.91 In order to control dust emissions, the following measures will continue to be implemented:-
- A water sprinkler system will continue to be used on all paved roads.
 - Water will continue to be sprayed from a tractor drawn bowser on dry exposed surfaces and stockpiles (paved roads, unsealed haul roads and hardstand areas);
 - Areas of bare or exposed soils will, insofar as practicable, be kept to a minimum;
 - The amount of dust or fines carried onto the public road network will be reduced by weekly sweeping of internal paved site roads and surrounding public roads as required;
 - All HGVs exiting the quarry site will pass through the wheel wash facility;
 - Emission of fugitive dust from machinery such as processing plant will be minimised by utilising dust suppression and by locating such plant within the quarry area, where possible.
- 3.92 Dust deposition monitoring is currently carried out as part of the environmental monitoring programme carried out at the quarry site, and the monitoring will be extended to include the application area. Dust deposition monitoring results will continue to be submitted to Kilkenny County Council on a regular basis - refer to EIAR Chapter 10 – Air Quality.
- 3.93 Mitigation measures are provided in accordance with the DoEHLG (2004) guidelines for the sector and EPA (2006), refer to EIAR Chapters 10 & 17.

Noise Generation and Control

- 3.94 The sources of noise located within the planning application area will primarily be related to machinery / plant operation.
- 3.95 The potential for noise generation from the planning application area will be reduced as the crushing and screening plant will continue to be located within the existing quarry void. This means that the potential for noise generation from activities associated with the operation of the plant such as the movement of vehicles and maintenance will be reduced – refer to Chapter 11.
- 3.96 In addition to the above the following good housekeeping measures are in place and will be extended to include the application area, where applicable, in order to reduce noise emitted from plant and machinery as much as possible:
- All machinery used is CE certified for compliance with EU noise control limits;
 - The machinery will continue to be regularly maintained. This includes regularly checking any muffler systems and servicing or replacing as required. It also ensures any loose or damaged panels or covers that suppress noise are fixed or replaced immediately;
 - If there are further noise-reducing modifications available for any machinery, they will be fitted wherever practical (e.g. rubber-decked screens, rubber chute linings etc.)
 - Haul road grades are kept as low as possible to reduce engine / brake noise from heavy vehicles.
- 3.97 Mitigation measures are provided in accordance with the DoEHLG (2004) and EPA (2006) guidelines for the sector.
- 3.98 There is an existing noise monitoring programme at the quarry site and ongoing noise monitoring is carried out as part of the environmental monitoring programme. The noise monitoring programme will be extended to include the application area. Noise monitoring results will continue to be submitted to Kilkenny County Council on a regular basis.

Blasting Control

- 3.99 Blasting will continue to be carried out under the approved Blasting Protocol prepared in compliance with Condition 6 of planning permission 18/858. The protocol remains fully applicable to, and is extended over, the proposed lateral-extension area.
- 3.100 Blasting mitigation measures relate to blasting procedures such as the quantity of explosive and charge-hole spacing along the quarry face. Additional mitigation measures currently carried out at the quarry site and extended to include the application area include:
- Include geological considerations in blast design;
 - There will be no blasting outside the hours of 11:00 and 18:00 during Monday to Friday and none taking place at the weekend or public holidays;
 - Optimise blast design along the rock-face with adequately spaced charges;
 - Minimise air overpressure through proper blast design, spacing and timing of multiple charges;
 - Blast monitoring will be undertaken at the nearest occupied dwelling for each blast carried out on site;
 - Sending a notice of blasting to each house within 500m 24 hours prior to the blast, and contacting each house on the day of the blast to inform the occupier of the scheduled time.

Existing Environmental Monitoring

General

3.101 The quarry site has an established environmental management system in operation. Noise, dust and blast monitoring is carried out on a regular basis, to demonstrate that the development is not having an adverse impact on the surrounding environment.

Dust Monitoring: (Condition 7 of Plan Ref. File No. 18858)

3.102 Dust deposition monitoring is currently carried out at the quarry site – refer to Chapter 10. Dust monitoring locations shall be reviewed and revised where necessary to include the application area. The results of the dust monitoring will be submitted to Kilkenny County Council each quarter for review and record purposes.

Noise Monitoring: (Condition 5 of Plan Ref. File No. 18858)

3.103 Noise monitoring is currently carried out at the quarry site – refer to Chapter 11. Noise monitoring locations shall be reviewed and revised where necessary to include the application area. The results of the noise monitoring will be submitted to Kilkenny County Council each quarter for review and record purposes.

Water Monitoring (Condition 4 & condition 8 of Plan Ref. File No. 18858)

3.104 Water monitoring at the quarry site will continue in line with the water discharge licence (ENV/W/78) for the site.

3.105 Groundwater will continue to be monitored both on and off site.

Vibration: (Condition 6 of Plan Ref. File No. 18858)

3.106 Monitoring of blasts (both for groundborne vibration and air overpressure) is carried out for all blasts carried out at the quarry site and will be extended to include the application area - refer to Chapter 11. The blast monitoring results will continue to be submitted each quarter to Kilkenny County Council for record purposes.

Proposed Final Restoration

Proposed Restoration Scheme

3.107 The proposed restoration scheme for the planning application area is detailed in the restoration plan, Figure 3-2.

3.108 From the outset of the development, landscaped screening berms will be constructed along the north, northwest and south boundaries of the quarry extension area to provide visual and noise mitigation. The berms will be planted with a native hedgerow and tree mix to enhance biodiversity and contribute to long-term ecological benefits (refer to Figure 3.2).

3.109 The restoration strategy follows both the *EPA *Environmental Management in the Extractive Industry (2006)* and the NPWS *Nature Biodiversity Guidelines for the Extractive Industry*. When extraction ceases the entire application area will be returned to nature through the steps below:

- All plant and machinery will be removed from the quarry void.
- The quarry pumps will be turned off, and all associated discharge pipe infrastructure will be removed, allowing the quarry void to fill naturally with water, creating a lake-like restoration.
- The area will be left for natural recolonisation by locally occurring grass and shrub/scrub species.

- All existing boundary fences and hedgerows will be retained to ensure site security.

Site Management and Supervision

3.110 The Applicant will clearly define the management responsibility for the site restoration work and ensure that this person has the necessary information (from the planning application) and authority to manage the entire restoration process. Relevant staff will be briefed on the scheme and supervised accordingly. A system of record-keeping for key restoration activities will be implemented.

Long-Term Safety and Security

3.111 Existing hedges surrounding the development will be filled and thickened where needed. Combined with the existing fencing and secure, locked entrance gates, this will prevent unauthorised third-party access.

Long-Term Surface Water and Groundwater Management

3.112 Surface water will either percolate to the ground or be directed into the water body formed within the quarry void (refer to EIAR Chapter 8).

Decommissioning of Plant and Machinery

3.113 Redundant structures, plant, equipment, and stockpiles will be removed from the site upon cessation of extraction activities. Machinery and buildings will either be reused on other sites by the Applicant or sold for scrap or resale.

Aftercare and Monitoring

3.114 No aftercare or monitoring is required for the restoration proposals for the application area or quarry site.

FIGURES

Figure 3.1: Proposed Site Layout (Final Extraction)

Figure 3.2: Proposed Landscaping and Restoration Plan

Figure 3.3: Cross Sections

RECEIVED: 18/08/2025

1. Topographical Survey Data from Survey completed in March 2024 by ASM Ireland;
2. All points are coordinated relative to Irish Transverse Mercator (ITM);
3. All elevations are relative to Malin Head.

PLANNING APPLICATION AREA

CROSS SECTION LOCATIONS:
REFER TO FIGURE 3.3

PERMITTED EXTRACTION
AREA (PLAN FILE REF. NO.
18858)

Lower Bench Area Indicated for Extraction to the
Permitted Depth of 12 mOD
(Plans Permitted under Plan File Ref. No. 18/858)

Proposed Quarry Floor
Level 25 - 30 mOD

QUARRY SUMP AND PUMP

Proposed Quarry Floor
Level 25 - 30 mOD

Proposed Quarry Floor Level 25 - 30 mOD
--

Droichead Binéia
5.89 Bennettsbridge

Droichead Binéia
Bennettsbridge



QUARRY
CONSULTING

Peter Kinghan (MCSI MRICS)
Chartered Geomatics Surveyor
Chartered Mineral Surveyor
Unit 3, Cedar Crescent
Westport
Co. Mayo
pkinghan@quarryconsulting.ie

BENNETTSBRIDGE LIMESTONE
PROPOSED QUARRY DEVELOPMENT
AT KILREE, BENNETTSBRIDGE
CO. KILKENNY

PROPOSED SITE LAYOUT

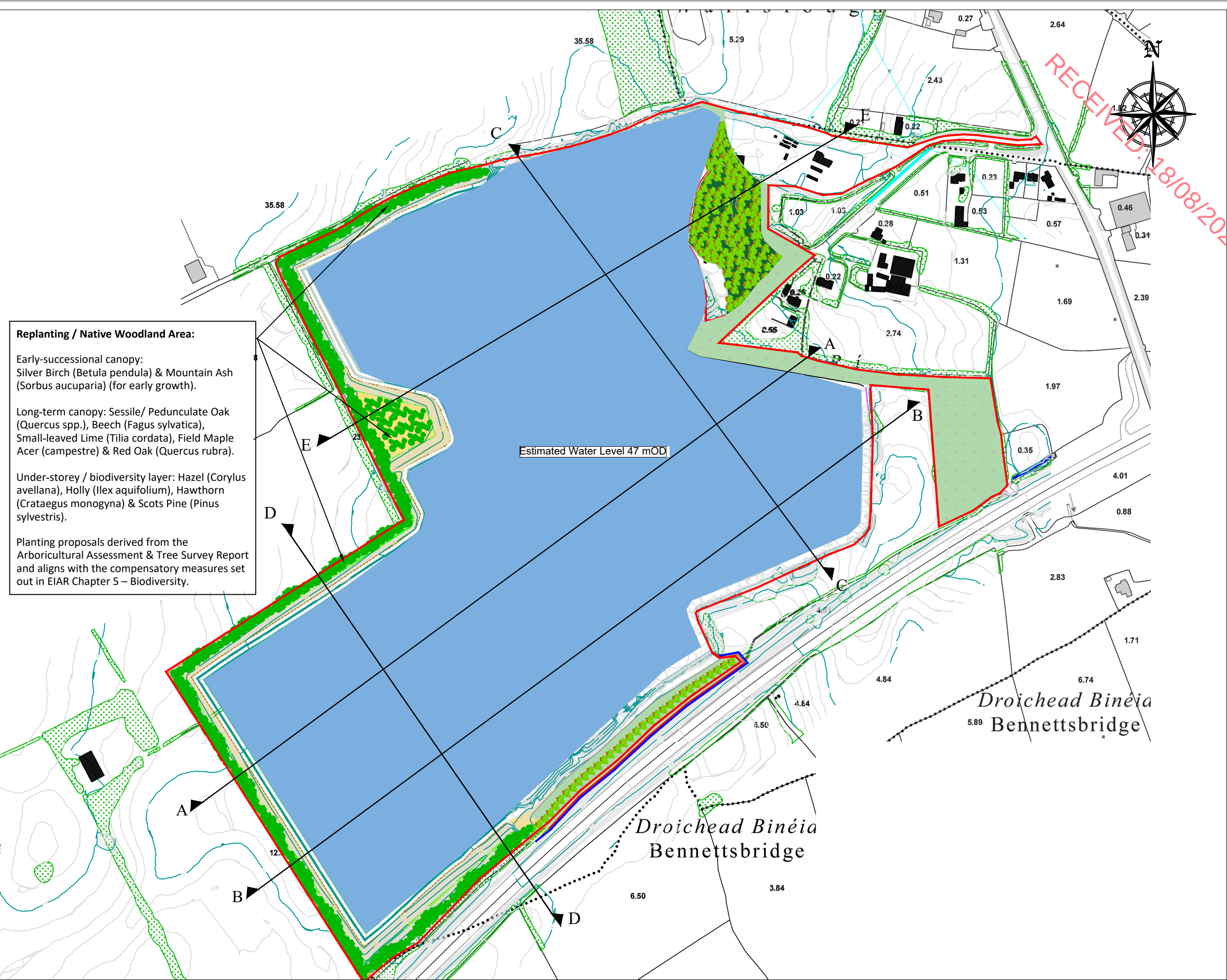
FIGURE 3.1

Scale
1:5,000

Date JULY 2025

Extract from Ordnance Survey 25 Inch Mapping - Map Series: 4890-A; 4890-B; 4890-C; 4890-D
Ireland Licence No. CYAL50187128 (c) Ordnance Survey Ireland / Government of Ireland.





NOTES

1. Topographical Survey Data from Survey completed in March 2024 by ASM Ireland;
2. All points are coordinated relative to Irish Transverse Mercator (ITM);
3. All elevations are relative to Malin Head.

LEGEND

PLANNING APPLICATION AREA

CROSS SECTION LOCATIONS:
REFER TO FIGURE 3.3

QUARRY CONSULTING

Peter Kinghan (MCSI MRICS)
Chartered Geomatics Surveyor
Chartered Mineral Surveyor
Unit 3, Cedar Crescent
Westport
Co. Mayo
pkinghan@quarryconsulting.ie

BENNETTSBRIDGE LIMESTONE

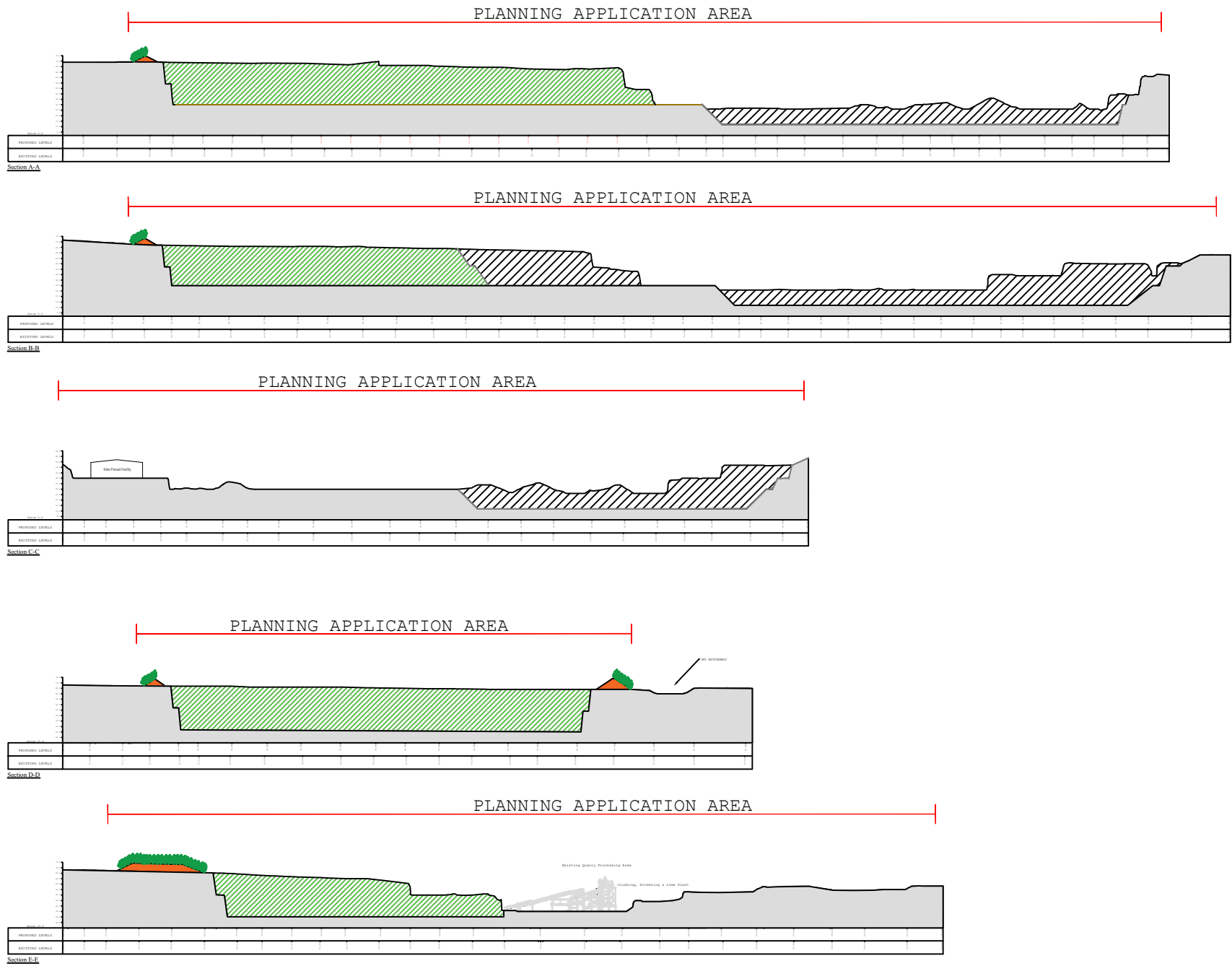
PROPOSED QUARRY DEVELOPMENT
AT KILREE, BENNETTSBRIDGE
CO. KILKENNY

LANDSCAPE AND RESTORATION PLAN

FIGURE 3.2

Scale
1:5,000

Date
JULY 2025



RECEIVED: 18/08/2025

NOTES

REFER TO DRAWINGS 3 AND 4 FOR CROSS SECTION LOCATIONS

LEGEND

- PROPOSED QUARRY FLOOR AT 25 TO 30 MOD
- EXISTING PERMITTED RESERVES

Peter Kinghan (MCSI MRICS)
Chartered Geomatics Surveyor
Chartered Mineral Surveyor
Unit 3, Cedar Crescent
Westport
Co. Mayo
pkinghan@quarryconsulting.ie

BENNETTSBRIDGE LIMESTONE
PROPOSED QUARRY DEVELOPMENT
AT KILREE, BENNETTSBRIDGE
CO. KILKENNY
EXISTING AND PROPOSED
CROSS SECTIONS

FIGURE 3.3



Scale 1:5,000

Date MAY 2025

Appendix 3.1: Demolition Materials & Resource Management Plan (incorporating Article 27 & Waste Provisions)

RECEIVED: 18/08/2025



QUARRY
CONSULTING

RECEIVED: 18/08/2025

Demolition Materials & Resource Management Plan (incorporating Article 27 & Waste Provisions)

Continued Use and Lateral Extension of an Existing Quarry at
Kilree, Sheastown, Co. Kilkenny

JULY 2025

Table of Contents

Table of Contents	2
Demolition Materials & Resource Management Plan (incorporating Article 27 & Waste Provisions)	3
Introduction	3
Site Description and Proposed Development	3
Method Statement for Demolition Works	3
Roles and Responsibilities	3
Estimation of Volumes Arisings	4
Predicted Material Types and Waste Codes (where relevant)	4
Hardcore / Concrete re-use strategy – Article 27 / End-of-Waste	4
Waste Storage, Transport and Recovery/Disposal	5
Hazardous Waste and Contaminated Soils	5
Compliance and Record Keeping	5

Demolition Materials & Resource Management Plan (incorporating Article 27 & Waste Provisions)

Introduction

- 1.1 This Demolition Materials & Resource Management Plan (incorporating Article 27 & Waste Provisions) is submitted to support a planning application which includes the removal and demolition of an existing farmyard and structures. The purpose of this plan is to set out how all demolition-generated materials will be managed as either
- (i) by-products under Article 27 of the European Communities (Waste Directive) Regulations 2011 or, where that route is not feasible;
 - (ii) waste handled in full compliance with the Waste Management Act 1996 (as amended) and its associated regulations.

Site Description and Proposed Development

- 1.2 The works will remove all farmyard structures authorised in 2015, comprising a total building floor-space of c. 1 414 m² (slatted shed, slurry tanks, open storage bays and ancillary block-work).
- 1.3 The demolition site extends to c. 0.54 ha. Almost the entire footprint is hard-surfaced – a mix of concrete slabs around the buildings and compacted hardcore farm roadways / yards.
- 1.4 Refer to Planning Drawings 3, 18, 19, 20 & 21.

Method Statement for Demolition Works

- 1.5 Demolition works will be carried out in a controlled manner, with the following indicative steps:
- Service Disconnection: All utilities will be disconnected or diverted.
 - Soft Strip: All loose fixtures, gates, and non-structural fittings will be removed.
 - Demolition Sequence: Works will proceed from the top down using mechanical means (e.g. 360° excavator with attachments), with the potential use of hand tools where necessary.
 - Concrete Break-Out: All slabs, tanks, and aprons will be mechanically broken and removed.
 - Segregation & Storage: Waste will be separated into fractions and stored in dedicated on-site skips prior to removal.

Roles and Responsibilities

- 1.6 The Project Manager will be responsible for:
- Overall implementation of this Demolition Materials & Resource Management Plan
 - Accurate tracking and reporting of material types and volumes
 - Ensuring only authorised contractors and facilities are used
 - Maintaining waste documentation on site

Estimation of Volumes Arisings

- 1.7 Planning file 15/595 notes c. 1,414 m² of structures inside a 0.54 ha yard that was finished mainly in compacted hardcore with localised concrete slabs around the tanks and feed areas.
- 1.8 Volumes of material arising are estimated as follows:
- Buildings (steel frame, blockwork walls, roof sheeting, slatted tanks): approx. 150 t of mixed inert material.
 - Yard surfacing: assuming an average 0.15 m thickness across the hard-cored footprint, in the order of 1 300–1 500 t of crushed stone / hardcore, with a more limited quantity of poured concrete (estimated < 250 t) around the slurry and feed areas.
- 1.9 Overall, total inert arisings are expected to lie between 1 500 t and 1 800 t, the bulk of which is reusable material.
- 1.10 Final tonnages will be verified by a pre-demolition survey and logged in the site materials register before works commence.

Predicted Material Types and Waste Codes (where relevant)

Description of Waste	EWV Code
Concrete / hardcore	By-product or EoW – not a waste
Mixed construction & demolition waste	17 09 04
Wood	17 02 01
Ferrous metals	17 04 05
Plastic	17 02 03
Mixed municipal waste (non-hazardous)	20 03 01

- 1.11 If any hazardous materials (e.g. asbestos, oils) are discovered, they will be managed in accordance with hazardous waste protocols under appropriate EWC codes (e.g. 17 06 05*, 17 09 03*).

Hardcore / Concrete re-use strategy – Article 27 / End-of-Waste

- 1.12 All concrete removed during break-out will be treated as a resource, not a waste, once it meets aggregate quality criteria. Two circular-economy pathways are available:
- Article 27 by-product declaration** – where the crushed material can be used inside the Bennettsbridge landholding e.g. haul-road strengthening. Concrete will be broken out, processed on site by a mobile crusher and removed immediately.
 - Article 28 End-of-Waste notification** – if a surplus remains after on-site use, the same processing and compliance testing will be completed and an EoW notification lodged with the EPA. The resulting aggregate will then be sold as a certified product for engineering fill or sub-base elsewhere.

- 1.13 Both routes eliminate disposal, minimise traffic, and keep the project fully compliant with the Waste Management Act 1996 (as amended) while delivering a clear circular-economy benefit.

Waste Storage, Transport and Recovery/Disposal

- 1.14 Waste will be stored in segregated skips or on a hardstanding area within the site.
- 1.15 All waste will be removed by an authorised waste collector holding a valid Waste Collection Permit.
- 1.16 Waste will only be delivered to appropriately permitted or licensed waste facilities.
- 1.17 The names of permitted contractors and receiving facilities will be provided to the Planning Authority prior to the commencement of demolition works.

Hazardous Waste and Contaminated Soils

- 1.18 Should hazardous materials or contaminated soil be encountered:
- The area will be isolated and tested as per EU Landfill Directive (2003/33/EC).
 - Waste Acceptance Criteria (WAC) testing will be undertaken where required.
 - Any such material will be handled by authorised specialists for appropriate disposal.

Compliance and Record Keeping

- All transport and disposal records will be retained on site.
- The Project Manager will ensure full compliance with:
 - Waste Management (Collection Permit) Regulations 2007 & 2008
 - Waste Facility Permit and Registration Regulations 2007 & 2008