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FIGURES

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Introduction

- 1.1 This Environmental Impact Assessment Report (EIAR) has been prepared in support of a Section 34 planning application for extension of the existing sand & gravel pit at Kilmore, Brinny, Co. Cork. The site location is shown on Figure 1-1.
- 1.2 For the purposes of this EIAR, the area of 18.3 ha within the red line boundary on Figure 1-2 is referred to as 'the application area' and the wider landholding (within the blue line boundary as per Figure 1-2), is referred to as 'the overall site'.
- 1.3 The proposed development is located in the townland of Kilmore (refer to Figure 1-2). It comprises:
 - An extension to the existing sand & gravel pit with extraction area of c. 9.8 hectares worked on a phased basis.
 - Continued use of development granted planning permission under P. Ref. 24/6269 comprising the existing processing plant and related water management system; the existing concrete plant; ancillary buildings (site office (63 sq.m), 3 no. welfare portacabins (32 sq.m, 23.5 sq.m & 22.0 sqm), 4 no. storage buildings / containers (15 sq.m, 10 sq.m, 6 sq.m & 5 sq.m), 2 no. garages (76 sqm & 76 sq.m), ESB Substation (26 sq.m)); covered vehicle storage (220 sq.m); site access and all related ancillary facilities (wheelwash, fuel storage tank, weighbridge); and recycling of c. 15,000 tonnes of concrete per year for use in concrete production.
 - Phased and final restoration to agricultural use.

All within an application area of c. 18.3 hectares.

- 1.4 Permission is sought for fifteen years plus two years for final restoration (total duration 17 years). Further details of the proposed development are provided in Chapter 2 of this EIAR.
- 1.5 This Environmental Impact Assessment Report has been prepared in accordance with Section 177 of the Planning and Development Act 2000, as amended and Part 10 of the Planning and Development Regulations 2001, as amended.
- 1.6 An Appropriate Assessment Screening Report has also been prepared in support of the planning application and is provided as a separate document.

The Applicant

- 1.7 Keohane Readymix is a family owned enterprise employing approx. 120 people within Co. Cork at the company's locations at Ballygurteen, Kilmore Brinny, Fourcuil and Kilronan. In operation for over four decades, the company has competed against large multi-national companies and others in the Cork area and remains a significant competitive force and large regional supplier of aggregates and concrete products to the construction industry and various authorities in the wider area.
- 1.8 The sand & gravel from the Brinny pit will be used to produce high specification concrete aggregates; plaster / mortar sands; drainage materials and Irish Water specification backfill materials. These products also comply with the relevant national standards.
- 1.9 The company has a strong reputation for good environmental management and health & safety practices across all of its locations, including winning awards at national level.
- 1.10 Keohane Readymix hold leasehold title to the lands that comprise this planning application.

Location And Context

Site Location

- 1.11 The proposed development is located approximately 5km northeast of Bandon and 4km west of Innishannon in Co. Cork, refer to Figure 1-1.
- 1.12 The existing pit and application area is bounded by agricultural lands to the west and east, the Brinny River to the south; and the local county road to the north, refer to Figures 1-2 and 1-3.

Surrounding Land Use

- 1.13 The surrounding landuse is predominantly agricultural grazing land (refer to Figure 1-3). There is a history of sand & gravel extraction within the existing pit and manufacture of value-added road surfacing and concrete products. There is an existing concrete plant located within the site. The MSD Brinny pharmaceutical facility is located c. 0.5 km to the east of the site.
- 1.14 There are a number of residential dwellings located along the local county that adjoins the northern boundary of the site.

Environmental Impact Assessment Report

- 1.15 An Environmental Impact Assessment Report shall include the following¹:
- A description of the development;
 - A description of the aspects of the environment likely to be significantly affected by the proposed development, and, in particular:
 - o Population and human health, biodiversity;
 - o Land and soil, water, air (including noise and vibration), climatic factors and the landscape;
 - o Material assets, including architectural, archaeological and cultural heritage ; and infrastructure (roads & traffic);
 - o The interrelationship between the above factors.
 - A description of the likely significant effects of the proposed development arising from the existence of the proposed development, the use of natural resources, the emission of pollutants, the creation of nuisances and the elimination of waste.
- 1.16 This EIAR is prepared in accordance with the 2014 EIA directive and *Guidelines on the Information to be contained in Environmental Impact Assessment Reports* published in 2022 by the Environmental Protection Agency.
- 1.17 The EIAR is sub-divided into fifteen chapters, which are outlined below.

¹ Schedule 6 of the Planning and Development Regulations 2001 (as amended)

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Chapter 1

- 1.18 This chapter provides an introduction to the proposed development and a brief explanation of the aims and format of the EIAR. It also identifies the various professional consultants who have contributed to the EIAR.

Chapter 2

- 1.19 This chapter provides a description of the proposed development within the overall site and the application area, including the proposed restoration scheme.

Chapters 3 to 15

- 1.20 These chapters provide detailed information on all aspects of the existing environment; a statement of the likely significant effects, if any, of the development that is the subject of the planning application.
- 1.21 They are grouped under the following chapters:
- Chapter 3: Alternatives
 - Chapter 4: Population and Human Health;
 - Chapter 5: Biodiversity;
 - Chapter 6: Land, Soils & Geology;
 - Chapter 7: Water (Hydrology & Hydrogeology);
 - Chapter 8: Climate;
 - Chapter 9: Air Quality;
 - Chapter 10: Noise & Vibration;
 - Chapter 11: Material Assets;
 - Chapter 12: Cultural Heritage;
 - Chapter 13: Landscape;
 - Chapter 14: Traffic;
 - Chapter 15: The Interaction of the Foregoing.
- 1.22 The associated references, plates, figures and appendices are provided at the end of each chapter.
- 1.23 A *“Non-Technical Summary of the Environmental Impact Statement”*, incorporating all of the above chapters, is provided as a separate and self-contained document.

Contributors

- 1.24 The contributors who have assisted in the preparation of this Environmental Impact Assessment Report are identified in Table 1-1 below. Each contributor has the appropriate qualifications, experience and competence for their topic.

Table 1-1: Contributors to Environmental Impact Assessment Report

Personnel	Qualification	Experience
Tim Paul	Chartered Mineral Surveyor & Chartered Engineer (CEng, MIEI, MICE, MSCSI, MRICS, MIQ)	Tim is a chartered mineral surveyor and chartered engineer with over 25 years' experience in providing strategic development advice, mineral reserve valuation, minerals planning & EIA / EIAR; mine waste management; and transactional due diligence services for mining and minerals developments in Ireland and internationally. He was co-author of the EPA (2006) Environmental Management Guidelines for the Extractive Industry (Non-Scheduled Minerals).
Michael Bailey	Associate Ecologist (MIEEM)	Michael Bailey holds a BSc. in Biology and Ecology from the University of Ulster and an MSc. in Quantitative Conservation Biology from the University of the Witwatersrand in Johannesburg. He has extensive experience in ecological studies and assessments across a range of sectors in Ireland and of agricultural, mining and renewable energy projects across Africa. He is a member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Mike currently carries out baseline surveys; EIA / EIAR (Biodiversity topic) and Appropriate Assessments (Stage 1 Screening and Stage 2 NIS).
Peter Glanville	Technical Director (BA, MSc, PhD, MIQUA, MIRLOGI, PGeo MGI)	Peter is a hydrologist, quaternary geologist and geographical information scientist specialising in hydromorphology, fluvial geomorphology and GIS across a range of infrastructure projects. Peter currently works in a variety of industries including mining, minerals and quarrying covering sand & gravel resource assessment; flood risk assessment and EIA / EIAR (Land Soils & Geology and Hydrology topics). Peter is a Professional Geologist registered with the IGI.
Dominica Baird	Principal Hydrogeologist (BSc, MSc, PGeo, CGeol EurGeol FGS)	Dominica is a chartered hydrogeologist with fifteen years' consultancy experience. Since 1998, Dominica has practised hydrogeology, contaminated land and groundwater risk assessment in London, Edinburgh and Dublin and has since led contaminated land, water resources and due diligence projects. She undertakes groundwater monitoring programmes; hydrogeological risk assessments and EIA / EIAR (Hydrogeology / Groundwater topic). Dominica is listed on the IGI's register of professional hydrogeologists.
Dr. Charles Mount (Archaeology Sub Consultant)	Project Archaeologist (M.A., Ph.D., M.B.A., Dip. EIA & SEA Mgmt., M.I.A.I.)	Charles Mount is a project archaeologist and Environmental Impact Assessment consultant with more than 25 years' experience. He is a Board Member and Newsletter Editor of the Institute of Archaeologists of Ireland and licensed by the National Monuments Service.
Anne Merkle	Associate Landscape Architect (Dipl.-Ing. (FH) LA, MILI. Tech. Arbor. A.)	Anne has 15 years' experience working for landscape consultancies in Ireland. Her main expertise is the preparation of Landscape and Visual Impact Assessments (LVIA) for a wide range of projects, including wind farms, powerlines, geothermal energy plants, quarries / sand & gravel pits and mixed developments. She has been

Personnel	Qualification	Experience
		involved at every stage of the LVIA process, from site surveys to report writing and preparation of figures and photo sheets. Anne undertakes tree surveys and carries out EIA / EIAR (Landscape & Visual topic). She has specific experience and expertise in the preparation of restoration schemes for pits and quarries.

- 1.25 Keohane Readymix personnel assisted in the preparation of the EIAR by providing supporting information on the proposed scheme and operation of the proposed development.

Difficulties Encountered With EIAR Compilation

- 1.26 This Environmental Impact Assessment Report was compiled on the basis of published regional and local data and site-specific field surveys. No difficulties were encountered in compiling the required information.

Consultations

- 1.27 Consultations undertaken as part of preparing the EIAR are described in chapters.

References

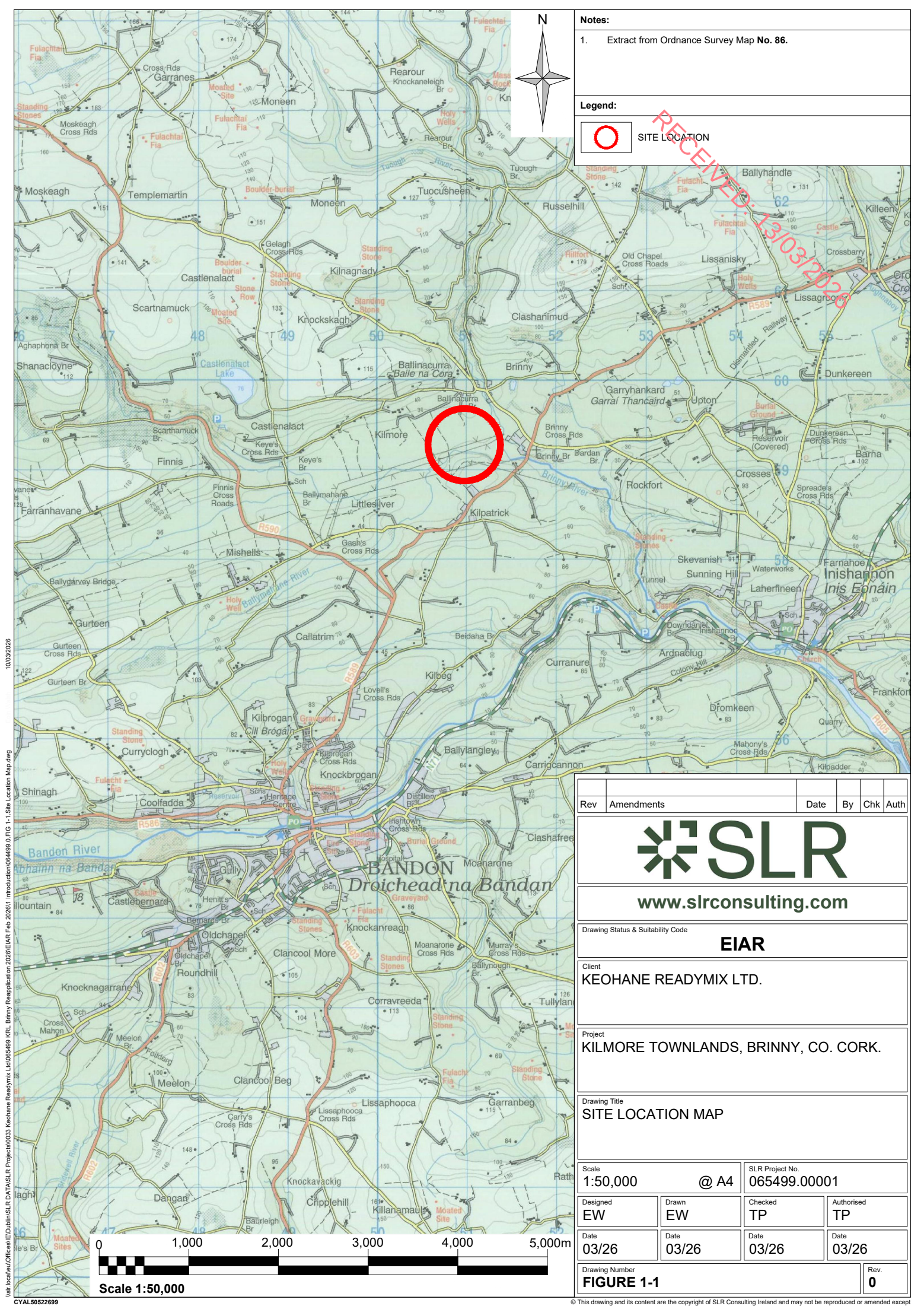
Environmental Protection Agency (2022) Guidelines on the Information to be 'Contained in Environmental Impact Assessment Reports'.

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended)

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Figures



Notes:

1. Extract from Ordnance Survey Map No. 86.

Legend:

SITE LOCATION

Rev

Amendments

Date

By

Chk

Auth

SLR

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Drawing Status & Suitability Code

EIAR

Client

KEOHANE READYMIX LTD.

Project

KILMORE TOWNLANDS, BRINNY, CO. CORK.

Drawing Title

SITE LOCATION MAP

Scale

1:50,000

@ A4

SLR Project No.

065499.00001

Designed

EW

Drawn

EW

Checked

TP

Authorised

TP

Date

03/26

Date

03/26

Date

03/26

Date

03/26

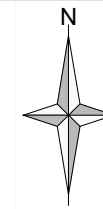
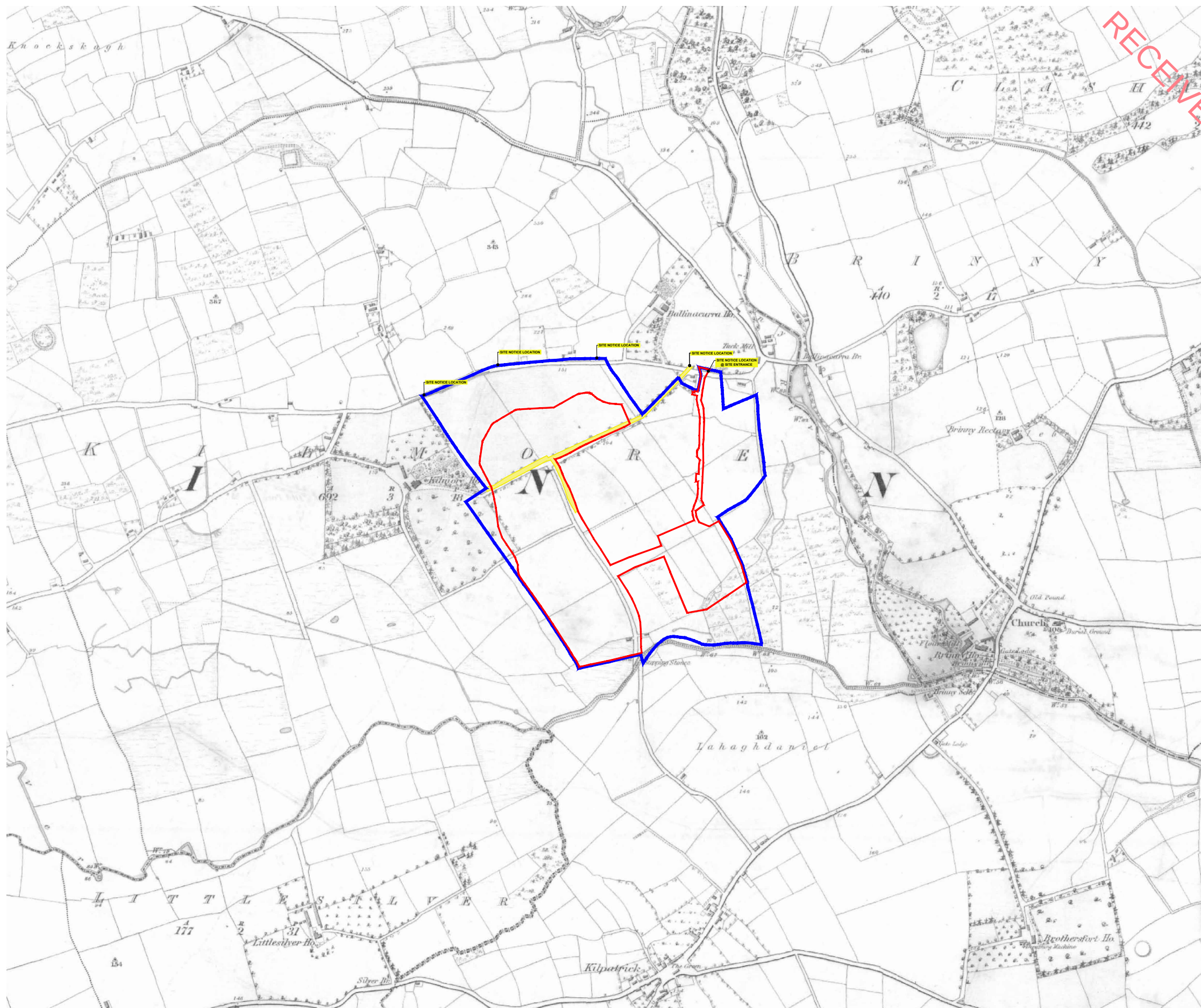
Drawing Number

FIGURE 1-1

Rev.

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\\slr-local\office\l\slr\DATA\SLR\PROJECTS\065499 KRL Brinny Reappication 2026\065499.0 FIG 1-1 Site Location Map.dwg 10/03/2026



Notes:

1. Extract from Ordnance Survey 6 INCH Map No. **CK096**.

Legend:



Rev	Amendments	Date	By	Chk	Auth
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	Drawing Status & Suitability Code
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EIAR

Client

Client
KEOHANE READYMIX LTD.

Project

KILMORE TOWNLANDS, BRINNY, CO. CORK

Drawing Title

SITE NOTICE LOCATION MAP

Scale
1,10,000

SLR Project No.	065499.00001
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Designed
EW

Drawn	EW
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	Checked
	TP

Authorised	TP
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Date
03/26

	Date
	03/26

Date
03/26

Date
03/26

Drawing Number
FIGURE 1-2

Rev.
0

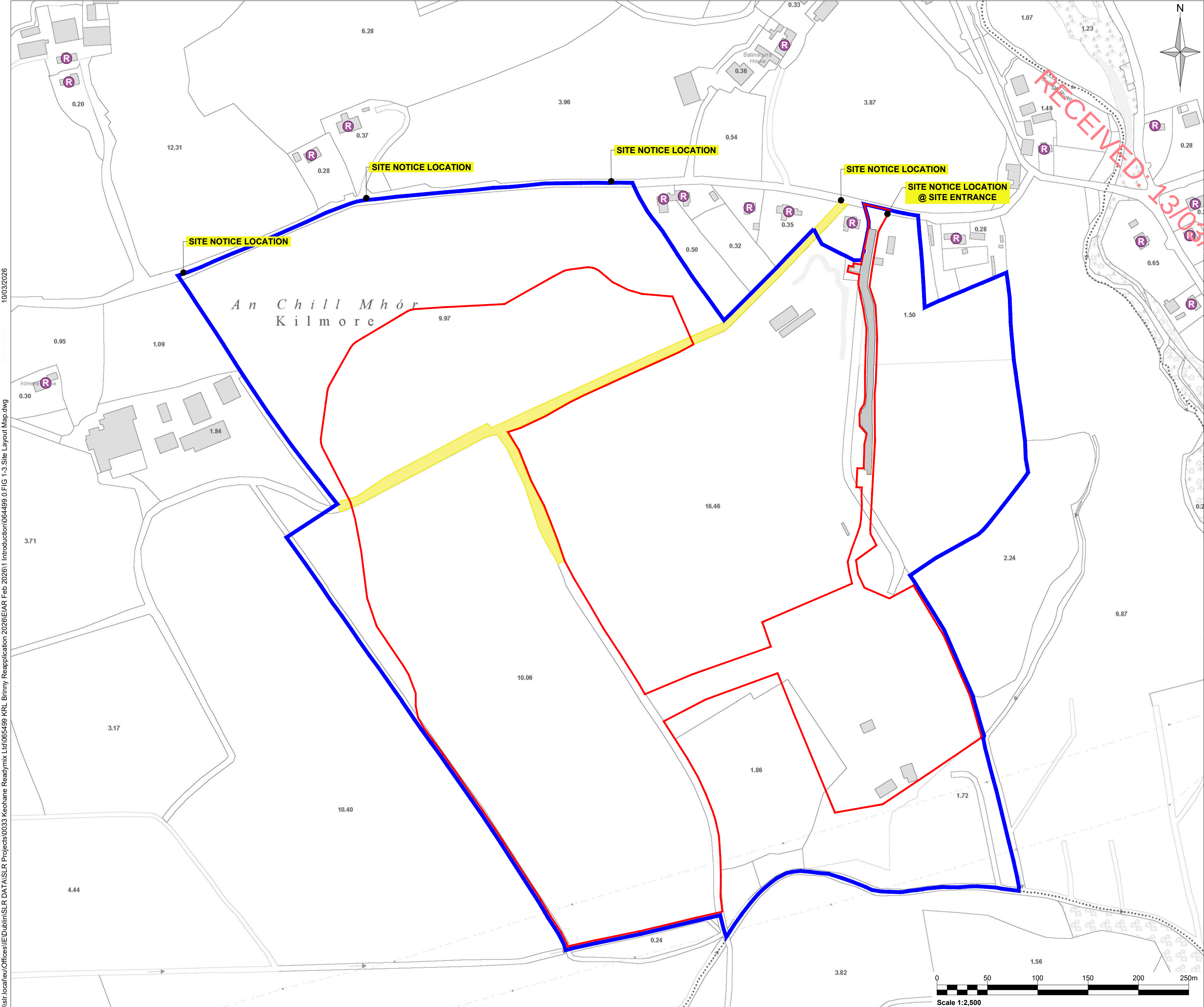
Scale 1:10,000

10/03/2026

\\slr.local\eu\Offices\IE\Dublin\SLR DATA\SLR Projects\0033 Keohane Readymix Ltd\065499 KRL Brinny Reapplication 2026\EIAR Feb 2026\1 Introduction\064499 0.FIG 1-3 Site Layout Map.dwg

CYAL50522699

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Notes:
1. Extract from Ordnance Survey Map No. 6542.

Legend:

APPLICANTS LAND INTEREST (c. 43.2 Ha)

APPLICATION AREA (c.18.3 Ha)

EXISTING WAYLEAVE

R

RESIDENTIAL LOCATION

Rev	Amendments	Date	By	Chk	Auth
SLR www.slrconsulting.com					
Drawing Status & Suitability Code EIAR					
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title SITE LAYOUT MAP					
Scale 1:2,500 @ A2		SLR Project No. 065499.00001			
Designed EW	Drawn EW	Checked TP	Authorised TP		
Date 03/26	Date 03/26	Date 03/26	Date 03/26		
Drawing Number FIGURE 1-3					Rev. 0

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