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Introduction

Background

- 11.1 This chapter of the Environmental Impact Assessment Report (EIAR) relates to the potential effects of proposed development at Kilmore, Brinny, Co. Cork, on Material Assets. For further detail of the proposed development and the application site, refer to Chapter 2 of this EIAR.
- 11.2 For the purposes of this EIAR, the 18.3 ha. area within the red line boundary on EIAR Figure 1-2 is referred to as 'the application area'.
- 11.3 This chapter of the EIAR provides an overview of the material assets within the vicinity of the application area. It details those assets that may potentially be affected by the proposed development.

Scope of Work / EIA Scoping

- 11.4 According to the EPA (EPA (2003) Advice Notes on Current Practice:

"Resources that are valued and that are intrinsic to specific places are called 'material assets'. They may be of either human or natural origin and the value may arise for either economic or cultural reasons".

- 11.5 Under Schedule 6 of the Planning and Development Regulations (2001) as amended, material assets also refers to architectural and archaeological heritage and cultural heritage.
- 11.6 The EPA guidelines in relation to the preparation of EIAR¹ note the following in respect of material assets:

"Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes roads infrastructure."
- 11.7 The specific headings in the guidelines in relation to material assets refer to built services, roads and traffic and waste management.
- 11.8 Chapter 14 of this EIAR addresses traffic impacts arising from the proposed development and Chapter 12 addresses architectural heritage, archaeological heritage and cultural heritage issues, separately to this chapter.
- 11.9 This chapter comprises the consideration of existing resources pertinent to the proposed development and the application area that are not addressed elsewhere in the EIAR, and the likely development impacts on those resources. On this basis, this chapter addresses built services and waste management. Built services are understood to refer to electricity, telecommunications, gas, water supply infrastructure and sewerage.

Consultations / Consultees

- 11.10 Consultation was not undertaken in the preparation of this chapter of the EIAR.

¹ Environmental Protection Agency (2022) *Guidelines on the Information to be contained in Environmental Impact Assessment Reports*.

Contributors / Author(s)

11.11 This chapter of the EIAR was prepared by Tim Paul, Director, SLR Consulting Ireland. 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; mine waste management; and transactional due diligence services for mining and minerals developments in Ireland and internationally.

Difficulties Encountered

11.12 No limitation or difficulties were encountered in the preparation of this chapter of the EIAR.

Regulatory Background

Guidelines

11.13 As outlined above, this chapter of the EIAR has been prepared in accordance with the Guidelines on the Information to be contained in Environmental Impact Assessment Reports by the EPA (2022).

Technical Standards

11.14 There are no technical standards relevant to this chapter of the EIAR.

Receiving Environment

Study Area

11.15 The study area relates to the land uses, dwellings, buildings and infrastructure on the public road network surrounding the application area.

Baseline Study Methodology

11.16 The baseline study comprises a desk-top review of online and published resources, information provided by the applicant and information contained in the other chapters of this EIAR. Ordnance Survey maps and aerial photography were also examined.

Sources of Information

11.17 Baseline information was obtained from the following sources:

- Myplan.ie (<http://myplan.ie>);
- Cork County Development Plan 2022 - 2028;
- Specialist environmental topic chapters of this EIAR;

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- Ordnance Survey maps;
- Aerial photographs;
- Openstreetmap.org.

Context

- 11.18 The proposed development is located approximately 5km northeast of Bandon and 4km west of Innishannon in Co. Cork, refer to EIAR Figure 1-1. 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 EIAR Figures 1-2 and 1-3.
- 11.19 The surrounding landuse is predominantly agricultural grazing land (refer to EIAR 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.
- 11.20 There are a number of residential dwellings located along the local county that adjoins the northern boundary of the site, refer to EIAR Figure 8-1 and Figure 10-1 for receptor locations.

Built Services / Infrastructure

- 11.21 The existing pit is served by mains electricity. Two 110kV lines traverse the southern part of the application area in an east to west direction.
- 11.22 Effluent from toilet facilities is collected in an effluent holding tank permitted under planning ref. 24/06269. The holding tank is emptied by a licenced waste company on an as required basis. Surface water is managed as outlined in Chapter 7 of this EIAR.

Waste Management

General Waste Management

- 11.23 General waste produced by the office / canteen within existing development is stored in designated areas, where it is collected and removed for recycling or disposal by a licensed waste contractor.
- 11.24 Waste oils are collected periodically by a licensed company. Any light bulbs, batteries, rubber tyres and scrap metal arising on the site are stored within local designated scrap storage areas prior to collection by a licensed collector.

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Local Receptors

- 11.25 The existing development and application area are located in an area with predominantly agricultural landuse. The MSD Brinny pharmaceutical facility is located approximately 0.5km to the east of the site.
- 11.26 The nearest residential receptors are located to the north of the existing development and application area, refer to EIAR Figure 8-1 and Figure 10-1.

Impact Assessment

Evaluation Methodology

- 11.27 The evaluation of effects on built services and waste comprises a qualitative assessment based on the quantitative and qualitative analysis of potential effects on the environment undertaken in other chapters of this EIAR. The assessment also takes into account a review of relevant literature and professional judgement in relation to impacts on built services and waste.

Built Services / Utilities

Construction and Operational Stage Impacts

- 11.28 The proposed development relates to extension of the existing sand & gravel pit. The existing built services / utilities will continue to be used. No construction stage arises and accordingly there will be no construction stage impacts in relation to built services / utilities.
- 11.29 The existing road access infrastructure, processing, concrete plant and ancillary development is in place within the existing pit area.
- 11.30 As with the existing pit operations there will be no impact from the proposed development on the two 110kV lines traversing the southern part of the application area.
- 11.31 Given that the proposed development does not require the provision of any additional built services and the overall site currently operates without significant adverse effects on built services, it is considered that the proposed development would not have any significant, adverse, direct or indirect effects on built services / utilities.

Post-Operational Stage Impacts

- 11.32 The post-operational stage relates to the application area following the cessation of extraction operations and the completion of final restoration works. It is proposed to restore the lands to agricultural landuse.
- 11.33 No activities that would have the potential to affect any built services in the vicinity would be undertaken during this stage. It is not anticipated that there would be any significant direct or indirect effects on built services / utilities during the restoration works.

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Waste

Construction and Operational Stage Impacts

- 11.34 The proposed development relates to the extension of the existing sand & gravel pit. There will be no construction stage impacts in relation to waste management.
- 11.35 There are existing waste management arrangements in place in relation to general waste that would be generated by the staff. These arrangements will remain in place for the duration of the operational stage. Any waste generated by the operational stage works will be handled and stored in an appropriate manner and will be removed off site by an appropriately licenced waste collector.
- 11.36 The limited volume of general waste generated within the overall site is appropriately handled. It is considered, therefore, that the impact of waste generation during this stage will be medium-term, temporary and insignificant.

Post-Operational Stage Impacts

- 11.37 By the post-operational stage, the extraction area will be restored. Any waste generated on the site will be limited to general waste produced by any employees that engaged in aftercare on an intermittent basis over a two year period. Any such limited volumes of waste will be handled in accordance with the established practices on the overall site and will be removed by a licenced contractor.
- 11.38 It is considered, therefore, that the generation of waste during this period will be short-term, temporary and insignificant in its effects.

Unplanned Events (i.e. Accidents)

- 11.39 According to the EPA guidelines, unplanned events, such as accidents, can include “*spill from traffic accidents, floods or land-slides affecting the site, fire, collapse or equipment failure on the site*”. The 2014 EIA directive refers to “*major accidents, and/or natural disasters (such as flooding, sea level rise, or earthquakes)*”. In addition, the EPA guidelines note that “*Some types of factors are particularly vulnerable to unplanned events that have the potential to cause significant sudden environmental effects*”.
- 11.40 In this instance, the vulnerability of the proposed development to accidents, unplanned events or natural disasters is relatively limited owing to
- the nature of the materials being handled / extracted;
 - the relatively simple nature of the development works, extraction and processing activities; and
 - the established nature of these activities with proven management systems in place.
- 11.41 Unplanned events in relation to the proposed development could conceivably relate to:
- instability arising from excavation, handling and placement of materials;
 - spill from traffic accidents; and
 - flooding.

- 11.42 The pit design incorporates industry standard slope angles to ensure both short-term and long-term stability. Adhering to the HSA (2020) Safe Quarry Guidelines to the Safety Health and Welfare at Work (Quarries) Regulations 2008 should limit the potential for unplanned events in the form of instability in the pit faces.
- 11.43 The Office of Public Works (OPW) is the government agency with statutory responsibility for flooding in Ireland. The OPW website indicates there is no potential for fluvial (surface water bodies) or pluvial (rainfall) flooding within the proposed development area.
- 11.44 Chapter 14 (Traffic) indicates that the proposed development would have negligible impact on traffic flows on the existing road network. It is considered that the risk of an accident resulting in a spillage would be no greater in relation to this development than it is for any other form of development that relies on the transportation of goods and materials by HGVs. The potential for significant impacts on material assets as a result of a road spillage is likely to be low and any such effects would be temporary.
- 11.45 In light of these factors, it is considered that no material assets identified in this chapter are particularly vulnerable to unplanned or unforeseen events and that any unplanned events, were they to occur, would be unlikely to cause significant, sudden environmental effects in respect of existing built services / utilities and infrastructure or the management of wastes.

Cumulative / Synergistic Impacts

- 11.46 A search of the Cork Co. Council online planning search facility indicates that there are no other planned developments in the vicinity of the application area, which were granted planning permission in the last five years and have the potential to have any significant adverse cumulative impacts on material assets.

Transboundary Impacts

- 11.47 It is not anticipated that the impacts of the proposed development would have any significant transboundary effects on material assets.

Interaction with Other Impacts

- 11.48 It is not anticipated that the effects of the proposed development on material assets would interact significantly with other impacts.

Mitigation Measures

Construction and Operational Stage

- 11.49 No construction stage arises in relation to built services / utilities, and there are no built services / utilities within the application site that would be directly affected by the operational stage of the proposed development. No mitigation measures are therefore required in relation to built services / utilities.
- 11.50 Aside from the continued implementation of established good practice and housekeeping, no additional mitigation measures are required in relation to general waste management.

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Post – Operational Stage

- 11.51 There are no built services / utilities within the application site that would be directly affected during the post-operational stage of the proposed development. No mitigation measures are required in relation to built services / utilities.
- 11.52 It is not expected that any significant volumes of waste would be generated during the post-operation stage. Any such waste will be handled in accordance with the established practices on site and will be removed by a licenced contractor. No additional mitigation measures are proposed in relation to waste management.

Residual Impact Assessment

Construction Stage

- 11.53 The proposed development relates extension of an existing sand & gravel pit. In relation to materials assets (built services / utilities and waste) no construction stage arises and accordingly there will be no construction stage residual impacts.

Operational Stage

- 11.54 There will be no significant adverse residual impacts on material assets arising during the operational stage.

Post – Operational Stage

- 11.55 There will be no significant adverse residual impacts on material assets arising during the post-operational stage.

Monitoring

- 11.56 There is no specific monitoring required or proposed in relation to material assets.

References

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

Health & Safety Authority (HSA, 2020). 'Safe Quarry – Guidelines to the Safety, Health & Welfare at Work Regulations 2008 (S.I. No. 28 of 2008)'.