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APPENDICES

- Appendix 2-A Site Specific Environmental Management System (EMS)

Existing Site

- 2.1 The application site extends to c. 18.3 hectares and comprises an existing aggregate processing plant, concrete plant, related ancillary facilities / infrastructure and existing agricultural fields, currently under pasture. The existing site layout is shown on Figure 2-1. Site levels over the existing agricultural lands reduce in a southerly direction from c.35m AOD on the northern boundary of the application site to c.20m AOD on the southern boundary.

Proposed Development

Development Overview

- 2.2 The proposed development 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.

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.

- 2.3 The proposed development being applied for under this planning application is shown on Figure 2-2, with existing and proposed cross-sections shown on Figure 2-3. Works will take place within an overall application area of c. 18.3 hectares.

Extraction Areas

- 2.4 The proposed development will include an extension to the existing pit covering 9.8 hectares, refer to Figure 2-2 and Figure 2-3.
- 2.5 Extension Area 1 (3.0 hectares) is located to the north of the existing sand & gravel pit and is separated by an internal private access track that will be retained in place. Topsoil / subsoil tripped from the Area 1 extraction area will be used in perimeter screening berms along the eastern, northern and western sides. Sand & gravel extracted will be hauled to the processing plant via a crossing point (on the private track) and an internal road located within the eastern side of Area 2.

- 2.6 Extension Area 2 (6.8 hectares) is located on the western side of the existing sand & gravel pit. Topsoil / subsoil tripped from the Area 2 extraction area will be used in perimeter screening berms along the western and southern sides. Sand & gravel extracted will be hauled to the processing plant via a crossing point on the eastern side of Area 2.

Phasing Plan

- 2.7 The phasing of the development is shown on Figure 2-5. This phasing plan provides for:

Area 1:

- Phase 1: Year 1 extraction at eastern side nearest dwellings
- Phase 2: Year 2 restoration of eastern side completed and extraction carried out over the balance of Area 1
- Phase 3: Year 3 restoration of full Area 1 completed, as per our objective of completing the restoration of this area as soon as possible.

Area 2:

- Phase 1 & 2: Years 1 to 6: extraction carried out in the southern part of Area 2
- Phase 3: Years 7 to 15: extraction progressively carried in the balance of the Area 2; Years 7 to 17: restoration of Area 2 progressively completed, commencing with southern part.

Restoration (Reinstatement to Agricultural Use)

- 2.8 Part of the existing sand & gravel pit has been restored to agricultural use (refer to Figure 2-4 Landscape 7 Restoration Plan), and restoration to agricultural use is continuing on a phased basis under planning permission ref. 24/06269. Further restoration details are provided in the Proposed Restoration Scheme section of this chapter.

Aggregate Reserve Assessment

- 2.9 The total recoverable reserve of sand and gravel from within the proposed extraction area is assessed at c. 0.8 million tonnes.

Rate of Extraction & Duration of the Development

- 2.10 The extraction rate is estimated to be c. 40,000 - 60,000 tonnes per year, depending on market demand. Based on this extraction rate the duration of the extraction will be c. 15 years. Allowing a further two years for final restoration this would equate to an overall development duration of c. 17 years. Extraction and restoration will take place on a phased basis as shown Figure 2-5, with Area 1 closest to residential dwellings being extracted and fully restored within 3 years.

Site Screening

- 2.11 The existing site is partially screened from the surrounding roads by existing mature hedgerows and trees along the eastern, northern and western site boundaries. An operational landscaping and planting scheme has been designed to provide additional screening around the perimeter of the proposed development, refer to Figure 2-4 Landscape & Restoration Plan (Incl Tree Protection & Removal).

- 2.12 This site screening will comprise screening berms and planting. This operational landscaping will be undertaken as early as possible at the start of development of the extension areas - Area 1 and Area 2 to maximise the time available for planting to mature. The existing mature tree lines and hedgerows along the private internal tracks on the southern boundary of Area 1 and the eastern boundary of Area 2 will be retained, apart from two localised areas where temporary crossing points for internal roadways will be constructed. Tree protection measures (including provision of root protection zones and tree protection fencing) will be implemented as detailed on Figure 2.4

Removal of Topsoil / Subsoil

- 2.13 Topsoil / subsoil will be removed as each extraction area - Area 1 and Area 2 is developed. Soil stripping will be undertaken using a hydraulic excavator and loaded directly onto dump trucks for haulage to the designated screening berm locations.
- 2.14 On occasion soils may be stored temporarily within each phase area pending use in screening berms. The maximum height of any temporary soil storage areas will be three metres.
- 2.15 Soils will be reused in the restoration of the lands to agricultural use, refer to the Proposed Restoration Scheme section of this chapter.

Site Drainage

- 2.16 Rain falling across the application site generally percolates down through the existing ground surface as recharge to groundwater.
- 2.17 The final pit floor levels will be maintained at 1m above the high groundwater level. Surface water collecting in the pit floor will percolate naturally into the underlying ground.
- 2.18 There will be no off-site discharges to the Brinny River located to the south of the site.
- 2.19 A hydrological / hydrogeological assessment has been carried out to determine what the requirements are for the proposed development, with regard to a water regime. It addresses mitigation measures to eliminate and/or minimise the potential impacts, if any, on surface water and groundwater. These measures will be incorporated into the pit design and operation, (refer to EIAR Chapter 7 – Water).

Method of Extraction

Dry Working

- 2.20 Dry working extraction will use an excavate, load and haul method. An excavator will be used to extract the sand & gravel materials from the working face and load them onto a truck for transport to the existing processing plant.

Blasting – None Required

- 2.21 No blasting is required for sand & gravel extraction and no such operations will be carried out at the proposed development. No rock will be extracted.

Machinery

- 2.22 The machinery used for extraction will comprise 1 no. excavator and 1 no. haul truck. An excavator or dozer will be used for the restoration earthworks.

Processing Method

Existing Processing Plant

- 2.23 The extracted sand & gravel will be processed using the existing industry standard fixed washing and screening plant to produce a range of aggregates for use in concrete products and as construction materials in building and civil engineering projects around the Cork region.
- 2.24 The existing plant location is shown on Figure 2-2. It comprises screening and washing units. Provision has been made for crushing of oversize materials (i.e. oversize cobble material screened out and that cannot be screened / washed directly into sand & gravel products).
- 2.25 The plant is located on the existing pit floor to assist with visual and acoustic screening.

Washwater Treatment & Fines Removal

- 2.26 The processing plant incorporates best available technology water treatment system to reuse and treat water from the washing units. The water management system is a closed system with no discharge to surface water or groundwater. A number of lagoons are provided for circulation, reuse and storage of water within the plant. These lagoons are located above the existing pit floor. Additional lagoons will be added as operational requirements dictate.
- 2.27 The fines settled out in the lagoons are incorporated into the phased restoration works.

Product Stockpiles & Related Machinery

- 2.28 Product stockpiles are co-located in the processing plant area. One loading shovel is used to manage the stockpiles and to load the heavy goods vehicles (HGV's) transporting the aggregate products to Keohane Readymix facilities and the wider construction market.

Concrete Recycling

- 2.29 Concrete recycling is permitted in the existing processing area under planning permission ref. 24.06269. It is undertaken using crushing and screening processes as per the existing processing of sand & gravel.
- 2.30 Concrete recycling will comprise recycling of returned concrete from KRL's concrete operations. No concrete from bunds or tanks used for fuel storage will be accepted. A record of all concrete recycled will be maintained on site.
- 2.31 Un-recycled concrete and recycled concrete will be stored in aggregate bays within the processing area, refer to Figure 2-2.
- 2.32 Standard operating procedures for the management and control of the concrete recycling operations are implemented by Keohane Readymix Ltd., and these are detailed in the Concrete Recycling Operating Procedures document submitted to Cork Co. Council under planning ref. 24/06269.

Working Hours

- 2.33 The proposed working hours shall be as set out under condition 4 attached to planning permission ref. 24/06269:

The operating hours shall be limited to between 0700 hours and 1900 hours Monday to Friday and between 0800 hours and 1400 hours on Saturday. No work shall take place nor the site be open for business on Sundays or bank or public holiday.

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Employment

- 2.34 The development will provide direct employment for up to 5 people (1 no. Manager; 3 no. Excavator / Shovel / Haul Truck Drivers and 1 no. Plant Operator) directly on-site, with 3 no. full-time drivers associated with the aggregate haulage and concrete deliveries. This employment will be secured for the duration of the development.
- 2.35 The development will also support further indirect employment through supplier and maintenance contracts.

Site Infrastructure

- 2.36 The layout of the existing site infrastructure is shown on Figure 2-1 and planning drawing PL04.

Site Access

- 2.37 The existing permitted access to the site will continue in operation. All truck traffic turns right on exiting the site and travels on the country road to join the R589 regional road at Brinny Cross Roads.
- 2.38 The access is surfaced with suitable gradients / drainage to ensure that no excess surface water drainage flows from the site onto the public road network.
- 2.39 In accordance with condition 19 attached to planning permission ref. 24/06269 vegetation will be trimmed when required so that it does not impede sight distances for traffic leaving the pit at the public road junction.

Site Security

- 2.40 The boundaries of the site are securely fenced with a combination of stock-proof fencing and mature hedgerows. The site boundary will continue to be inspected on a regular basis and maintained as required under the Safety, Health & Welfare at Work (Quarries) Regulations 2008.
- 2.41 Appropriate warning signs are displayed at visible locations along the boundary at appropriate intervals.
- 2.42 The wash water settlement lagoons are appropriately signed, and buoyancy aids provided.
- 2.43 The entrance to the site has lockable gates to prevent unauthorised access outside of the working hours.

Site Roads & Parking

- 2.44 Internal access roads are provided within the site. The internal road is surfaced between the weighbridge and site entrance to eliminate the risk of mud / dirt being transported onto the public road.

- 2.45 A designated car parking area is available for employees and visitors adjacent to the site office facility.

Wheelwash

- 2.46 There is an existing wheelwash in place within the existing pit, and this will continue in use for the duration of the proposed development, consistent with the requirement of condition 25 attached to planning permission ref. 24/06269. This will ensure compliance with condition 20 attached to planning permission ref. 24/06269 that states: *No dust, mud or debris shall be carried out onto or deposited on the public road / footpath.*

Weighbridge

- 2.47 In order to track and record the amount of material leaving the site, all HGV traffic is directed across a weighbridge located on the internal access road as shown on Figure 2-1.

Offices and Ancillary Welfare Facilities

- 2.48 The existing office facilities will continue to act as a site welfare facility. This includes a toilet facility with an associated effluent holding tank. In accordance with the requirements of conditions 21 and 23 attached to planning permission ref. 2406269 the old septic tank has been decommissioned and replaced with effluent holding tank. The holding tank is emptied on an as required basis by a suitable sewage disposal contractor, with emptying records kept on file by Keohane Readymix Ltd.

Utilities and Services

- 2.49 Three phase electricity supply is provided from the Electricity Supply Board's National Grid via an ESB substation located on site. A diesel generator provides an alternative power supply to the processing plant.
- 2.50 Top water for the processing plant will be provided from the water abstraction point shown on Figure 2-1. The approximate quantity of water abstracted each day is c. 120 cubic metres per day. The amount of water abstracted is minimised by use of a closed water management (settlement lagoon) system for treatment and reuse of wash-water in the washing plant.
- 2.51 Drinking water will be sourced from bottled water brought to site.

Fuel and Oil Storage

- 2.52 Diesel fuel is stored in an internally banded double skinned fuel tank. A vehicle fuelling hardstanding area with hydrocarbon interceptor is in place. The location of the current banded fuel storage, refuelling area and the hydrocarbon interceptor are shown on the existing site layout Figure 2-1. The interceptor is maintained in accordance with the manufacturer's requirements and will be pumped out by a licenced waste operator (e.g., ENVA or similar) on an as needed basis
- 2.53 Other lubricants and oils are stored on spill pallets within a secure storage container.
- 2.54 Spill kits and spill kit training are provided on site to contain / manage any accidental spillages.

Waste Management

Extractive Waste Management

- 2.55 All products and by-products arising from the aggregate processing have commercial value. Any other waste materials from the site will be stored, collected, recycled and/or disposed of in accordance with any requirements of Cork County Council.

General Waste Management

- 2.56 Keohane Readymix Ltd. as a member of the Irish Concrete Federation commits 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”

- 2.57 In accordance with the requirements set out under condition 26 attached to planning permission ref. 24/06269 *Any end-of-life metal equipment shall not be allowed to accumulate on site and any end-of-life equipment wastes arising on site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility. Adequate on-site arrangements shall be made to the satisfaction of the Planning Authority for the storage of recyclable materials prior to collection.*

- 2.58 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 plant and can cause a nuisance if allowed to build up in an uncontrolled manner. A designated scrap metal area is demarcated on site, and the build-up of scrap is 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 plant are 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 Style Waste (Canteen Waste)** – domestic waste generated at the offices and employee’s facility is collected by a licensed waste collection contractor.
- **Redundant Machinery** Keohane Readymix Ltd. have reviewed the existing infrastructure on site and have identified any redundant pieces of machinery that will be dismantled and removed from the site. KRL will undertake this removal within 6 months of the date of grant of future planning permission

Note: Topsoil and subsoil stripped from above the sand and gravel and silt produced during the washing process are not considered waste. They are an essential component of the restoration programme.

Proposed Environmental Controls

General

- 2.59 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 implemented at the site are outlined in the following sections.
- 2.60 Any additional control measures, over and above those outlined below, which may be conditioned on foot of the proposed planning application, will also be implemented.

Dust Control

- 2.61 In dry, windy weather conditions, site activities may give rise to dust blows across and beyond the planned development site areas. In order to control dust emissions, the following measures are implemented:-
- Water will 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;
 - All HGV's exiting the site are and will continue be routed through the wheelwash. This will minimise the transport of fines by HGVs over the access / egress road and the public road network;
- 2.62 The amount of dust or fines carried onto the public road network will be further reduced by periodic sweeping of internal paved site roads and surrounding public roads, if required.
- 2.63 A dust monitoring programme is currently in place at the existing site, and ongoing dust deposition monitoring is carried out as part of the environmental monitoring programme. Monitoring results are, and will continue to be, submitted to Cork County Council.
- 2.64 Existing dust management and mitigation measures are implemented in accordance with the DoEHLG (2004), and EPA (2006) environmental guidelines for the sector, refer to EIAR Chapter 8 – Air Quality.

Noise Control

- 2.65 The sources of noise located within the planning application area are primarily related to machinery / plant operation.
- 2.66 The potential for noise generation from the planning application area is significantly reduced by locating the existing aggregate processing and concrete plants within the existing pit area.
- 2.67 In addition to the above the following good house-keeping measures are in place to reduce noise emitted from plant and machinery as much as possible:
- Use of screening berms;
 - All machinery used are CE certified for compliance with EU noise control limits;
 - The machinery is 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 is fixed or replaced immediately;

- If there are further noise-reducing modifications available for any machinery, they are fitted wherever practical (e.g. rubber-decked screens, rubber chute linings, white noise alarms etc.)
- Haul road grades are kept as low as possible ($\leq 1:10$) to reduce engine / brake noise from heavy vehicles.

2.68 Existing noise management and mitigation measures are implemented in accordance with the DoEHLG (2004) and EPA (2006) environmental management guidelines for the sector, refer to EIAR Chapter 10 – Noise.

2.69 There is an existing noise monitoring programme at the site and ongoing noise monitoring is carried out as part of the environmental monitoring programme. Monitoring results are and will continue to be submitted to Cork County Council.

Traffic Control

2.70 The existing permitted access will continue in use.

2.71 Planning permission ref. 24/06269 provides for recycling of 15,000 tonnes of concrete per year for use in concrete production; importation of 25,000 tonnes of sand & gravel for processing; and importation of up to 20,000 tonnes of inert soil & stone per year (under Article 27) for phased restoration. This equates to a total of up to 60,000 tonnes per year.

2.72 The proposed maximum annual output from the pit extension will be 60,000 tonnes of sand & gravel per year.

2.73 The maximum number of HGV movements will be one to two HGV trips per hour based on a maximum annual total output / import of 120,000 tonnes per year, 50 week year, 5.5 day week, 11 hour full day and 28 tonne (aggregates / inert soil) or 8 cu. metre (concrete) HGV loads.

2.74 In accordance with the requirement set out under condition 24 attached to planning permission ref. 24/06269 *Haulage to and from the quarry shall be via national and regional road as much as possible. The haulage on local roads shall be kept to a minimum along each haulage route.*

2.75 Under condition 28 attached to planning permission ref. 24/06269 Keohane Readymix Ltd. is contributing €95,000 to Cork Co. Council by way of a special contribution for provision of road resurfacing along the public road leading from the pit to the R589 regional road junction.

Litter Control

2.76 As the existing and proposed development are / 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.

2.77 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

2.78 As the sand & gravel extraction, processing, concrete production and restoration activities at the site do not / will not involve biodegradable materials they do not / will not emit odorous gases, and do not / will not give rise to odour nuisance. Accordingly, it is not intended to implement any specific odour control measures at the site.

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Vermin Control

- 2.79 As the existing and proposed developments are / will be free of putrescible (food / kitchen) waste, on-site activities will not attract vermin (rats) for the duration of the extraction or subsequent restoration operations. Accordingly, no specific vermin control measures will be implemented at the site.

Bird Control

- 2.80 As the existing and proposed developments are / will be free of putrescible (food / kitchen) waste, site activities are highly unlikely to attract scavenging birds such as gulls and crows for the duration of works. Accordingly, no specific bird control measures will be implemented at the site.

Fire Control

- 2.81 As the existing and proposed development are / will be free of flammable materials which could create a major fire or explosion risk, on-site extraction activities do not / will not present a significant fire risk for the duration of the extraction operations. Accordingly, there is no requirement to implement specific fire control measures at the site.
- 2.82 In the unlikely event that a fire does occur, the local fire station in Bandon will be contacted and emergency response procedures will be implemented. Fire extinguishers (water and foam) will be provided at the welfare facility to deal with any small outbreaks which may occur.

Proposed Environmental Monitoring

General & Environmental Management System (EMS)

- 2.83 Keohane Readymix Ltd. (KRL) operates an environmental management programme to monitor and manage emissions from all their established operations. A copy of the site specific Environmental Management System (EMS) for Brinny is provided in **Appendix 2-A** at the end of this chapter. The EMS includes details of the environmental monitoring programme (EMP) that covers dust deposition, noise, water (surface water and groundwater) and ecology.
- 2.84 Environmental sampling, monitoring and testing is generally undertaken by external consultants on behalf of KRL as and when required. Records of environmental monitoring and testing will be held on-site and forwarded to Cork Co. Council as required.
- 2.85 Environmental noise, dust and water monitoring carried out on a regular basis, demonstrates and will continue to demonstrate that the proposed development will not have any significant adverse effects on the surrounding environment.

Dust Deposition Monitoring

- 2.86 In accordance with condition 15 attached to planning permission ref. 24/06269 dust deposition monitoring will continue to be carried out at Brinny. Monitoring will be carried out at the four dust monitoring stations, D1 to D4, refer to Figure 8-1.
- 2.87 The dust monitoring gauges are located close to emission sources or potentially sensitive receptors located beyond the site boundary. It is proposed that the dust monitoring stations will remain in place for the duration of extraction and processing operations at the site and be monitored on a monthly basis from April to September inclusive. The Bergerhoff Method for measuring dust deposition will continue to be used.
- 2.88 Dust monitoring locations shall be reviewed and revised where and as/when necessary. The results of the dust monitoring will be submitted to Cork County Council on a regular basis for review and record purposes
- 2.89 Existing dust deposition monitoring indicates that the proposed development can comply with the DoEHLG (2004) / EPA (2006) recommended total dust deposition threshold of 350 milligrams per day (averaged over a 30 day period), with reference to the Bergerhoff Method for measurement of dust deposition, as also required under condition 15 attached to planning permission ref. 24/06269.

Groundwater and Surface Water Monitoring

- 2.90 The following monitoring activities will be carried out to demonstrate that the development is not having an adverse impact on the surrounding water environment.
- The water quality in the Brinny River (at existing monitoring locations SW1 and SW2, refer to EMS Figure 2) will continue to be monitored on a six monthly basis to ensure there is no reduction in surface water quality arising from activities within the proposed development;
 - Groundwater levels will be monitored on a quarterly basis in three existing on-site boreholes BH1, BH2 and BH3 (refer to EMS Figure 2). Groundwater quality will be monitored by sampling and testing samples from one of the boreholes on an annual basis.
- 2.91 The results of the water monitoring will be submitted to Cork County Council on a regular basis for review and record purposes

Noise Monitoring

- 2.92 Noise monitoring will continue to be carried out at two noise monitoring station, N1 and N2, refer to Figure 10-1. Prior to commencement of development an additional noise monitoring location, N3, will be implemented at the location shown on Figure 10-1.
- 2.93 It is proposed that the noise monitoring survey will be carried out for the duration of extraction and processing operations at the site on a six monthly basis.
- 2.94 Noise monitoring locations shall be reviewed and revised where and as/when necessary. The results of the noise monitoring will be submitted to Cork County Council on a regular basis for review and record purposes

Proposed Restoration Scheme

Restoration to Agricultural Afteruse

- 2.95 The principal activity which will be undertaken at the application site is the extraction and processing of the in-situ sand and gravel with ultimate restoration of the lands to an agricultural afteruse. This restoration afteruse is a beneficial afteruse listed in the EPA Guidelines: 'Environmental Management in the Extractive Industry' (2006). It is consistent with the ongoing phased restoration of the existing site under planning permission ref. 24/02669.
- 2.96 The restoration plan is shown on Figure 2-4 and planning application drawing PL07. The restoration plan as set out on planning application drawing PL07 has been prepared by SLR Consulting and approved by KRL (the Applicant). The landowners have provided written consent letters for the planning application including the restoration of the lands to beneficial agricultural afteruse.

Restoration Phasing

- 2.97 EIAR Figure 2-5 Phasing Plan and planning application drawing PL08 show the phased development of the site including the phased restoration stages for the site and the estimated timeline for completion of each stage.

Final Restoration

- 2.98 As part of the final restoration of the overall site, all plant, machinery and ancillary facilities will be removed. It is envisaged that this final restoration will take 2 years, following permanent cessation of extraction, within years 16 to 17.
- 2.99 Prior to grass seeding all areas to be restored to agricultural land will be stone picked, then promptly seeded, using a mix suitable to create pasture. When this operation is completed the dry working areas will fully revert back to agricultural land and will blend in with the surrounding landscape.
- 2.100 The separate portacabin storage area operated by SpaceCab Ltd. will be restored to agricultural use on permanent cessation of storage use.

Restoration Management & Supervision

- 2.101 KRL will clearly define the management responsibility for the site restoration work and will ensure that this person has the necessary information (from the planning application) and authority to manage the whole restoration process. Relevant staff will be briefed on the scheme and will be supervised / controlled. A system of record keeping for the key restoration activities will be put in place.

Temporary Benchmark (TBM)

- 2.102 A Temporary Benchmark (TBM) is shown on the existing site layout plan Figure 2-1 and planning drawing PL04. It is located on the concrete pad supporting the weighbridge. It will be maintained for the duration of works and until the restoration plan has been agreed with Cork Co. Council. A note requiring the TBM to be maintained in place is included on planning drawing PL04. The level of the TBM is 23.76 metres above Ordnance Datum Malin Head (mOD).

Long Term Safety and Security

- 2.103 The existing boundary fences and hedgerows will be maintained in a stock proof state of repair.
- 2.104 All components of the barrier system of the site protection outlined above will remain in place after extractive/processing operations have permanently ceased. This combined with the secure and locked entrance gates to the development will prevent unauthorised third party access.

Long Term Stability of Pit Faces

- 2.105 The restored pit slopes will be constructed at stable angles, ensuring the long-term stability of slopes and faces.

Long Term Surface Water and Groundwater

- 2.106 The surface water will percolate to ground. There is no requirement for any active long-term surface water or groundwater management at the site.

Decommissioning of Plant and Machinery

- 2.107 Redundant structures, plant equipment and stockpiles will be removed from site on permanent cessation of the extraction activity. Machinery and buildings will either be used by Keohane Readymix on other sites or be sold as working machinery or scrap.
- 2.108 As part of the overall decommissioning process, all fuel, oil storage tanks and the effluent treatment system within the site will be removed from the site by a licensed waste contractor. Therefore, there will be no potential for fuel, oil or sewage to cause long-term water pollution following completion of extraction activities.

Aftercare and Monitoring

- 2.109 There will be no on-going requirement for monitoring noise, dust or water after extraction and processing and manufacturing operations have ceased.
- 2.110 Monitoring and maintenance will be undertaken over the two year final restoration period to ensure that the restored agricultural land use is successful

Restoration Surety

- 2.111 In accordance with the requirement under condition 27 attached to planning permission ref. 24/06269 Keohane Readymix Ltd. are providing a security of €50,000 to Cork Co. Council in respect of guaranteeing the satisfactory completion of restoration of extracted areas. This security will be retained in place for the duration of the proposed development.

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Figures

Figure 2-1: Existing Site Layout

Figure 2-2: Proposed Site Layout

Figure 2-3: Cross Sections

Figure 2-4: Landscape and Restoration Plan (Incl. Tree Protection & Removal)

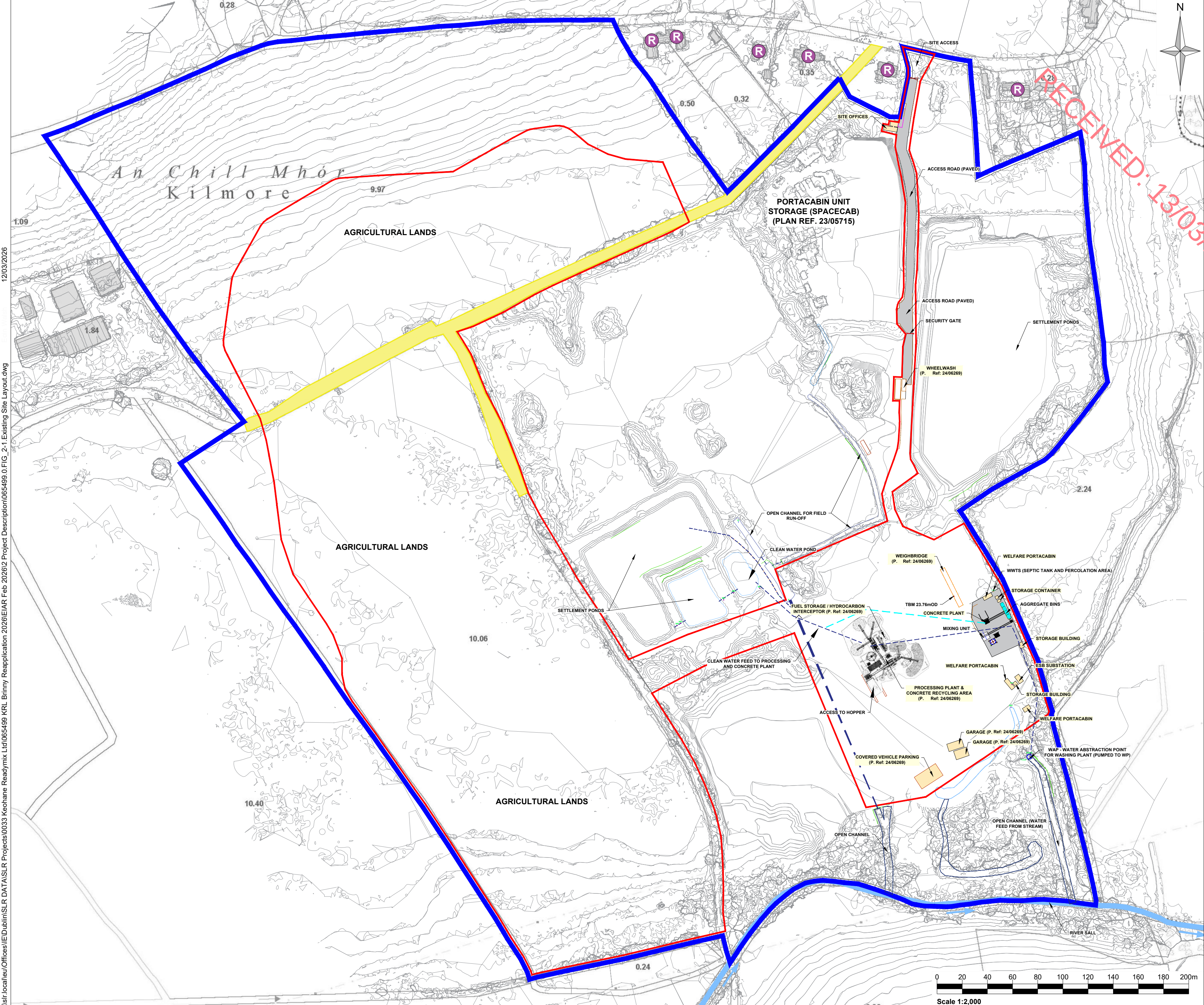
Figure 2-5: Phasing Plan

12/03/2026

\\slr.local\eu\Offices\IE\Dublin\SLR DATA\SLR Projects\0033 Keohane Readymix Ltd\065499 KRL Brinny Reapplication 2026\EIAR Feb 2026\2 Project Description\065499.0\FIG_2-1 Existing Site Layout.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
- RESIDENTIAL LOCATION
- PIPED WATER MANAGEMENT SYSTEM (WASHING PLANT & CLOSED SETTLEMENT LAGOONS SYSTEM)
- PIPED SURFACE WATER DRAINAGE
- SURFACE WATER RUNOFF TO CONCRETE PLANT FOR RE-USE.

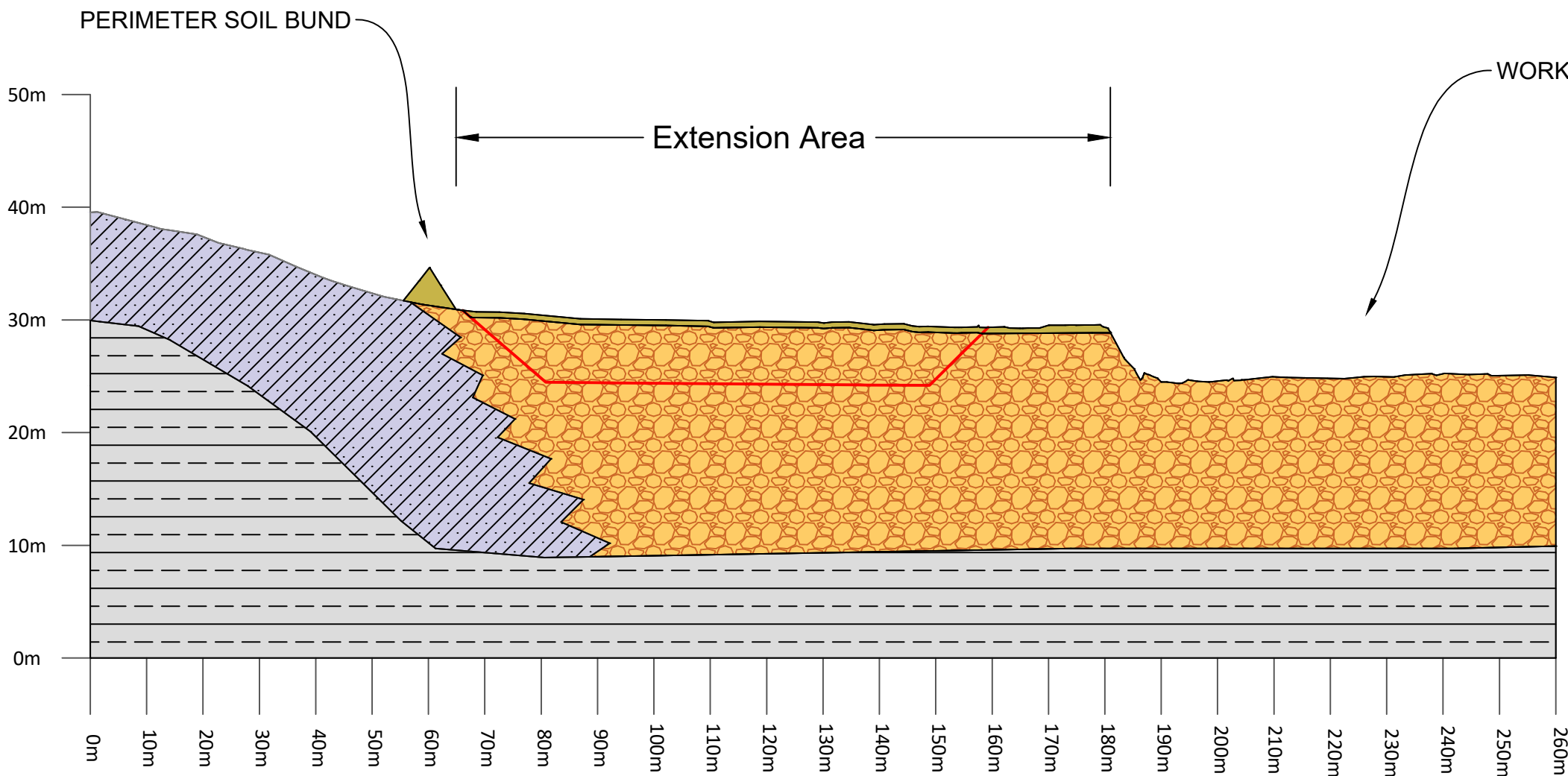
Rev	Amendments	Date	By	Chk	Auth
 www.slrconsulting.com					
Drawing Status & Suitability Code EIAR					
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title EXISTING SITE LAYOUT					
Scale 1:2,000 @ A2		SLR Project No. 065499.00001			
Designed EW	Drawn EW	Checked TP	Authorised TP		
Date 03/26	Date 03/26	Date 03/26	Date 03/26		
Drawing Number FIGURE 2-1					Rev. 0

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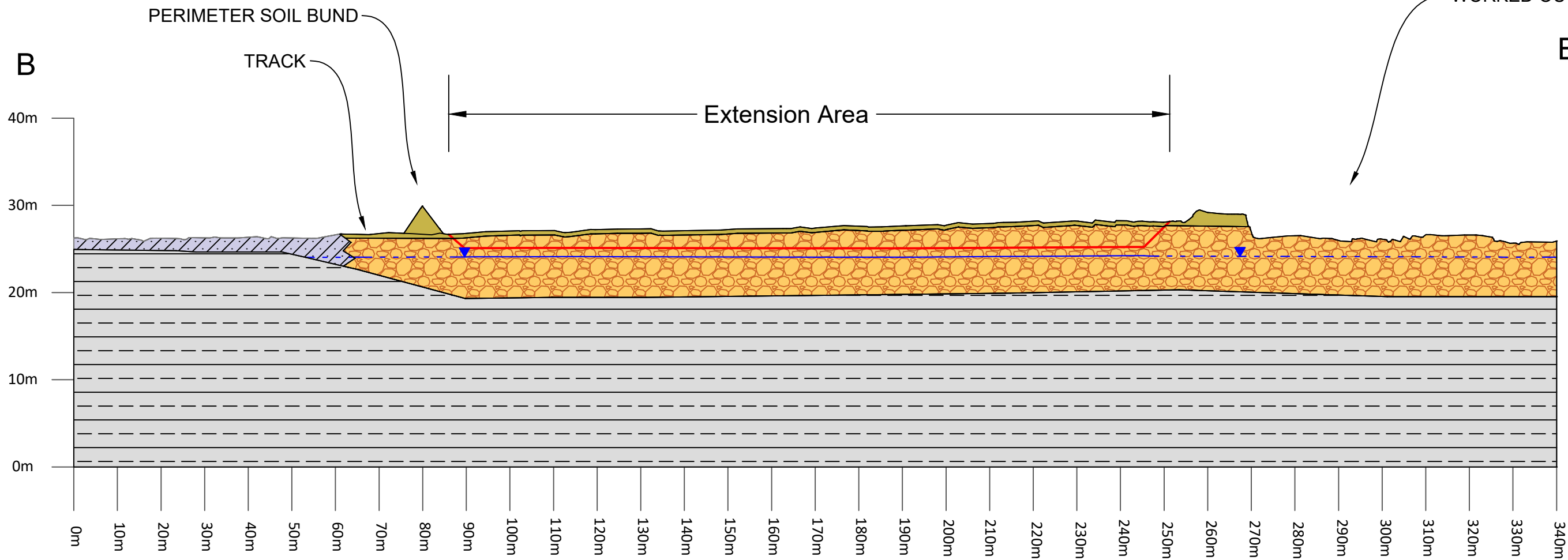
\\slr.local\eu\Offices\IED\Dublin\SLR DATA\SLR Projects\0033\Kilmore Ready Mix Ltd\065499 KRL Brinny Reapplication 2026\EIAR Feb 2026\2 Project Description\065499.0\FIG_2-3 Cross Sections.dwg

A



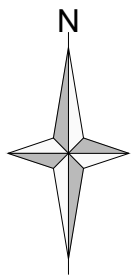
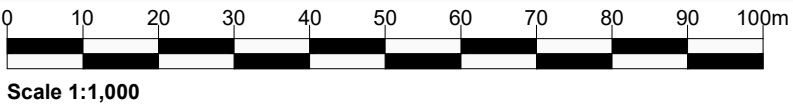
A'

B



B'

2x VERTICAL EXAGGERATION



Notes:

1. Refer to Drawing PL05 for Location of Cross Sections.

Legend:

- OVERBURDEN / SOIL
- SAND AND GRAVEL
- CLAYEY SAND / SILT
- MUDSTONE BEDROCK (INFERRED)

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www.slrconsulting.com					
Drawing Status & Suitability Code					
EIAR					
Client					
KEOHANE READYMIX LTD.					
Project					
KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title					
CROSS SECTIONS					
Scale		SLR Project No.			
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Designed	Drawn	Checked	Authorised		
EW	EW	TP	TP		
Date	Date	Date	Date		
03/26	03/26	03/26	03/26		
Drawing Number					Rev.
FIGURE 2-3					0



Permitted Restoration Scheme (P. Ref. 24/6269)

Please note that the restoration of the existing Brinnin Sand and Gravel pit will be carried out, as permitted under P. ref. 24/6269. The timing of the restoration works set out under this permitted scheme will be adhered to, starting from the date of grant of permission. This is with the exception of the restoration of the existing processing area and access roads, as these are proposed to be retained for the duration of the proposed extension to the existing pit. These areas will be restored on the completion of the pit extension works instead, as detailed below.

Proposed Landscape and Restoration Scheme

- The main aims of the proposed landscape and restoration scheme are:
- to minimise the loss of the existing tree / shrub / hedgerow vegetation by retaining all boundary vegetation, as well as the existing internal tree lines and by keeping the removal of trees for access into the extension areas to a minimum;
 - to minimise the visibility of the proposed extraction extension areas in views from the surrounding areas by establishing screen planting (in combination with overburden storage mounds) at an early stage in the life of the development;
 - to secure the extraction extension area, by establishing dense shrub/tree barriers, preventing access to the top of the pit slopes (in combination with post and wire fencing);
 - to restore the proposed pit areas to a beneficial agricultural land use, in line with the 2005 SPS Guidelines - Environmental Management in the Extractive Industry (Non-Scheduled Minerals); note: the pit slopes will be left for natural regeneration, which will develop into a natural habitat, also in line with the EPA Guidelines;
 - to restore the site in several stages throughout the life of the proposed development, as soon as suitable large sections become available for restoration (please refer to the approximate outline of the different restoration stages and their timing on the plan to the left); and
 - to increase the biodiversity on site by use of diverse native mixes for the proposed tree / shrub and hedgerow planting, by improving the habitat linkage throughout the site and with surrounding areas, by way of the proposed tree / shrub and hedgerow planting.

Landscape and Restoration Elements

Agricultural land: The pit floor and processing areas to be restored to agricultural land will be cleared, levelled, covered with subsoil and topsoil and seeded with a suitable agricultural grass mix.

Tree / Shrub Planting: Tree / Shrub planting will be carried out along the outer boundaries of the proposed extension areas, to provide screening, secure the top of the pit slopes and contribute to the ecological enhancement of the site.

Hedge Planting: Native hedges will be planted along the access roads into the extension area and a section of the western boundary of the processing area, in order to increase the connectivity of habitats within the site and thereby contribute to the ecological enhancement of the site.

Natural regeneration on pit slopes: Any pit slopes that will remain on completion of the extraction works will be left at stable angles, using subsoil and topsoil material stored on site. They will then be left to be naturally colonised with locally occurring grass and scrub species. Natural regeneration is a viable restoration tool, as can be seen in some locations throughout the site, that have not been disturbed in a number of years and were grass and scrub has started to become established.

GENERAL NOTES

Earthworks: All topsoil will be stripped first and will be stored in temporary stockpiles less than 2m in height. The overburden will be stripped next and placed in temporary berms or immediately placed in the areas to be restored (and subsequently covered by topsoil from the temporary stockpiles).

Grass Seeding: All grass sowing will take place, whilst suitable weather conditions prevail. The surface preparation and the sowing specifications will be as per the manufacturer's instructions.

Tree stock: Both proposed mixes contain locally occurring native species. All of the trees / shrubs are proposed to be supplied as transplants at 40-120 cm height, as this type of stock is known to establish more successfully compared to larger stock.

Tree / Shrub Planting: To be planted at 1.5 m centres, i.e. 1 plant per 2.25 m² (7,200 m² in total = 3,200 plants). Transplants to be planted randomly with no more than 8 plants of the same species in a group. All plants to be protected with spiral guards.

Hedge Planting: To be planted as a double row of staggered plants, using 4 plants / metre (40m between the rows and ca. 25 cm between the staggered plants; 145 in. in total = 580 plants). Transplants to be planted randomly with no more than 5 plants of the same species in a row. All plants to be protected with spiral guards.

Planting works: All plant handling, planting and establishment works will be carried out in accordance with current best practice and will take place in the appropriate planting season (e.g. bareroot planting: November to March only) and in favourable weather conditions.

Aftercare: Establishment maintenance will be carried out for 2 years following each phase of the planting works (minimum 3 maintenance visits per year; i.e. spring, summer and autumn). This will include weed control, replacement planting where required and the adjustment / removal of spiral guards, as well as watering during periods of drought.

All planting and maintenance works will be carried out by a suitably qualified landscape contractor.

NATIVE TREE / SHRUB MIX

No.	Plant Name	Common Name	Height (cm)	Age/Pot Size	%
160	Alnus glutinosa	Common Alder	60-90	1+1	05
480	Corylus avellana	Hazel	60-90	1+0	15
320	Crataegus monogyna	Hawthorn	60-90	1+1	10
480	Ilex aquifolium	Holly	60-80	2L	15
320	Prunus spinosa	Blackthorn	60-90	1+0	10
160	Quercus robur	Pedunculate oak	60-90	1+1	05
320	Rosa canina	Dog rose	40-60	1+1	10
320	Salix cinerea	Sally	60-120	0+1	10
320	Sambucus nigra	Elder	60-90	1+1	10
320	Sorbus aucuparia	Rowan	60-90	1+1	10

NATIVE HEDGE MIX

No.	Plant Name	Common Name	Height (cm)	Age/Pot Size	%
<i>Transplants</i>					
30	Alnus glutinosa	Common alder	60-90	1+1	05
85	Corylus avellana	Hazel	60-90	1+0	15
170	Crataegus monogyna	Hawthorn	60-90	1+1	30
60	Ilex aquifolium	Holly	60-80	2L	10
120	Prunus spinosa	Blackthorn	60-90	1+0	20
85	Rosa canina	Dog rose	40-60	1+1	15
30	Sambucus nigra	Elder	60-90	1+1	05

Notes:

- 'Orthomosaic produced from Aerial Photography flown September 2020 by SLR Consulting Ireland (IAA Permit No. 04/2018) www.slrconsulting.com Tel: +353-1-2964667
Orthomosaic produced using Ground Control Points; Related to Irish Transverse Mercator Coordinate System and OS Malin Head Level Datum. Copyright Reserved.'
- Extract from Ordnance Survey Map No. 6542.

Legend:

- Applicants Land Interest
- Application Area

Permitted Restoration Works, in accordance with P. Ref. 24/6269

- Phased restoration to agricultural land (phasing, as detailed in P. Ref. 24/6269).
Note: Pit slopes to be left for natural regeneration
- Native Hedge planting (as detailed in P. Ref. 24/6269)

Landscape Proposals - to be carried out on commencement of the proposed development:

- Proposed Temporary Overburden Storage Bunds (and Screening Berms)
- Proposed Native Shrub / Tree Planting

Restoration Proposals - to be carried out in phases, in line with the timing indicated on the plan:

- Areas to be restored to agricultural land (note: Pit slopes to be left for natural regeneration)
- Native Hedge planting (as detailed on this plan)

TREE PROTECTION / REMOVAL

- Tree Protection Fencing:** e.g. 1.5 m high post & rail or post & wire mesh, to be installed prior to any extraction works taking place. Note: any low overhanging branches will be carefully pruned back in line with BS3998:2010 (Tree Works) by a suitably qualified tree surgeon.
- Root Protection Zones:** within which no work will take place (including no storage of machinery or material)
- Tree Removal Areas:** within which trees will be removed to facilitate access into the extension areas; species and number of trees affected as indicated on the plan.

Note: Should planning permission be received, the affected trees are deemed to be exempt from requiring a felling licence in line with the Forestry Act 2014. Please note that the exact number of trees requiring felling is not yet known, as the width required for access will be decided on commencement of works. However, the crossing points will be designed to minimise tree loss, as much as is possible. An approximate number and potential tree species affected are indicated on the plan to the left.

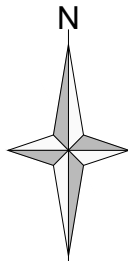
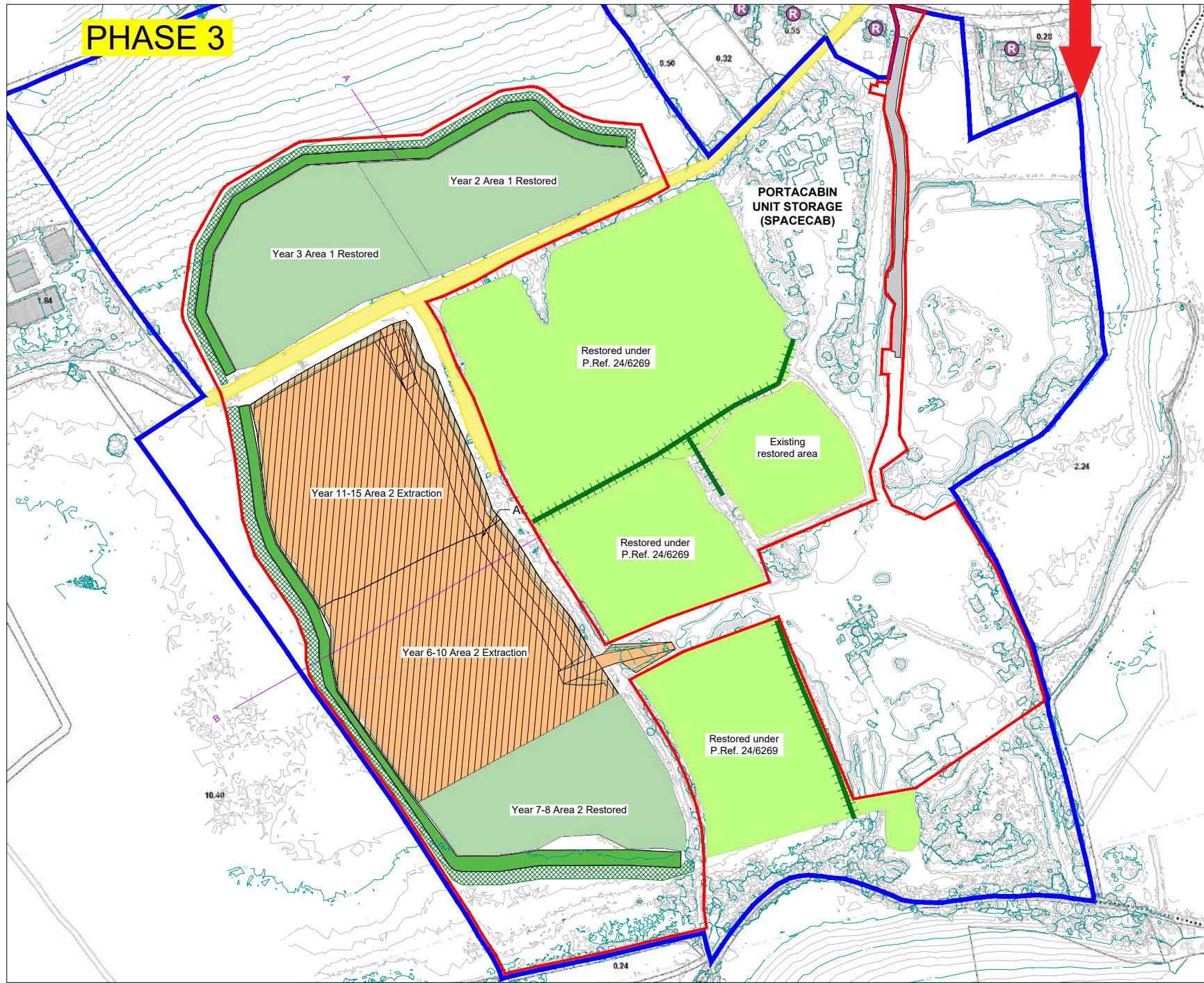
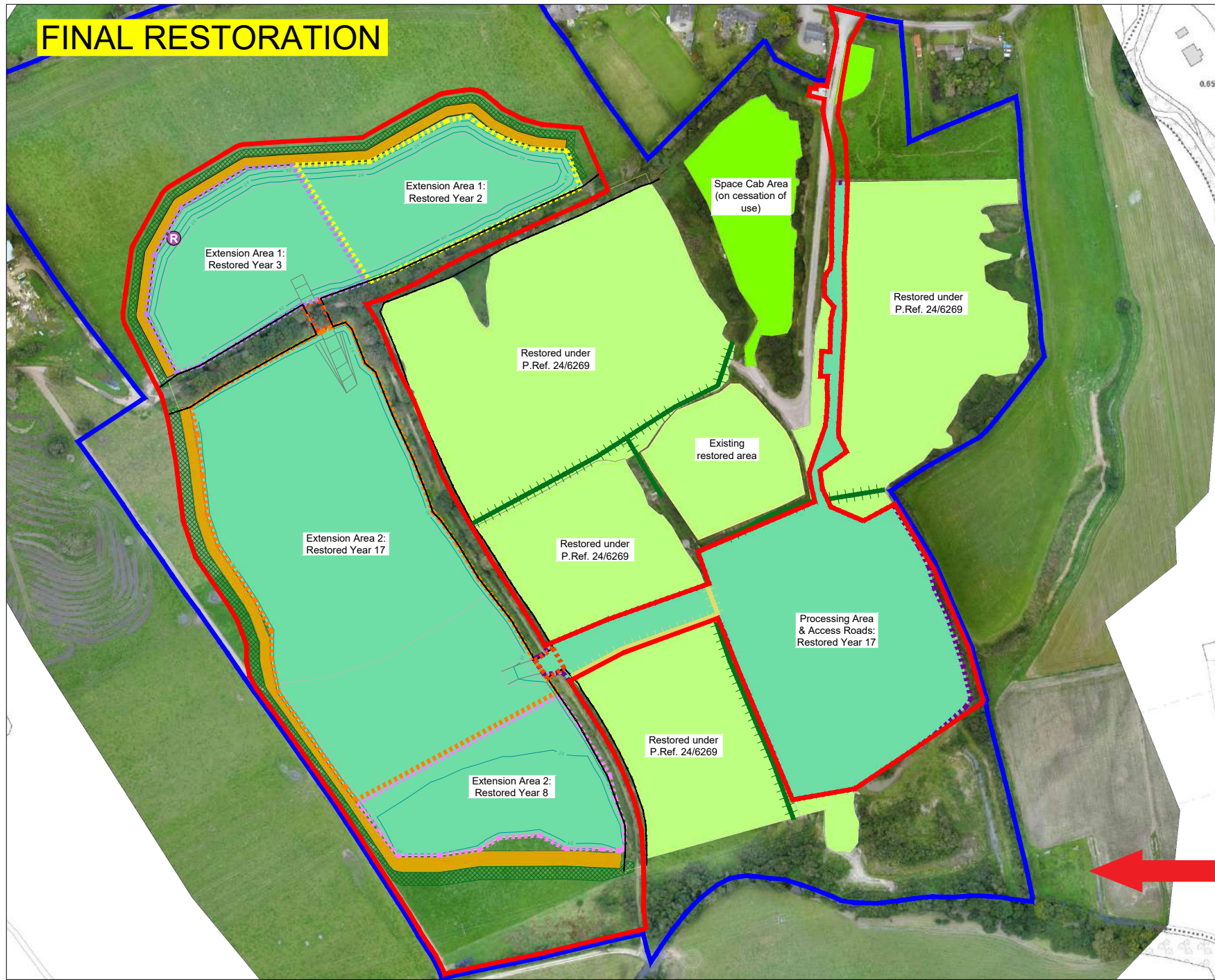
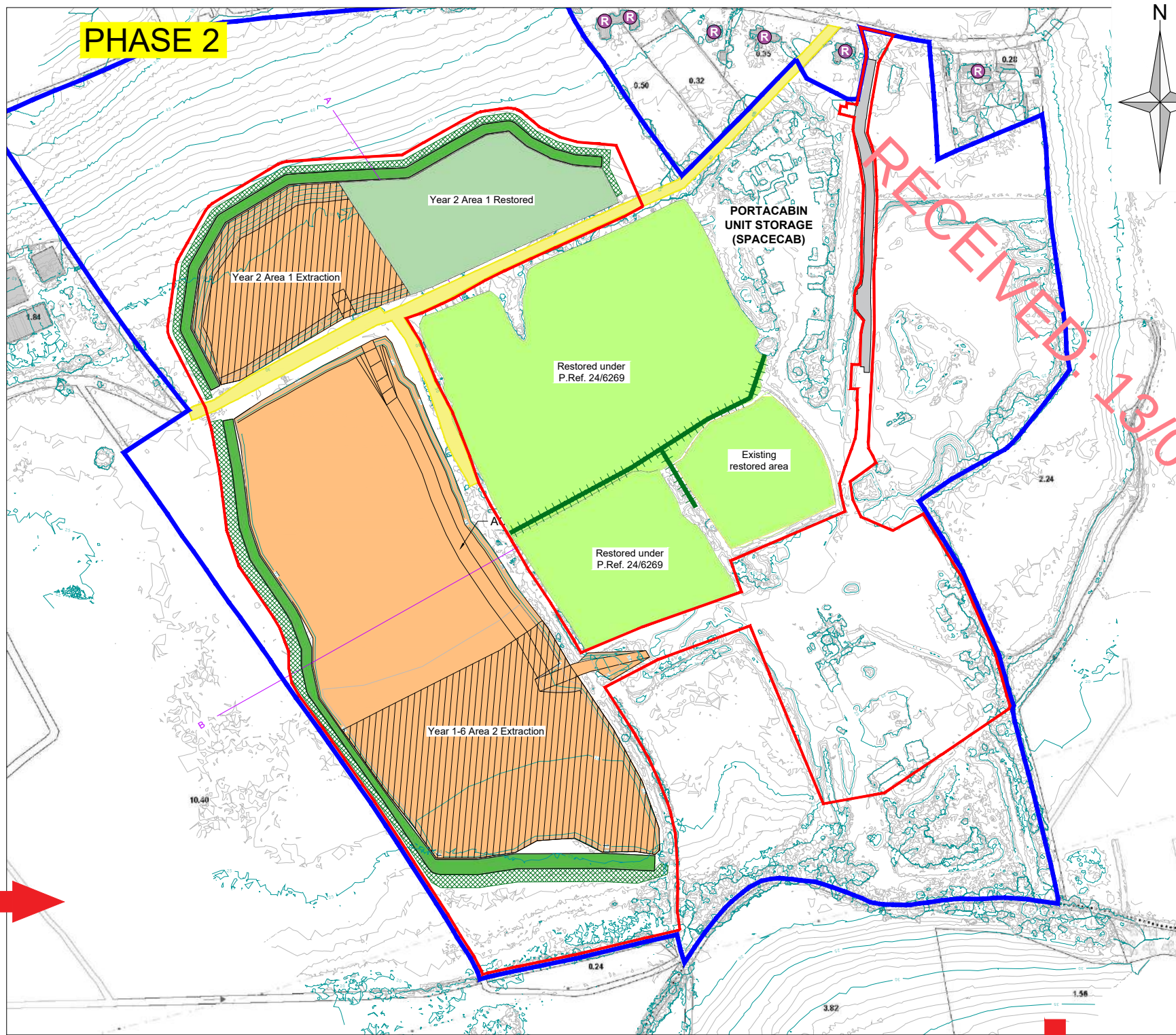
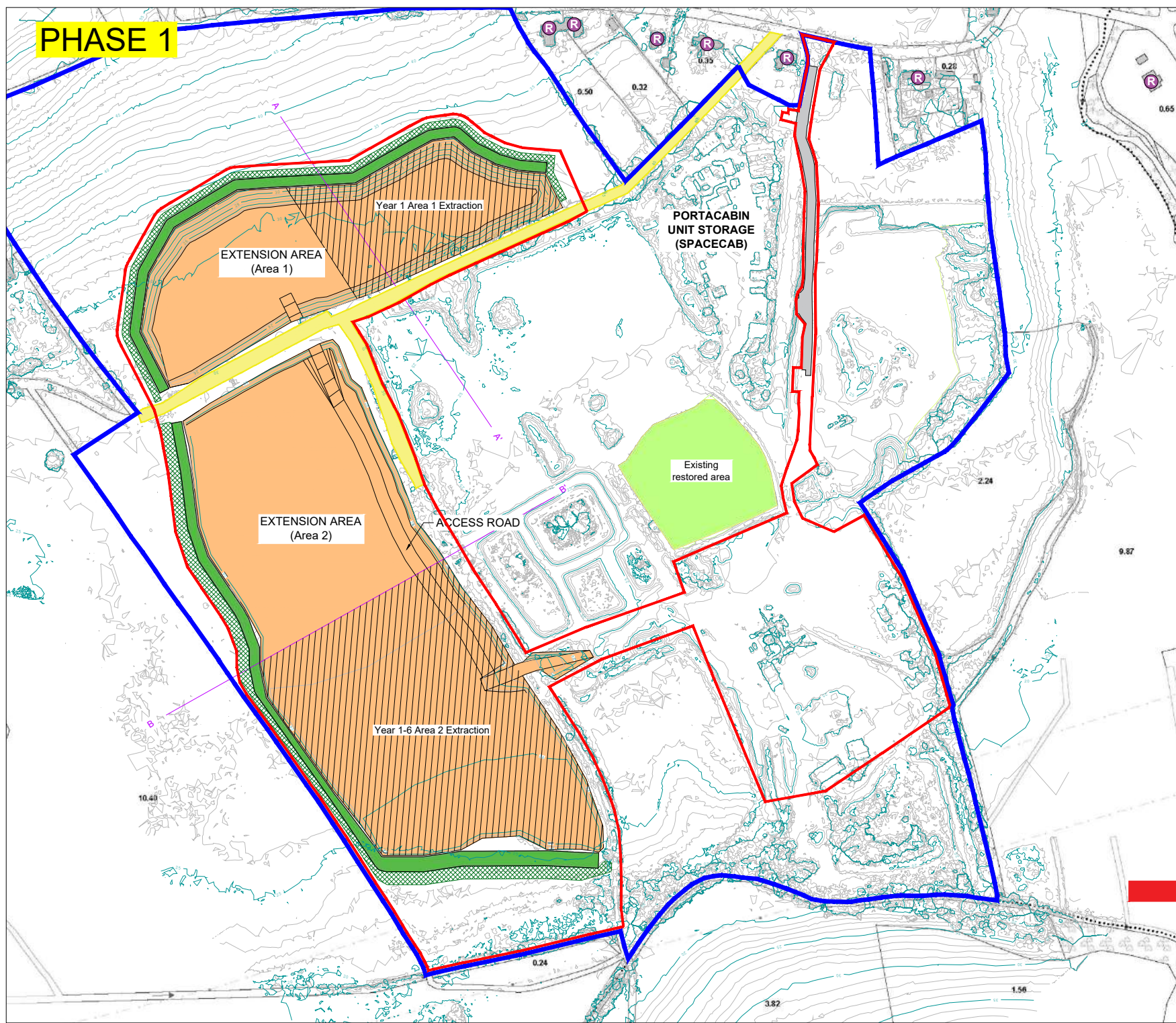
Rev	Amendments	Date	By	Chk	Auth
 www.slrconsulting.com					
Drawing Purpose ELAR		Suitability Code			
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNIN, CO. CORK					
Drawing Title LANDSCAPE AND RESTORATION PLAN / TREE PROTECTION & REMOVAL					
Scale 1:2,000 @ A1		SLR Project No. 501.065499.00001			
Designed CN	Drawn CN	Checked AM	Authorised AM		
Date 03/26	Date 03/26	Date 03/26	Date 03/26		
Drawing Number FIGURE 2-4					Rev 0

12/03/2026

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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
- RESIDENTIAL LOCATION

Rev	Amendments	Date	By	Chk	Auth
 www.slrconsulting.com					
Drawing Status & Suitability Code EIAR					
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title PHASING PLAN					
Scale 1:4,000 @ A2		SLR Project No. 065499.00001			
Designed EW	Drawn EW	Checked TP	Authorised TP		
Date 03/26	Date 03/36	Date 03/26	Date 03/26		
Drawing Number FIGURE 2-5					Rev. 0

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Appendix 2-A Site Specific Environmental Management System (EMS)



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Environmental Management System (EMS) Kilmore, Brinny, Co. Cork

Keohane Readymix Ltd

Prepared by:

SLR Environmental Consulting (Ireland) Ltd

7 Dundrum Business Park, Windy Arbour, Dublin, D14
N2Y7

SLR Project No.: 501.00033.00034

25 April 2025

Revision: 2

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
0	14 July 2023	MG	TP	TP
1	28 March 2024	MG	TP	TP
2	25 April 2025	MG	TP	TP

Basis of Report

This document has been prepared by SLR Environmental Consulting (Ireland) Ltd (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Keohane Readymix Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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Appendices



Appendix A	Environmental Policy
Appendix B	Organisation & Management Structure
Appendix C	Environmental Monitoring Plan (EMP)
Appendix D	Emergency Procedures

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1.0 Introduction

This Environmental Management System (EMS) has been prepared for the operations of Keohane Readymix Ltd.(hereafter referred to as “KRL”), Kilmore, Brinny, Innishannon, Co. Cork. The site location is shown on Figure 1.

2.0 Environmental Policy

The operator has an Environmental Policy in place. The environmental policy statement will be displayed in the site office (and is provided in Appendix A).

3.0 Environmental Aspects

An Environmental Monitoring Plan (EMP) has been implemented at the site, refer to EMS Section 5.0 below. To date this monitoring programme covers noise, dust deposition and surface water. It will be expanded to include groundwater and ecology, as set out in Appendix C.

There are a range of environmental management measures in place at the site and these will continue to be implemented, refer to Section 6.0 below.

4.0 Organisation and Management Structure

The sand & gravel pit is located approximately 5km northeast of Bandon and 4km west of Innishannon in Co. Cork, refer to Figure 1. The existing pit is bounded by agricultural lands to the west and east, the Brinny River to the south; and the local county road to the north.

The surrounding landuse is predominantly agricultural grazing land. There is a history of sand & gravel extraction / processing within the existing pit and 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. There are a number of residential dwellings located along the local county that adjoins the northern boundary of the site.

Keohane Readymix Ltd. 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. The sand & gravel from the Brinny pit is 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. 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.

The company management structure for the facility at Kilmore, Brinny, Co. Cork is provided in Appendix B.

The Facility Manager is responsible for the day-to-day operation of the sand & gravel pit, including environmental management and monitoring.



SLR Consulting have been retained by KRL to carry the environmental monitoring plan and prepare the annual environmental monitoring reports.

5.0 Environmental Monitoring Plan

There is an existing environmental monitoring plan (EMP) in place at Brinny. This covers dust deposition, noise, and surface water. It will be expanded to include groundwater and ecology. A plan showing details of the monitoring locations is provided on Figure 2. The detailed EMP is provided in Appendix C.

This EMP will be reviewed in the light of any environmental monitoring requirements attached to any planning permission granted at the development site.

An annual Environmental Monitoring Report (EMR) will be submitted to Cork Co. Council by the 30th March each year.

6.0 Environmental Management Measures

A programme of environmental management measures for dust, noise, water management / fuel storage and waste management are and will continue to be implemented at the site

6.1 Dust Management & Suppression

A range of existing measures have been and will continue to be implemented to minimise the generation / migration of fugitive dust and to ensure that the operations comply with the relevant threshold values. These management measures are in accordance with the best environmental practice measures for the sector, and include:

- Processing plant is fitted with dust suppression (water sprays).
- All plant and machinery are regularly maintained.
- Dust suppression (e.g. water bowser) is utilised to suppress dust on internal haul road surfaces, in dry weather.
- Vehicle speeds are and will continue to be controlled on all internal haul roads.
- Surfacing of internal access road.
- HGV's directed through wheelwash facility.
- Use of a road sweeper, if and as required.

6.2 Noise Management & Suppression

A range of existing measures have been and will continue to be implemented to minimise the generation / migration of noise and to ensure that the processing and restoration operations comply with the relevant threshold values. These management measures are in accordance with the best environmental practice measures for the sector, and include:

6.2.1 Screening

- existing perimeter hedge planting are and will be retained and enhanced along the boundary of the existing site;
- existing screening berms will be inspected on a regular basis and maintained as necessary.



6.2.2 Plant

- all mobile plant used at the development will have noise emission levels that comply with the limiting levels defined in EC Directive 86/662/EEC and any subsequent amendments;
- all plant items will be properly and regularly maintained and operated according to the manufacturers' recommendations, in such a manner as to avoid causing excessive noise (i.e. all moving parts are kept well lubricated, all cutting edges are kept sharpened, the integrity of silencers and acoustic hoods are maintained);
- all plant will be fitted with effective exhaust silencers which are maintained in good working order to meet manufacturers' noise rating levels. Any defective silencers will be replaced immediately.

6.2.3 Traffic

- any deliveries to the site are and will be programmed to arrive during daytime hours only;
- care is and will be taken when unloading vehicles to reduce or minimise potential noise disturbance to local residents;
- access / internal haul roads are and will be kept clean and maintained in a good state of repair, i.e. any potholes are filled, and large bumps removed, to avoid unwanted rattle and "body-slap" from heavy goods vehicles;
- vehicles waiting within the site are / will be prohibited from leaving their engines running and there will be no unnecessary revving of engines.

6.3 Groundwater & Surface Water Protection Measures

In order to mitigate and protect against the risk of pollution to groundwater / surface water arising over the life of the proposed development, the following management control and mitigation measures will be implemented:

6.3.1 Fuel Storage & Refuelling Area / Hydrocarbon Interceptor

Diesel fuel is stored in a double skinned fuel tank. Other lubricants and oils are stored on spill pallets within a secure container; the volume of lubricants and oils stored on site will be very small. The location of the current fuel storage is shown on planning drawing PL04. A hydrocarbon interceptor will be provided at the refuelling area. The interceptor will be maintained in accordance with the manufacturer's requirements and will be pumped out by a licenced waste operator (e.g. ENVA or similar) on an as needed basis. Spill kits will be maintained on site and spill kit training will be provided on site.

6.3.2 Removal of Disused Fuel Tanks

The existing fuel tanks (not in use) located near the southeast corner of the site beside the covered vehicle storage (refer to planning drawing PL04) will be removed from the site within three months of the grant of planning permission.

6.3.3 Prevention of Silt Laden Water to River Sall

There are a range of measures currently in place to ensure that silt laden water does not enter the River Sall including:

- Use of settlement lagoons to treat, recirculate and reuse wash water from the washing plant in a closed system. The treated water will be reused in the washing process. It is a closed system with no discharge to surface waters.



- Berm constructed along the southern boundary to prevent surface runoff from the site going to the river.

6.3.4 Dust Control

- Water is and will 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, be restored to agricultural use through phased restoration of the site (refer to planning drawings PL06 – Restoration Plan and PL08 – Phasing Plan).
- All HGVs exiting the site are and will be routed through the proposed wheelwash. This will minimise the transport of fines by HGVs over the access / egress road and the public road network.

6.4 Waste Management

Potential waste produced and the waste management measures in place at the site are detailed below.

- Scrap metal – these materials are chiefly produced from the maintenance of the processing plant and can cause a nuisance if allowed to build up in an uncontrolled manner. A designated scrap metal area is demarcated on site and the build-up of scrap is 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 plant are 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 Style Waste (Canteen Waste) – domestic waste generated at the offices and employee's facility is collected by a licensed waste collection contractor.
- Redundant Machinery Keohane Readymix Ltd. have reviewed the existing infrastructure on site and have identified any redundant pieces of machinery that will be dismantled and removed from the site. KRL will undertake this removal within 6 months of the date of grant of future planning permission

7.0 Training, Awareness & Competence

The operator will ensure that all personnel working on site have appropriate training and competence for their duties and responsibilities. A record of this training will be maintained as part of the EMS.



8.0 Public Communications

The operator will establish and maintain procedures for:

- Receiving, documenting and responding to relevant communication from external interested parties.
- Information for the public: environmental monitoring results and annual environmental monitoring reports will be submitted to Cork County Council on a regular basis, where they will be available for inspection by interested third parties.
- Warning signs will be erected around the site perimeter in accordance with the Safety, Health & Welfare at Work (Quarries) Regulations 2008 as amended.

9.0 Environmental Management System Documentation

This Environmental Management System Manual details the core elements of the environmental management system.

The following documentation system will be put in place to record and manage environmental aspects of the pit at Kilmore, Brinny, Co. Cork.

- i) Annual environmental monitoring reports:
 - Noise
 - Dust deposition
 - Groundwater level and quality
 - Surface water quality
 - Ecological monitoring records
- ii) Environmental management
 - Dust control
 - Noise control
 - Water management
 - Fuel storage
 - Waste management
- iii) Public communication records
- iv) Personnel training / induction records
- v) Complaints register.
- vi) Non-conformance register and corrective action records.



10.0 Emergency Response (Including Accidental Spillages)

KRL will put Emergency Response Procedures in place at the site at Brinny; refer to Appendix D of this EMS. These include details of emergency actions to be taken in the event of accidental spillage.

Emergency telephone numbers for the local Garda Station, Fire Station, and Hospital will be retained at the site office.

11.0 Complaints / Non-Conformance & Corrective Action

All complaints and non-conformances will be brought to the attention of the Director. The director will arrange for each complaint or non-conformance to be investigated / assessed.

Where necessary, the investigation and assessment will recommend appropriate corrective action to be taken.

Following the implementation of the corrective action measures, the Director will arrange for the audit of the activities affected to ensure that the corrective action will be effective in removing the underlying cause of complaint or non-conformance.

All complaints shall be recorded in the Complaints Register or Non-Conformance Register, together with details of the corrective action taken (where necessary).

12.0 Annual Environmental Monitoring Report

An annual Environmental Monitoring Report will be prepared and submitted to Cork County Council by 30th March each year. This report will ensure that the procedures detailed in the Environmental Monitoring Plan are correct and adhered to in practice. It will include details and results of the environmental monitoring for the year (including ecological monitoring carried out at the site).

13.0 Environmental Management System Review

A review of the Environmental Management System will be undertaken annually.

This review will examine all aspects of the operation of the Environmental Management System, its status and adequacy in the light of ongoing works.

The review will include consideration of:

- Environmental monitoring plan and results
- Environmental management measures and controls
- Staff training requirements
- Complaints / Non-conformances reported, and effectiveness of corrective action taken.
- Requirement, if any, for revision to the existing EMS documentation



14.0 Provision of Access

Access to the site by Cork County Council and its authorised personnel to carry out inspections, sampling, monitoring or other investigations shall be accommodated for during the operational hours of the facility. All visitors to the site must report to the site office for registration for health and safety purposes.

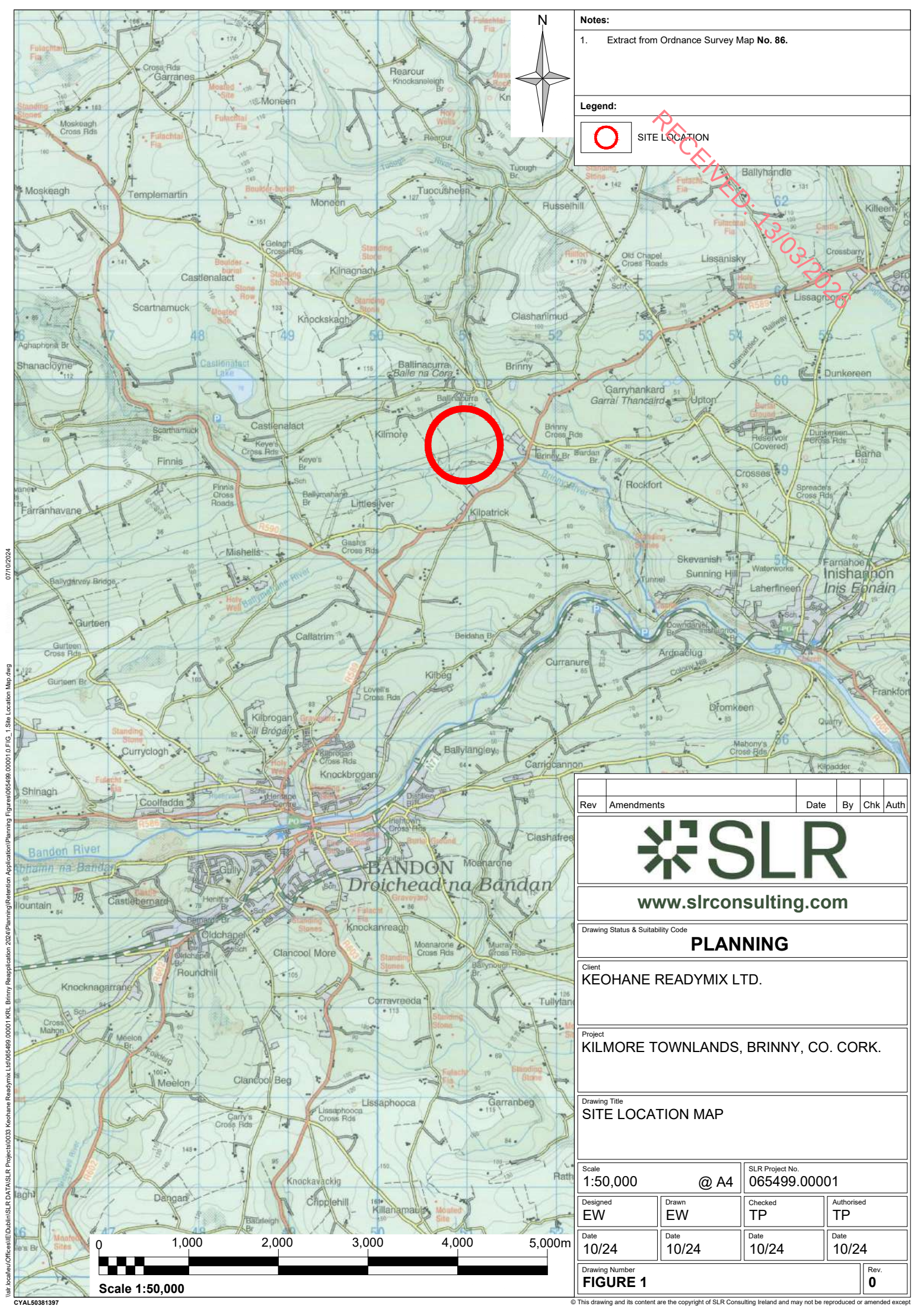
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Figures





Notes:

1. Extract from Ordnance Survey Map No. 86.

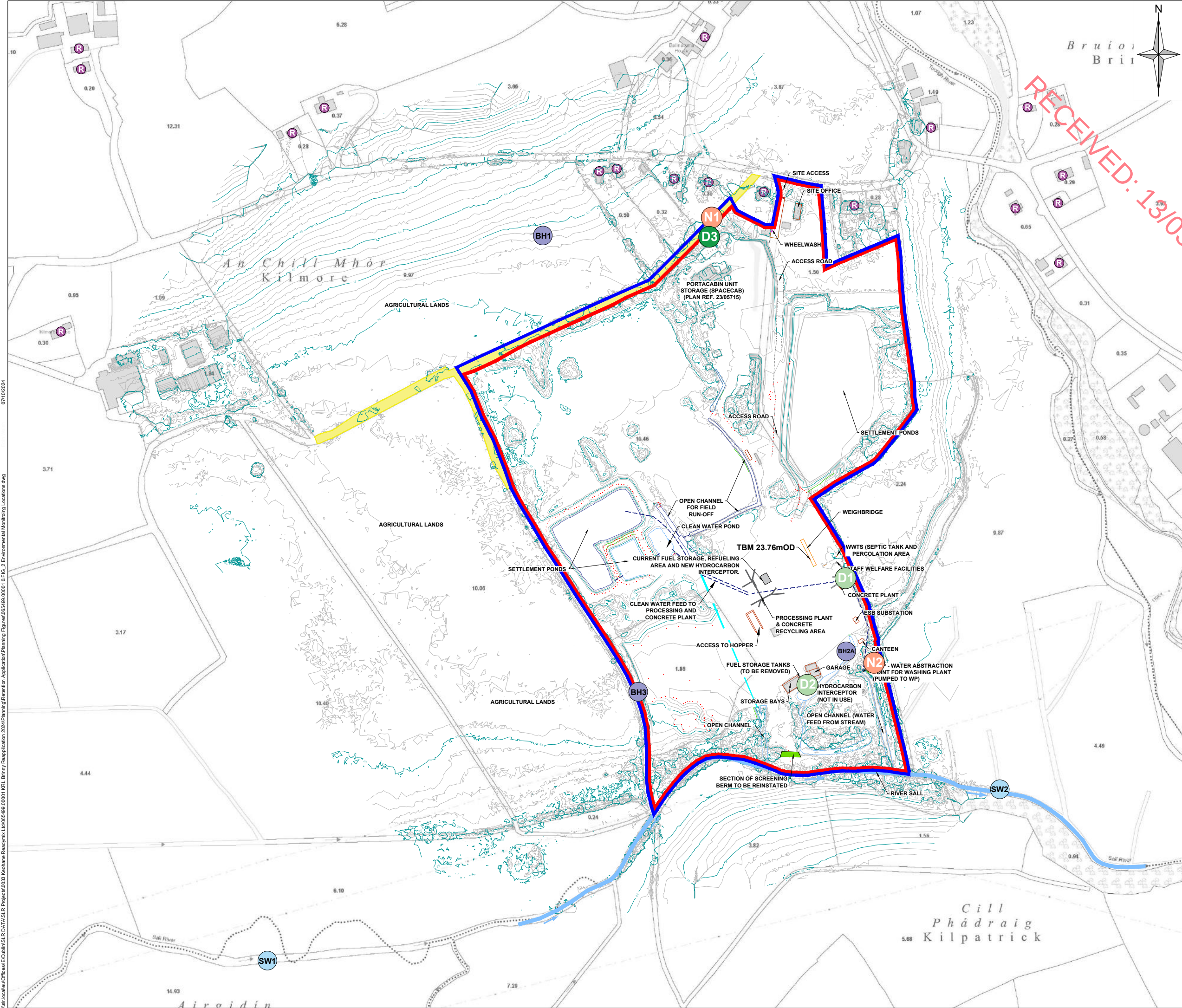
Legend:

SITE LOCATION

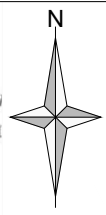
07/10/2024

07/10/2024

Rev	Amendments	Date	By	Chk	Auth
 SLR www.slrconsulting.com					
Drawing Status & Suitability Code					
PLANNING					
Client					
KEOHANE READYMIX LTD.					
Project					
KILMORE TOWNLANDS, BRINNY, CO. CORK.					
Drawing Title					
SITE LOCATION MAP					
Scale		@ A4		SLR Project No.	
1:50,000				065499.00001	
Designed	EW	Drawn	EW	Checked	TP
Date	10/24	Date	10/24	Date	10/24
Drawing Number					Rev.
FIGURE 1					0



07/10/2024
\\slr-local\au\offices\IE\Dublin\SLR Data\SLR Projects\0033 KEOHANE Readymix Ltd\065499 00001 KRL Brinny Reaplication 2024\Planning\Retention Application\Planning Figures\065499 00001 0.FIG 2 Environmental Monitoring Locations.dwg



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Notes:

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

Legend:

APPLICANTS LAND INTEREST (c. 22.4 Ha)

APPLICATION AREA (c. 21.4 Ha)

SW1

SURFACE WATER MONITORING LOCATION

BH1

GROUNDEWATER MONITORING BOREHOLE LOCATION

D2

EXISTING DUST MONITORING LOCATION (D1 & D2)

N2

EXISTING NOISE MONITORING LOCATION (N1 & N2)

D3

PROPOSED ADDITIONAL DUST MONITORING LOCATION (D3)

Rev	Amendments	Date	By	Chk	Auth
 www.slrconsulting.com					
Drawing Status & Suitability Code PLANNING					
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title ENVIRONMENTAL MONITORING LOCATIONS					
Scale 1,4,000 @ A3		SLR Project No. 065499.00001			
Designed EW	Drawn EW	Checked TP	Authorised TP		
Date 10/24	Date 10/24	Date 10/24	Date 10/24		
Drawing Number FIGURE 2					Rev. 0

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Appendix A Environmental Policy

Kilmore, Brinny, Co. Cork

Keohane Readymix Ltd.

SLR Project No.: 501.00033.00034



Ballygurteen
Clonakilty
Co. Cork
Phone Number: 023 8838710
Vat Number: 4539480 O

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Readymix Suppliers

Keohane Readymix Ltd
Brinny, Co. Cork

Environmental Policy

The operator endeavours to implement best practice in environmental management.

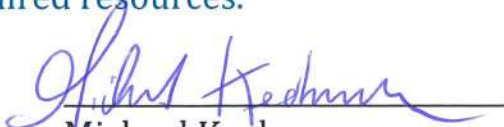
Our key objectives include:

- Compliance with all relevant and up to date legislation.
- Prevention of pollution at all times.
- Maintaining good communication and good working relationships with neighbours and all other stakeholders.
- Monitoring of key environmental indicators to demonstrate compliance with standard environmental threshold limit values.
- Maintaining all environmental standards required by planning conditions.

This policy is achieved by:

- Implementing the requirements of the company's Environmental Management System.
- Commitment of management to achieving these key objectives and to the provision of the required resources.

Signed:


Michael Keohane
Managing Director

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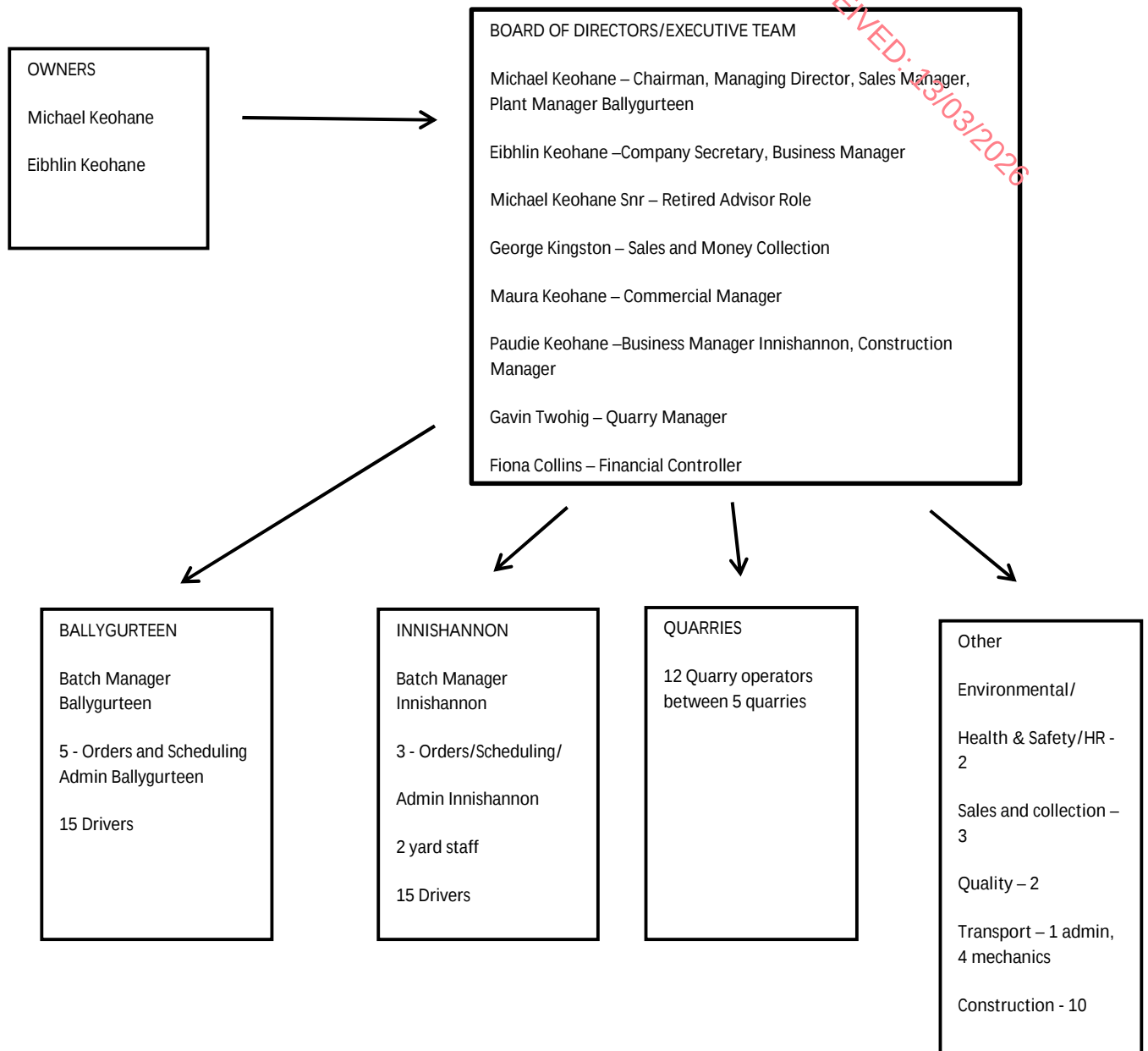
Appendix B Organisation & Management Structure

**Environmental Management System (EMS) Kilmore,
Brinny, Co. Cork**

Keohane Readymix Ltd.

SLR Project No.: 501.00033.00034

KEOHANE READYMIX LTD. ORGANISATIONAL CHART



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Appendix C Environmental Monitoring Plan (EMP)

**Environmental Management System (EMS) Kilmore,
Brinny, Co. Cork**

Keohane Readymix Ltd.

SLR Project No.: 501.00033.00034



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Environmental Monitoring Plan Kilmore, Brinny, Co. Cork

Keohane Readymix Ltd

Prepared by:

SLR Environmental Consulting (Ireland) Ltd

7 Dundrum Business Park, Windy Arbour, Dublin, D14
N2Y7

SLR Project No.: 501.00033.00034

25 April 2025

Revision: 0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
2	25 April 2025	MG	TP	TP

Basis of Report

This document has been prepared by SLR Environmental Consulting (Ireland) Ltd (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Keohane Readymix Ltd. as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



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Figures

(Refer to Figure 1 & Figure 2 in the EMS)



1.0 Introduction

This Environmental Monitoring Plan (EMP) has been prepared for the operations of Keohane Readymix Ltd.(hereafter referred to as “KRL”), Kilmore, Brinny, Innishannon, Co. Cork. It forms part of the Environmental Management System (EMS) for the site and should be read in conjunction with the EMS including Figures 1 & 2

The EMP sets out the environmental monitoring programme for the site and covers dust deposition, noise, surface water, groundwater and ecology.

The site location is shown on Figure 1 of the EMS. The environmental monitoring locations are shown on Figure 2 of the EMS.



2.0 Dust Monitoring

Dust emissions from the site activities are measured using the Bergerhoff method for measuring rates of dust deposition.

Dust deposition limit values for the extractive industry in Ireland are set out in the DoEHLG (2004) planning guidelines for the extractive industry, the ICF Guidelines (2005) and EPA (2006) Environmental Management Guidelines. Each of these Guidelines recommend the use of the Bergerhoff method for measuring dust deposition. In line with this approach, the recommended dust deposition limit value is 350mg/m²/day (total dust deposition averaged over a 30-day period), measured at the site boundary.

2.1 Methodology

The impact of dust is monitored by measuring rates of dust deposition. Dust monitoring is conducted using the Bergerhoff method as referred to in the TA-Luft guidelines (VDI-guidelines 2119 / part 2, 1972). The deposition gauge used in the survey is the 'Bergerhoff' dust gauge, which comprises a collection bottle and a post, set at 1500mm above ground level. The input of the atmospheric material is determined over a planned period measurement (usually one month) by exposing the collection bottle.

The condition of the Bergerhoff gauge will be regularly checked at the end of each sampling period and replaced as necessary. The replacement sample collection bottle is cleaned and sterilised with a 2% Sodium Hypochlorite solution (Milton sterilising fluid) before being returned to the field.

Quality control procedures are carried out in the field, in relation to the maintenance of the deposition gauge, handling the bulk sample and transporting it to a laboratory for analysis.

The amount of undissolved total solids in the sample is determined by standard gravimetric determination and the results for each sample expressed in terms of mg/m²/day. The contents of the collection bottle are filtered, under suction, through Whatman GFA glass microfibre filter paper, which is pre-weighed. Any insects or vegetative matter is removed from the filter paper using tweezers. On completion of the filtration procedure; the paper is then transferred into the oven to dry. The weight difference of the dried filter paper, before and after filtration, is calculated and reported in terms of milligrams of undissolved particulate material.

If organic contamination of the sample occurs, a photographic record of the sample will be taken. In the event of organic contamination of the dust samples for 2 consecutive months, the dust gauge will be re-located.

2.2 Location / Frequency

Dust deposition monitoring will be undertaken by SLR Consulting monthly between April and September each year.

The existing dust deposition monitoring locations, D1 and D2 are shown on Figure 2. Location D1 is representative of the existing site boundary closest to the operational area. Location D2 is representative of nearby receptors to the south of the site. It is proposed to add an additional dust deposition monitoring location at the northern boundary of the site.

The dust monitoring locations will be reviewed on an annual basis and revised / added to where necessary.



2.3 Reporting

All dust monitoring results will be submitted to Cork County Council Planning / Environmental Section on an annual basis as part of the annual Environmental Monitoring Report where the results can be inspected by third parties. A copy of the EMR will be maintained on site as part of the EMS documentation.



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3.0 Noise Monitoring

Noise emissions from the site activities are measured using industry standard noise meters for the measurement of environmental noise.

Noise emission limit values for the extractive industry in Ireland are set out in the DoEHLG (2004) planning guidelines for the extractive industry, the ICF Guidelines (2005) and EPA (2006) Environmental Management Guidelines. Each of these Guidelines recommend the similar noise emission limit values measured at the nearest noise sensitive receptor:

Daytime : 08:00–20:00 h L_{Aeq} (1h) = 55 dBA

Night-time : 20:00–08:00 h L_{Aeq} (1h) = 45 dBA

Note: 95% of all noise levels shall comply with the specified limit value(s). No noise level shall exceed the limit value by more than 2 dBA.)

3.1 Methodology

Continuous Noise Monitoring is carried out using a Larson Davis Model 831 Sound Level Meter or similar, which will be calibrated using a Larson Davis Acoustic Calibrator CAL 200. Noise monitoring is carried out in accordance with ISO 1996/1- 1982 Part 1: "Acoustics- Description and measurement of environmental noise" and EPA Environmental Noise Survey Guidance Document.

Noise Measurement Parameters

During the noise survey, noise is measured for 1 hour at each noise monitoring location and 3 environmental noise parameters are measured. These are defined below:

L_{Aeq} is the A-weighted equivalent continuous steady sound level during the sample period and effectively represents an "average" value.

L_{A10} is the A-weighted sound level that is exceeded for 10% of the sample period; this parameter is typically used to quantify traffic noise.

L_{A90} is the A-weighted sound level that is exceeded for 90% of the sample period; this parameter is typically used to quantify background noise.

A-weighting is the process by which noise levels are corrected to account for the non-linear frequency response of the human ear. All noise levels are quoted in dB(A) relative to a sound pressure of 20 μ Pa.

3.2 Location / Frequency

Noise monitoring will be carried out on a six-monthly basis at each monitoring location.

The existing noise monitoring locations, N1 and N2 are shown on Figure 2. Location N1 is representative of the nearest receptors to the north of the existing site. Location N2 is representative of nearest receptors to the south of the site.

The noise monitoring locations will be reviewed on an annual basis and revised / added to where necessary.



3.3 Reporting

All noise monitoring results will be submitted to Cork County Council Planning / Environmental Section as part of the annual Environmental Monitoring Report (EMR) where the results can be inspected by third parties. A copy of the EMR will be maintained on site as part of the EMS documentation.

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4.0 Water Monitoring

4.1 Groundwater Monitoring

A programme of groundwater monitoring will be carried out at the site at borehole locations BH1, BH2A and BH3, refer to Figure 2. Borehole BH1 is representative of upgradient groundwater conditions. Borehole BH3 covers monitoring downgradient of the excavation works area between the pit and the river. A new borehole BH2A (replacing BH2) will be provided downgradient of the process area / fuel storage area between the process area and the river.

4.1.1 Groundwater Levels

4.1.1.1 Locations

Groundwater levels will be recorded by SLR Consulting in boreholes BH01, BH02A and BH03.

4.1.1.2 Methodology

Groundwater levels are measured using a standard battery powered portable electronic dipmeter or automatic water level recorders.

4.1.1.3 Frequency

Groundwater levels will be monitored on a quarterly.

4.1.1.4 Reporting

Groundwater levels will be submitted annually to Cork County Council Planning / Environmental Section as part of the annual Environmental Monitoring Report (EMR), where they will be available for inspection by third parties. A copy of the EMR will be maintained on site as part of the EMS documentation.

4.1.2 Groundwater Quality

4.1.2.1 Locations

Groundwater sampling and quality monitoring will be carried out at boreholes BH01, BH02A and BH03.

4.1.2.2 Methodology

Water samples will be analysed at an accredited laboratory for the following parameters:

- pH
- Conductivity;
- Ammoniacal Nitrogen,
- Chloride,
- Nitrate, Nitrite,
- Orthophosphate; and



- Hydrocarbons.

4.1.2.3 Frequency

Groundwater quality will be monitored on a six-monthly basis.

4.1.2.4 Reporting

Certified groundwater quality monitoring results will be submitted to Cork County Council as part of the annual Environmental Monitoring Report (EMR), where they will be available for inspection by third parties. A copy of the EMR will be maintained on site as part of the EMS documentation. The frequency of sampling will be reviewed on an annual basis and any modifications to same will be subject to written agreement of Cork Co. Council.

4.2 Surface Water Monitoring

4.2.1 Surface Water Quality

4.2.1.1 Locations

Surface water quality will be monitoring at two locations on the Sall River, SW1 upstream of the site, and SW2 downstream of the site, refer to Figure 2.

4.2.1.2 Methodology

Surface water samples will be analysed for the following parameters:

- pH, Conductivity;
- Suspended Solids;
- BOD, COD, Dissolved Oxygen;
- Ammoniacal Nitrogen,
- Chloride,
- Nitrate, Nitrite, Orthophosphate; and
- Hydrocarbons.

4.2.1.3 Frequency

Surface water quality will be monitored for water quality on a six monthly basis.

4.2.1.4 Reporting

Certified monitoring results from the testing laboratory will be submitted to Cork County Council Planning / Environmental Section as part of the annual environmental Monitoring Report (EMR), where they will be available for inspection by third parties. A copy of the EMR report will be maintained on site as part of the EMS documentation. The frequency of sampling will be reviewed on an annual basis and any modifications to same will be subject to written agreement of Cork Co. Council.



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5.0 Ecological Monitoring

The following ecological surveys will be undertaken by a qualified ecologist on an annual basis:

- i) Breeding bird survey (including sand martins)
- ii) Amphibian survey
- iii) General habitat survey (including survey update for invasive species)

An Ecological Monitoring Report (EcMR) will be submitted to the Cork Co. Council on an annual basis as part of the Environmental Monitoring Report. This report will describe the survey work undertaken; the results of the surveys; review the species protection plan and provide recommendations for any modifications required to the plan for the forthcoming year(s).

6.0 Annual Environment Monitoring Report

An Annual Environmental Monitoring Report (EMR) will be prepared and submitted to Cork County Council by 30th March each year.

This report will include:

- Summary of noise monitoring results.
- Summary of dust monitoring results.
- Summary of groundwater levels and quality.
- Summary of surface water quality.
- Ecological monitoring report (EcMR).
- Complaints Register: details of any complaints received during the past year and action taken to resolve same.
- Recommendations for modifications, if any, to the Environmental Monitoring Plan.



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Figures

(Refer to Figures 1 and 2 in the EMS)



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Appendix D Emergency Procedures

**Environmental Management System (EMS) Kilmore,
Brinny, Co. Cork**

Keohane Readymix Ltd.

SLR Project No.: 501.00033.00034

Emergency Response Procedure	Doc No: EMS/1
	Page 1 of 4
	Revision: D
	Date: October 2009
	Approved By:

Staff Member who discovers the fire or emergency

1. On discovering a fire or some such emergency, go to the nearest telephone and dial "999" for emergency services. Identify yourself to the person on duty and inform them of:
 - The fire or emergency (Fire, Accident or major Spillage)
 - The location of it.
 - Assistance required (e.g. fire brigade, Gardai or ambulance)
2. In the event of a fire, raise the alarm with all staff in the immediate area. Assist in containing the fire using the appropriate extinguisher- only if it safe and you are confident to do so.

Note

Always remember to stay on the exit side of the fire and never take risks.

3. If you can no longer contain the fire, then vacate the building/work area immediate by the nearest clear exit, closing all doors behind you.
4. Now proceed to your assembly point.
5. Confirm that all staff and visitors/contractors are accounted for.
6. In the event of someone missing from the staff assembly group other than those accounted for, establish if that person or persons could be in the building/ area of emergency.
7. If it likely that there are persons still in the building/emergency area then inform the fire brigade personnel as soon as they arrive on site.
8. If required you may move the location of the assembly point to a safer location.

Emergency Response Procedure	Doc No: EMS/1
	Page 2 of 4
	Revision: D
	Date: October 2009
	Approved By:

Contractors/Visitors

Please Note the following:

1. Evacuation Procedures

- If, while on the premises, a fire or emergency is discovered, please vacate the building by the nearest exit.
- Go directly to the designated assembly area.
- Inform the assembly point controller of your presence.

2. SHOULD YOU DISCOVER A FIRE OR SOME SUCH EMERGENCY

- On discovering a fire or some such emergency, go to the nearest telephone and dial “0” for reception or “999” for emergency services. Identify yourself to the person on duty and inform them of:
 - The fire or emergency (Fire, Accident or Major Spillage)
 - The location of it.
 - Assistance required (e.g. fire brigade, Gardai or ambulance)

3. IN THE CASE OF A FIRE

- Should you be willing to assist in the containing it:
 - Use the appropriate extinguisher.

Note

Always remember to stay on the exit side of the fire and never take risks.

- If you can no longer contain the fire, then vacate the building/work area immediate by the nearest clear exit, closing all doors behind you.
- Now proceed to your assembly point

Emergency Response Procedure	Doc No: EMS/1
	Page 3 of 4
	Revision: D
	Date: October 2009
	Approved By:

Emergency Spill Response Procedure

In the event of a major Spill the Quarry Manager shall :

Step	Action
1	Ensure all sources of ignition are extinguished.
2	Keep the area well ventilated if the spill is in a confined space.
3	Ensure that all unnecessary untrained personnel are kept well away from the scene.
4	Identify the material spilled and obtain the MSDS to ensure that handling and PPE requirements are clearly understood and that those containing the spill are wearing the appropriate PPE.
5	Stop the spill and contain it as much as possible, use the materials provided in the Environmental Spill Kits and ensure that the drains in the surrounding areas are sealed.
6	Notify the County Council- Environmental Section without delay.

Note: The main risk associated with oil or chemical spills is the potential for the spill to enter drains, watercourses, soils and the ground water system, causing contamination and/or fire or explosion risk.

Waste Disposal

Any waste or contaminated materials generated during the clean up of the spill, shall be disposed of off site by a licensed contractor.

Emergency Response Procedure	Doc No: EMS/1
	Page 4 of 4
	Revision: D
	Date: October 2009
	Approved By:

EMERGENCY TELEPHONE NUMBERS

EMERGENCY SERVICES	- 999/112
LOCAL GARDA STATION (Innishannon)	- 021 4775302
LOCAL FIRE STATION	- 999/112
LOCAL GENERAL HOSPITAL (Cork University Hospital)	- 021 4546400
LOCAL DOCTOR (Innishannon Medical Centre)	- 021 4775100
SITE FIRST AIDER	-
SITE MANAGER	-
SAFETY OFFICER	-

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