

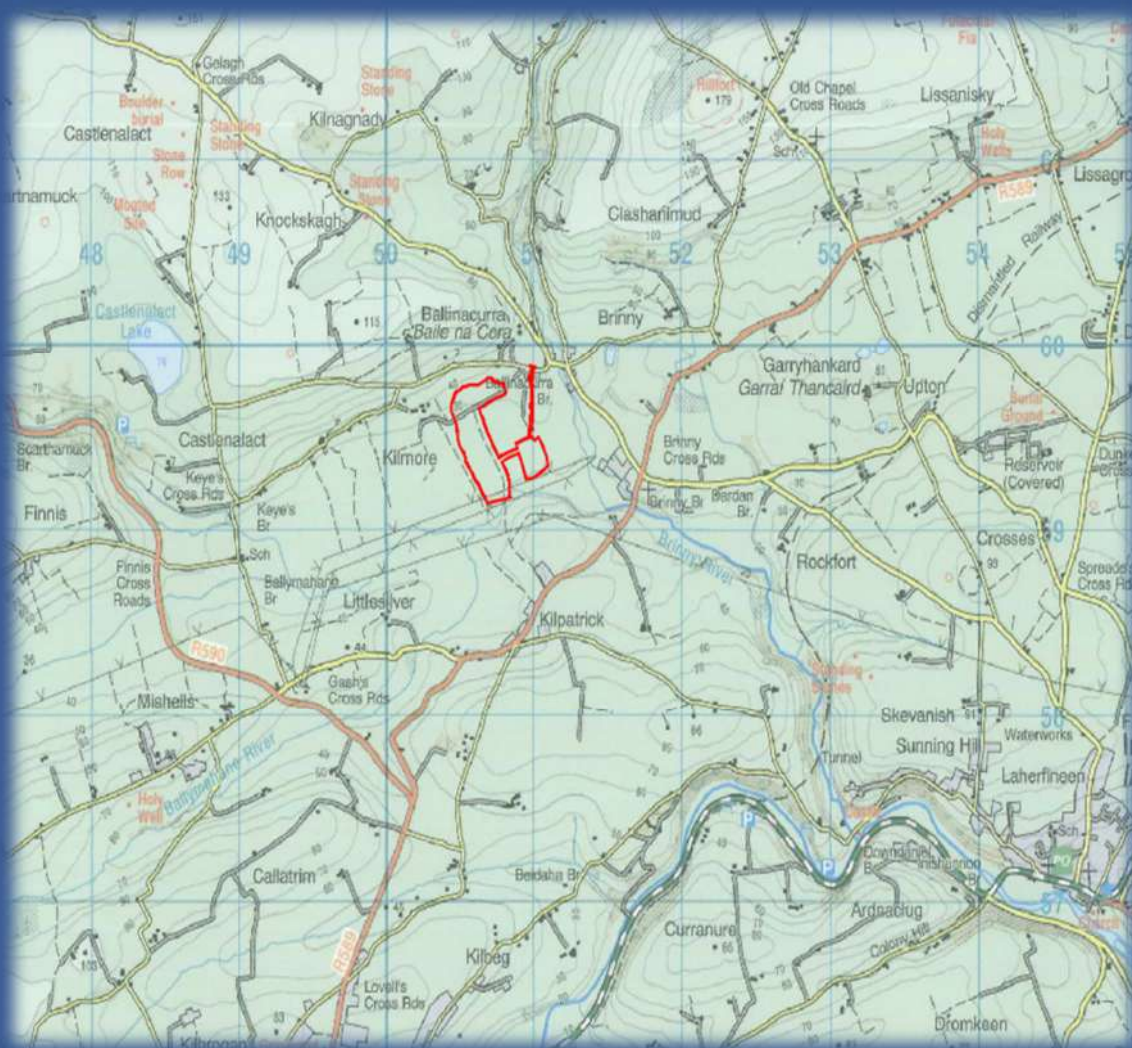
KEOHANE READYMIX LTD.

Sand & Gravel Pit Extension

Kilmore, Brinny, Co. Cork.

RECEIVED: 13/03/2026

NON-TECHNICAL SUMMARY Environmental Impact Assessment Report



keohane



March 2026



Prepared by:
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Windy Arbour,
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Keohane Readymix Ltd.

Prepared by:

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Basis of Report

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FIGURES



1.0 INTRODUCTION

1.1 Development Overview

This Environmental Impact Assessment Report (EIAR) has been prepared in support of a planning application for extension of the existing sand & gravel pit at Kilmore, Brinny, Co. Cork. The site location is shown on Figure NTS1.

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).

An Appropriate Assessment Screening Report has also been prepared in support of the planning application and is provided as a separate document.

1.2 The Applicant

Keohane Readymix Ltd. (hereafter referred to as “KRL”) 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.

1.3 Site Location

The proposed development is located approximately 5km northeast of Bandon and 4km west of Innishannon in Co. Cork, refer to Figure NTS1.

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.



1.4 Surrounding Land Use

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.

1.5 Site Access

The existing access to the site will continue in operation. All truck (HGV) traffic turns right on exiting the site and travels on the country road to join the R589 regional road at Brinny Cross Roads. 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.

1.6 Consideration of Alternatives

The existing sand & gravel pit is located in an area favourable to extraction activities, due to, *inter alia*:

- Established history of sand & gravel extraction, processing, and value-added concrete manufacturing landuse at this location;
- Proven sand & gravel reserves, noting that these developments are resource tied (i.e. can only be worked where the resource / reserves are present) – refer to EIAR Chapter 6;
- Located with access to the regional and national roads network – refer to EIAR Chapter 14;
- Best practice industry standard extraction and processing methods are used;
- Low development costs because infrastructure already in place at the site.

1.6.1 Need For The Development

1.6.1.1 Project Ireland 2040

Project Ireland 2040 was published in February 2018 and is the overarching policy and planning framework for the social, economic and cultural development of the country for the next 20 years and further. It includes the National Development Plan: a ten-year strategy for public capital investment to 2027 and the 20-year National Planning Framework.

The National Planning Framework 2018 is the high-level strategic plan for influencing future growth and development up to the year 2040. The framework is intended to guide public and private investment, to protect and enhance the environment and create and promote opportunities.

The National Planning Framework states that:

“Extractive industries are important for the supply of aggregates and construction materials and minerals to a variety of sectors, for both domestic requirements and for export. The planning process will play a key role in realising the potential of the extractive industries sector by identifying and protecting important reserves of aggregates and minerals from development that might prejudice their utilisation. Aggregates and minerals extraction will continue to be enabled where this is compatible with the protection of the environment in terms of air and water quality, natural and cultural heritage, the quality of life of residents in the vicinity, and provides for appropriate site rehabilitation”.



The extractive industries are considered not just important as a source of supply to a variety of sectors both domestic and for export, aggregates are an essential requirement for Ireland's future. Project 2040 will not happen without a secure supply of aggregates.

The recovery in output in the Irish construction industry since 2013 has led to increased demand for construction aggregates and it is anticipated that demand will increase further in coming years following the pressure to increase residential housing output and the planned spend of almost €116 billion between the State and State-owned commercial companies under the National Development Plan and Project Ireland 2040 in the ten years from 2018 to 2027.

It is estimated that each new residential house typically requires 300-400 tonnes of aggregate. Every new school typically requires some 3,000 tonnes of aggregates and every 1km of roadway requires up to 30,000 tonnes of aggregates. On average each person within the EU consumes 6 tonnes of aggregate per year, however the current demand for aggregates in Ireland is twice that figure, at 12 tonnes per capita per year.

1.6.1.2 Essential Aggregates: Providing for Ireland's needs to 2040

It is estimated that Ireland will need to produce an estimated 1.5 billion tonnes of aggregates to meet housing and infrastructure targets set down under the Government's Project Ireland 2040 plan, according to the Irish Concrete Federation (ICF) in a major publication issued by them in October 2019.

"*Essential Aggregates: Providing for Ireland's needs to 2040*" is an industry led call for Government to ensure that Ireland's future supply of aggregates (crushed rock, sand and gravel) is planned, monitored and managed in a sustainable manner, to provide for Ireland's future infrastructure development.

"These aggregates are the essential raw materials from which Ireland's future infrastructure will be built, including our homes, offices, schools, hospitals and transport network. Aggregates can only be accessed where they occur. Currently there are approximately 500 large commercial quarries extracting aggregates throughout Ireland. The supply of local aggregates is essential to the sustainable development of Irish communities. Local supplies of raw materials reduce transport distances, thereby reducing their carbon footprint compared to non-local sources. Current demand for aggregates in Ireland at 12 tonnes per capita is twice the average demand in the EU 28. Project Ireland 2040 will necessitate the production of approximately 1.5 billion tonnes of aggregates."

As noted above the ICF identifies that demand for aggregates in Ireland at 12 tonnes per capita is twice the current EU 28 average, due to Ireland's infrastructural deficit, dispersed pattern of settlement and resulting large road network. The report also highlights that:

"Ireland has abundant natural reserves of high-quality aggregates, but their future accessibility must be planned for and protected by Government. A lack of future planning and priority in the planning process and delays in achieving prospective quarry planning permissions will result in future shortages in the supply of some types of construction aggregates in certain areas of the country. The future supply of aggregates needs to be prioritised and addressed in a planned manner if we are to reach the ambitious construction targets as laid out in Project Ireland 2040".

1.6.1.3 Demand for Aggregates / Replenishment Requirements

Supply and demand data for individual quarries is not publicly available as it is commercially sensitive information.

However, recent independent analysis carried out for and published by the Irish Concrete Federation (ICF) – "Essential Aggregates: An Evidence-Based Assessment to Inform



Ireland's Planning Policy" May 2025, includes an assessment of the current replenishment rates of authorised aggregate reserves in Ireland. Its key findings include:

'Over the past eight years (2017-2024) the 'replenishment' of aggregate reserves has been running behind annual consumption. On average, only 61% of the annual consumption has been replenished by means of new planning authorisations'.

'At current levels of land area authorisation, the replenishment rate of authorised aggregates will fall to 52% over the 2025 – 2040 period as demand for aggregates increases due to Ireland's growing population' and the requirements of strategic national plans such as Project Ireland 2040.

This clearly confirms that the aggregate replenishment rates are falling significantly below the market demand and there is a need for significant aggregate replenishment by means of new planning permissions for extension to existing pits / quarries or new greenfield quarry development.

On this basis there is clear need to replenish and provide for long term aggregate reserves such as the proven sand & gravel reserves at Kilmore, Brinny, through the granting of permission for the proposed development.

1.6.2 Do Nothing Alternative

If the proposed development does not proceed, the extension lands would remain in agricultural use and the existing site would be restored to agricultural after-use in due course under planning permission P. Ref. 24/06269.

1.6.3 Alternative Sources Of Aggregates

In the medium term there are no real alternatives to the current land-based sources of construction aggregates.

End of Waste criteria in respect of Construction & Demolition (C & D) materials for limited products and use are currently being implemented. Notwithstanding this, the volume of C&D waste suitable for recycling into secondary aggregates would be considered very low in comparison to the overall demand for aggregates. The demographic spread of the population results in only the large urban centres potentially being capable of generating sufficient volumes of construction and demolition (C&D) waste to justify a commercial operation producing secondary aggregates going forward.

In the longer term (>25 years), there may be some scope for extraction of sand and gravel from marine sources.

In the absence of significant volumes of aggregates from recycled / secondary and marine sources, land-based deposits (such as the sand & gravel resources at Brinny) will continue to be the main source of construction aggregates in Ireland, including the wider Cork Region.

1.6.4 Alternative Locations

Sand & gravel resources provide the raw materials for concrete aggregates and other construction materials Keohane Readymix are continuously assessing potential lands for sand & gravel extraction, including both lands that could form extensions to their existing sand & gravel pits and lands for new "greenfield" sand & gravel pit developments.

The current planning application is for extension of the existing sand & gravel pit at Kilmore, Brinny, Co. Cork.

At the current time, there is no suitable alternative replacement pit location available to the applicant in the Brinny area. It is generally accepted that the overall timeframe for



development of a 'greenfield' quarry site (from initial site selection, land acquisition, preparation of a planning application and accompanying EIAR, through planning process and site development to extraction of aggregates) takes between 5 and 10 years. On this basis it is important to replenish sand & gravel reserves on a continuous basis.

Notwithstanding the above, the extension of the existing pit would be beneficial in planning terms by eliminating the need for:

- Extracting additional materials from other pits within the county, should the applicant be unable to develop a new 'greenfield' site in the event that the existing pit ceases operation. This would result in faster depletion of aggregate resources at these other locations and potentially result in future intensification of those operations;
- Haulage of materials by road from other pits within, and outside the county, with potentially longer haulage distances and increased traffic levels on the wider road network.

The extension of the existing sand & gravel pit at Brinny will assist in continuing to provide extraction from a proven aggregate resource within an established operation, with no significant increase in environmental emissions.

This development is not like a factory for example that can be located at many locations; this is a resource tied development. Aggregates can only be worked where they exist and where the environmental effects of working such resources can be managed to an acceptable level.

On the basis of the above, it is considered that extension of the existing pit, subject to continued implementation of best environmental management practice and compliance with appropriate planning controls (i.e. planning conditions and recommended emission limit values for the sector) is consistent with proper planning and sustainable development.

1.6.5 Alternative Designs/Layouts

The proposed development comprises extension of an existing sand & gravel pit at Kilmore, Brinny. Alternative designs and layouts have been considered and these alternatives have included:

- Extraction Area: options for maximising the extension area over the full land interest ownership were considered. The extent of the extension area has been reduced to provide suitable separation distances to residential dwellings;
- Phasing of Extraction / Restoration: options for phasing of extraction were considered. The phasing plan adopted allows for extraction and restoration of the eastern part of Area 1 at the earliest opportunity to minimise potential impact on the closest dwellings to the development.
- Processing plant location: the location of the existing processing plant has been reviewed and is considered to be a suitable location for the development going forward. It provided a suitable separation distance to residential dwellings.

1.6.6 Alternative Processes

Keohane Readymix are a company with expertise and experience in the field of sand & gravel extraction, aggregates production, and manufacturing of concrete products.

The Applicant uses / will use established industry standard and best practice mechanical extraction techniques to extract sand & gravel. This extracted sand & gravel will be processed using the existing screening and washing plant in line with best practice for the sector. Alternative extraction and processing techniques are not considered relevant in this instance.



2.0 DESCRIPTION OF THE DEVELOPMENT

2.1 Existing Pit

The application site extends to c. 18.3 hectares and comprises an existing sand & gravel pit, aggregate processing plant, concrete plant, related ancillary facilities / infrastructure and existing agricultural fields, currently under pasture. The existing site layout is shown on Figure NTS2. 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.

2.2 Proposed Development

The proposed development being applied for under this current planning application is shown on Figures NTS3, NTS4, NTS5 and NTS6.. It will consist of:

- 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.

2.2.1 Extraction

The proposed development will include an extension to the existing pit covering 9.8 hectares, refer to Figure NTS3..

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.

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.



2.2.2 Phasing Plan

The phasing of the development is shown on Figures NTS5 and NTS6. 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.

2.2.3 Restoration (Reinstatement to Agricultural Use)

Part of the existing sand & gravel pit has been restored to agricultural use (refer to Figure NTS5 Landscape & Restoration Plan), and restoration to agricultural use is continuing on a phased basis under planning permission ref. 24/06269. Restoration of the extension area to agricultural use will be undertaken on a phased basis, refer to Figures NTS5 and NTS6.

2.3 Extraction Rate & Duration of Development

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

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.

2.4 Method of Extraction and Processing

Dry working extraction will use an excavate, load and haul method to extract sand & gravel above the groundwater table. There will be no dewatering or lowering of the groundwater table arising from the proposed extraction. 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. 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. The machinery used for sand & gravel extraction will comprise 1 no. excavator and 1 no. haul truck. A dozer will be used for the restoration earthworks.

The extracted sand & gravel will be processed using the existing industry standard fixed washing and screening plant and technology, 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. The existing plant 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) and recycled concrete for use in concrete production. The processing plant is located on the existing pit floor to assist with visual and acoustic screening.

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. The fines settled out in the lagoons are incorporated into the phased restoration works.

2.5 Concrete Recycling

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. 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. Un-recycled concrete and recycled concrete will be stored in aggregate bays within the processing area. 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.

2.6 Working Hours

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.

2.7 Employment

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.

The development will also support further indirect employment through supplier and maintenance contracts.

2.8 Stability of the Pit

Industry standard slope angles will be used for extraction operations at the site.

2.9 Topsoil and Overburden

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. 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. Soils will be reused in the restoration of the lands to agricultural use.

2.10 Ancillary Infrastructure & Buildings

2.10.1 Wheelwash

There is an existing wheelwash in place within the existing pit, and this will continue in use for the duration of the proposed development.

2.10.2 Weighbridge

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.

2.10.3 Offices and Ancillary Facilities

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.

2.10.4 Utilities and Services

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. Top water for the processing plant will be provided from the water abstraction point shown on Figure NTS2. 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. Drinking water will be sourced from bottled water brought to site.

2.10.5 Fuel and Oil Storage

Diesel fuel is stored in an internally bunded double skinned fuel tank. A vehicle fuelling hardstanding area with hydrocarbon interceptor is in place. The location of the current bunded 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. Other lubricants and oils are stored on spill pallets within a secure storage container. Spill kits and spill kit training are provided on site to contain / manage any accidental spillages.

2.11 Safety and Security

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. Appropriate warning signs are displayed at visible locations along the boundary at appropriate intervals. The wash water settlement lagoons are appropriately signed, and buoyancy aids provided. The entrance to the site has lockable gates to prevent unauthorised access outside of the working hours.



2.12 General Waste Management

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"

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.

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.

2.13 Lighting

Sufficient lighting is provided at the site to ensure safe operations during winter periods.

2.14 Environmental Monitoring & Management

An environmental monitoring programme (dust deposition, noise and water) is in place at the site. This monitoring programme will be continued (and adapted where required) for the duration of the development. The environmental monitoring programme will comply with requirements in conditions attached to any planning permission granted by Cork County Council.

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.

Environmental noise, dust and water monitoring carried out on a regular basis, demonstrates and will continue to demonstrate that the existing / proposed development will not have any significant adverse effects on the surrounding environment.

Keohane Readymix Ltd. (KRL) operates an environmental management system (EMS) to monitor and manage emissions from all their established operations. The EMS includes the environmental management measures for dust control, noise control, groundwater and surface water protection as detailed in the relevant EIAR topic chapters.



2.15 Restoration

2.15.1 Restoration to Agricultural Afteruse

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. The restoration plan and phasing plan are Figures NTS5 and NTS6.

2.15.2 Final Restoration

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. 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. The separate portacabin storage area operated by SpaceCab Ltd. will be restored to agricultural use on permanent cessation of storage use.

2.15.3 Site Management and Supervision

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.

2.15.4 Long Term Safety and Security

The existing boundary fences and hedgerows will be maintained in a stock proof state of repair. 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.

2.15.5 Long Term Stability of Pit Faces

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

2.15.6 Long Term Surface Water and Groundwater

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

2.15.7 Decommissioning of Plant and Machinery

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. 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.



2.15.8 Aftercare and Monitoring

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

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3.0 EXISTING ENVIRONMENT, EFFECTS AND MITIGATION

3.1 Population and Human Health

The study area for the purpose of assessing population has been chosen based on Electoral Division (ED) within which the proposed development is located. This incorporates the ED of Brinny. The review of population is based on a Small Area ID 047058001 and the electoral division of Brinny. The change in population from 2011 to 2022, as per the Census data, for the electoral division, County Cork, Munster and the State. The population of Brinny ED decreased by 6% between 2011 and 2016. This is dissimilar to population trends witnessed across Cork City and County combined, Munster and the State for the same period which experienced a 3-5% growth in population. The population within Brinny ED showed a slight increase of 2% between 2016 and 2022.

The age profile of Brinny ED is comprised of a larger population of people aged 0-19 than Cork City, Cork County or the State in both the 2016 and 2022 census. The 20-24 and 25-29 age groups increased a little, and there was a marked decrease in the 0-4 age group in Brinny ED during the last census period. Ages 35 through to 59 are in general alignment with Cork City, Cork County and the State while ages 65 through to 85+ are generally higher than Cork City, Cork County and the State. Young adults aged roughly 25-34 appear to be a smaller portion of the population when compared to Cork City, Cork County and the State.

The employment make-up of an area is an important element of its socio-economic profile. The CSO Census of Population 2022 shows that employment within Brinny ED is weighted towards commerce and trade/ professional services and manufacturing industries than the wider population in Co. Cork. The population of this ED is less likely to be employed in sales and administrative industries

The proposed development will contribute to achieving Ireland's targets in the construction sector from renewable energy to housing and roads. The pit is a significant source of raw materials for the construction sector. The continued development of proven sand & gravel reserves at the site is required to ensure that Keohane Readymix meets the demands of the market(s) they have built up in the region, including supply, to the local construction industry and infrastructure projects and Local Authorities. The proposed development is of strategic importance in relation to the construction of new housing in particular and this is underlined by national objectives in relation to house building. The recently adopted National Planning Framework targets the delivery of 550,000 additional households in Ireland to 2040 (National Policy Objective 32). This is a medium-term, direct and positive effect on the local and regional economy.

The proposed development will secure the continued employment of 5 people directly on site and 3 full-time drivers for the duration of the quarry operations. This is a medium-term, direct and positive effect on employment.

The potential adverse effects on population and human health include those related to noise, dust, visual impact and traffic. Each of these matters, and associated management / mitigation measures, is addressed in the Environmental Impact Assessment Report (EIAR) and summarised in this Non-Technical Summary. Extension of the existing pit is not likely to have any significant effects on population and / or on human health.

The environmental monitoring programme implemented at the overall site confirms that the pit operations have operated and will continue to operate within the recommended dust and noise limit values set out in best practice guidelines for the sector.



3.2 Biodiversity

Impact Assessment process and production of an Environmental Impact Assessment Report to accompany the planning application by KRL for the continuance of use and extension of the existing sand & gravel pit. The ecological evaluation and assessment have been undertaken with reference to relevant parts of the 2024 Guidelines for Ecological Impact Assessment in the UK and Ireland developed by the Chartered Institute of Ecology and Environmental Management (CIEEM, September 2024). Although this is recognised as current good practice for ecological assessment, the guidance itself recognises that it is not a prescription about exactly how to undertake an ecological impact assessment (EclA); rather, they “provide guidance to practitioners for refining their own methodologies”.

The proposed development area is not within or adjacent to any site designated for nature conservation or subject to any nature conservation designations. There are no European Sites within or directly adjacent to the Site. The nearest European Sites are Courtmacsherry Estuary Special Area of Conservation (SAC) [001230] ca. 12.7 km south of the Site (at the closest point when measured in a straight line), and Courtmacsherry Bay Special Protection Area (SPA) [004219] ca. 13.5 south-west of the Site.

These sites are not connected via ecological features such as hedgerows or treelines or surface water pathways to any European Site. All European Site sites can be considered to be sufficiently distant from and unconnected to the existing sand and gravel pit to not be affected by the continuance of use and extension of the proposed development. The AA screening report prepared as part of this development found that significant effects on European Site sites are not likely and that the extension of an existing sand and gravel pit will not require progression to second stage of Appropriate Assessment. European Site sites are therefore scoped out and excluded from any further consideration in this report.

The habitats and species recorded within the existing pit and extension area are described, classified and evaluated in the Biodiversity Chapter of the EIAR.

The Sall River, a tributary of the Brinny River, borders the Site to the South, which ultimately flows into the pNHAs listed above. There are / will be no discharges of trade effluent from the proposed development to the river. Surface rainwater will percolate through the ground and then drains through existing open ditches which flow into the Sall River.

There is an existing water abstraction point (WAP), refer to location shown on the Figure NTS2. The water abstraction has been registered with the EPA. The quantity of water abstracted each day is up to c. 120 m³/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. This abstraction volume is 1.2% of the 95% low flow in the Sall River and will not impact on the overall flow regime in the river. Any surface rainwater will percolate through the ground and then drains through open ditches which flow into the Sall River. There is also a potential effect on the Sall River as a result of the proposed development through dust settlement from extraction activities. The Sall River is set back ca. 50 m from the Site. A programme of dust management measures, and surface water / groundwater protection measures will continue to be implemented at the site. With implementation of these management / mitigation measures, residual effects on the Sall River are not considered significant.

There will be no loss of hedgerows, and 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 and over the lifetime and restoration of the development there will be 620m of hedgerows planted within



and around the boundary of the Site 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 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 and the eastern boundary will be retained. With best practice incorporated into the project design and the above mitigation implemented, residual effects on the hedgerows within and around the site are not considered significant.

There will be the loss of a small number of trees along the existing tree-lines within the application area, as two approximately 10m wide access points into the two sections of the extension areas are created for access points (note: the vast majority of the existing tree-lines and other boundary vegetation will be retained). Specific tree protection measures (root protection zones and tree protection fencing) will be implemented as shown on Figure NTS5. The landscape proposals for the development will add significant areas of tree/shrub planting, such that there will be a net increase in the number of trees on site. With best practice incorporated into the project design and the above mitigation implemented, residual effects on the treelines within and around the site are not considered significant.

The loss of agricultural grassland and treelines will result in displacement of some bird species that may use these areas. However, similar habitat exists within the surrounding area and local populations will not be significantly affected by the proposed development. There will be no significant effect on the local bird population and composition as a result of the proposed development and mitigation is not required. Landscaping of the development site to create screening bunds and general landscape proposals will add significant areas of tree/shrub planting, and over the lifetime and restoration of the development there will be 620m of hedgerows planted within and around the boundary of the Site. This additional planting will provide additional beneficial habitats for breeding and roosting bird species and will lead to an increase the overall biodiversity of the site. The site will be restored to agricultural use on a phase basis, refer to Figures NTS5 & NTS6.

The extension of an existing sand and gravel pit will result in the loss of some bat foraging and commuting habitat in the form of a small area of hedgerow and treeline removal. This is not considered to be a significant effect, given the small scale of habitat loss and the availability of suitable alternative habitat in the wider landscape. Any negative effects arising from loss of foraging and commuting habitat will be temporary due to the provision of landscaping measures, such as planting of native trees and shrubs, that should offset any loss of foraging/commuting habitat. Connectivity with the wider landscape will be maintained. Specific mitigation measures are not required as no significant effect on bats is predicted to occur as a result of the proposed development. Additional tree and hedgerow planting will provide additional beneficial foraging habitats for bats.

The extension of an existing sand and gravel pit will result in the loss of some badger foraging and commuting habitat in the form of grassland removal and the loss of some hedgerow. This is not considered to be a significant effect, given the small scale of habitat loss and the availability of suitable alternative habitat in the wider landscape. No badger setts were identified on or close to the site and so there will be no impact on breeding badgers. Specific mitigation measures are not required as no significant effect on badgers is predicted to occur as a result of the proposed development.

A Species Protection Plan has been developed and will be implemented over the lifetime of the pit including its restoration phase. The Plan includes measures to ensure the avoidance of disturbance of breeding sites of the relevant species (specifically sand martins and amphibians) to ensure the continued occurrence of protected species at the site. No badger setts have been observed within the site. This will be kept under review as part of the annual ecological monitoring programme. The Plan includes for monitoring of the site by a qualified ecologist. Provision for updating the Plan on an annual basis to address any findings in relation



to other protected species at the site, which may arise over the lifetime of the development. An Annual Ecological Monitoring Report for the site will be submitted to Cork Co. Council.

The habitats present within the site are commonly occurring throughout Ireland and are evaluated to be either important at the site level or not important. The proposed development will not result in any significant effects on the biodiversity of the site and provided the recommended mitigation and restoration measures are implemented it is considered that development will not result in any residual significant effects on the biodiversity of the site or the surrounding area.

3.3 Land, Soils and Geology

The proposed development comprises continuance of an extension of the existing sand & gravel pit. The land within the proposed extension area is currently used for agriculture grazing purposes. The extraction of sand & gravel is a resource-tied land use activity, as it is dependent on the location and suitability of the sand & gravel deposits. This is a temporary land use and the lands will be restored to agricultural use on cessation of extraction, as detailed in Figure NTS5 Landscape & Restoration Plan. With the restoration of the site to agricultural land use, the long-term impact of the proposed development on land will be low to imperceptible.

A geological appraisal to assess the soils and geology within the overall site has been carried out. The appraisal comprised a review of available geological literature and maps, and geological site investigation work.

The soil associations at the proposed development site are classified as the Ross Carberry Soil Series in the north and the Clashmore Soil Series in the south. Subsoils in the proposed development site have been mapped as sand and gravel derived from Devonian sandstones in the north of the site, and till derived from Devonian and Carboniferous sandstones and shales in the southern part of the site. Two site investigations have been undertaken at the site, a Trial Pit Survey in 2020 and a Borehole Survey in 2021. The three boreholes drilled at the site intersected sand and gravel to depths of c. 4-11m below ground level.

Regionally, the proposed site lies in a syncline within the upper Devonian and lower Carboniferous Cork Group. Geological Survey of Ireland (GSI) 1:100,000 geological mapping shows the proposed development site is underlain by four units (sandstone / mudstone) of the Cork Group. Karst does not occur in these rock types; however notwithstanding this, the karst database was consulted, and it was confirmed that there are no known karst features in the vicinity of the proposed development.

The Geological Survey of Ireland (GSI) Irish Geological Heritage (IGH) Programme of sites was consulted and reviewed (www.gsi.ie) to establish if any geological heritage issues were present in relation to the proposed site. No geological heritage sites were identified in the vicinity of the proposed development.

Sand and gravel will be extracted, processed and used to supply the local and regional construction industry. Topsoil and subsoil not suitable for use in construction will be stored on the site for use in restoring the land to agricultural use. Topsoil / subsoil management measures will be implemented as detailed in the Land, Soils, Geology chapter of the EIAR. The soils at the proposed development site will become part of the restoration to agricultural land use. Accordingly, it is considered that the residual impact on soils will be low to imperceptible.

The design of the extraction scheme (boundary set-back distance and final pit slopes) together with the operation of the pit will be in line with the Health and Safety Authority Safe



Quarry Guidelines in relation to the Safety Health and Welfare at Work (Quarries) Regulations 2008, and will eliminate the potential for unplanned events such as instability of pit faces or instability in adjacent lands. Therefore, it is considered that the residual impact of the proposed development on land stability will be negligible.

There will be no impact on geology or geological heritage during the construction, operational or post-operational (restoration) stages of the development. No mitigation measures are required in relation to geology or geological heritage.

The restoration works will be managed and monitored during the phased restoration works and during the two-year proposed final restoration period to ensure that the restored soils and land use is successful and to confirm that the restored final pit faces are stable.

3.4 Water

A hydrological and hydrogeological assessment of the proposed development has been carried out. The site is located at an elevation of c. 30-40m OD, north of the site elevations extend to 180m OD and south of the site elevations extend to 100m OD. Extraction of sand & gravel will be carried out by dry working (excavation above the groundwater table) and there will be no dewatering or lowering of the groundwater table arising from the proposed development.

The closest surface water body to the site is the Sall River south of the site, the Sall River flows east into the Brinny River which in turn flows south-east into the Bandon River. The site is within the Water Framework Directive (WFD) Bandon-Ilen Catchment and Bandon Sub-Catchment. Under the WFD classification, the Sall River and the Brinny River to the east of the site are high status based on their physio-chemical and biological quality, and the Brinny River to the south-east (downstream of the confluence with the Sall River) of the site is moderate status. The Brinny River to the south-east (downstream of the confluence with the Sall River) of the site is a drinking water protected river under the WFD.

The site is located within the Brinny Gravels West Groundwater Body (GWB), referring to the gravel aquifer, which is underlain by the Bandon GWB, referring to the bedrock aquifer. Both GWBs are classified as being good status under the WFD classification. The groundwater vulnerability at the site is classed as High. Three groundwater monitoring wells was installed at the site in September 2021 and are located to the north, west and south west of the proposed extraction area. Groundwater levels at the site have been monitored. The groundwater quality in the boreholes at the site reflects background land use practises at the site. There is no public groundwater supply source protection area within the vicinity of the proposed sand and gravel extraction site. Local dwellings are predominantly on mains water supply.

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

Fuel Storage & Refuelling Area / Hydrocarbon Interceptor

- Diesel fuel is stored in a double skinned fuel tank within a secure bunded area. 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 refuelling area and the proposed hydrocarbon interceptor are shown on Figure NTS2. 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.



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

Dust Control

- 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 through progressive restoration of the site.
- All HGVs exiting the site 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.

Wash Water Treatment & Fines Removal

- The extracted sand & gravel will be processed using the existing industry standard fixed washing and screening plant and technology, to produce a range of aggregates. The existing plant comprises screening and washing units; oversize material will be crushed.
- The processing plant will include a best available technology water treatment system to reuse and treat water from the washing units. The water management system will be a closed system with no discharge to surface water or groundwater. A number of lagoons will be provided for the removal of fines with the recirculation and storage of water within the plant for reuse.
- The recirculation and reuse of wash water will reduce the volume of water required to be abstracted from the River Sall for the wash plant.
- The fines settled out in the lagoons will be excavated out on an as need basis and will be incorporated into the phased restoration works at the site.

Surface & Groundwater Monitoring

- A site-specific Environmental Management System (EMS) will be implemented at the site. The EMS contains details of the environmental monitoring programme (EMP) including surface water and groundwater.

Examination of the potential impacts on the receiving environment show that with the mitigation measures in place, there are no significant residual impacts with respect to groundwater and surface water during the construction / operational / post operational stages of the extraction of sand and gravel. With implementation of the management and mitigation measures the significance of all potential impacts identified will be slight / negligible.



3.5 Climate

Ireland has a typical maritime climate with relatively mild and moist winters and cool, cloudy summers. The prevailing winds are south westerly in direction. The climate is influenced by warm maritime air associated with the Gulf Stream, which has the effect of moderating the climate, and results in high average annual humidity across the country. The area of least precipitation is along the eastern seaboard of the country in the rain shadow of the Leinster uplands.

The climate data recorded within the region of the pit at Kilmore, Brinny has been sourced from Cork Airport. The extension of the existing pit is not of sufficient scale to have any direct or indirect impacts on the regional or local climatic conditions.

Many developments have the potential to emit greenhouse gas (GHG) emissions to the atmosphere during the construction, operational and decommissioning phases of the development. GHG emissions associated with the pit operations have been calculated and are assessed as not significant in the context of existing national emission levels. Measures will be implemented to assess and/or monitor greenhouse gas emissions and to reduce these wherever practically possible.

The vulnerability of the pit operations to the effects of climate change has also been considered. Based on the development vulnerability assessment, measures to improve the resilience of the project to extreme rainfall, flood, flash flood, storms, and winds, are required. Specific climate change adaption / resilience measures are and will continue to be implemented at the pit. Monitoring of the climate resilience measures shall be undertaken on a regular basis, and details of these reviews shall be recorded under the Environmental Management System (EMS) for the development.

3.6 Air Quality

An assessment of fugitive dust emissions from the overall site has been undertaken. The assessment takes into consideration the potential sources, surrounding receptors, and the pathway between source and receptor in order to assess the magnitude of risk of impact without mitigation measures in place.

The main focus of the assessment is the potential impact on sensitive receptors from fugitive dust emissions from the following activities:

- transport – access road and internal haulage routes; and
- extraction, processing, storage and transfer of sand & gravel.

The sensitive receptors within 250 metres of the pit area were identified based on the land-use. In the absence of any mitigation measures, the risk of impact from dust emissions was determined to be 'insignificant' to 'slight adverse'. With the management / mitigation measures in place, the risk of dust impacts is reduced to 'insignificant / acceptable' at all receptors.

Due to the distance separation (c 1.8 km) the pHNA Bandon Valley above Inishannon (001740) or any other designated ecological sites located at greater separation distances will not be impacted by dust from the proposed development.

A range of existing management measures have been and are in place to minimise the generation / migration of fugitive dust and to ensure that the extraction, 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:



- Location of the processing plant on existing pit floor to maximise topographic screening and distance to receptors
- 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.
- Perimeter screening berms constructed will be seeded / vegetated to prevent the migration of dust beyond the site boundary.
- 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.

Dust deposition monitoring carried out at the overall site boundaries indicates that there is compliance with the recommended dust deposition emission limit value of 350 mg/m²/day (averaged over 30 days) set out in the environmental management guidance for the sector.

Based on the above, it is concluded that extension of the existing pit with continued implementation of the existing management measures, will not have a significant dust deposition impact on human receptors or sites designated for nature conservation. Overall, the effects of the development on air quality are considered to be acceptable.

Dust deposition monitoring will continue to be undertaken at the application site for the duration of extraction activities at the proposed development (in accordance with EPA and DoEHLG guidelines) using the Bergerhoff Method. Dust monitoring will be undertaken at the existing monitoring locations and two additional dust monitoring locations will be installed to cover the pit extension area. Dust monitoring locations shall be reviewed and revised where and as / when necessary. The results of the dust monitoring shall be submitted to Cork County Council on a regular basis for review and record purposes.

3.7 Noise

The sand & gravel pit at Kilmore, Brinny is an existing operation. Existing measured noise conditions associated with overall site activities (including ancillary activities) were applied to assess the potential noise and impacts at sensitive receptors and identification of potential impacts.

The existing noise monitoring carried out at the pit confirms that noise levels recorded comply with the noise threshold limit values recommended in the DoEHLG (2004) and EPA (2006) guidelines for the sector.

Due to the distance separation (c 1.8 km) the pHNA Bandon Valley above Inishannon (001740) or any other designated ecological sites located at greater separation distances will not be impacted by noise from the proposed development.

Based on the worst case scenario noise assessment for the proposed development – operations (extraction / processing / concrete) it is considered that measures to reduce the noise impacts of plant associated with the proposed development are required to mitigate noise impacts at a number of the nearest receptors to the site. In line with accepted best practice, a number of measures will be implemented at the proposed development to



minimise the short-term and long-term noise levels generated by site operations. The following best practice noise mitigation and management measures will be implemented. These measures will comprise:

Screening :-

- screening berms will be constructed along the perimeter of the sand and gravel pit prior to commencement of extraction activities and will act as acoustic barriers to the closest residences;
- existing perimeter hedge planting will be retained and enhanced along the boundary of the existing site;
- screening berms will be inspected on a regular basis and maintained as necessary.

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.

Traffic :-

- any deliveries to the site will be programmed to arrive during daytime hours only;
- care will be taken when unloading vehicles to reduce or minimise potential noise disturbance to local residents;
- access / internal haul roads 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 sand and gravel pit will be prohibited from leaving their engines running and there will be no unnecessary revving of engines.

With these noise suppression and control measures in place the residual short-term and long-term noise impacts will reduce to Negligible.

Noise monitoring will continue to be carried out at the existing monitoring locations N1, N2 and N3. Noise monitoring locations shall be reviewed and revised where and as / when necessary. The results of the noise monitoring shall be submitted to Cork County Council on a regular basis for review and record purposes.

3.8 Material Assets

The local material assets in the vicinity of the overall site include residential buildings, historic buildings/monuments, road infrastructure, built services (ESB and water mains etc.) and waste management. Consideration of residential buildings; historic buildings / monuments and road infrastructure is assessed under the topics of Air Quality; Noise; Cultural Heritage and Traffic.



The existing road access infrastructure, processing, and ancillary development is in place at the site. The proposed development will not require the installation of electricity or wastewater infrastructure (built services). All of the necessary infrastructure is already provided within the overall site. There are existing waste management arrangements in place in relation to general waste that would be generated by the staff working at the overall site. 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. These arrangements will remain in place for the duration of the proposed development

There are no built services / utilities within the application site that would be directly affected during the construction, operational or post-operational stages of the proposed development. No mitigation measures are required in relation to built services / utilities. It is not expected that any significant volumes of waste would be generated during the construction, operational or post-operational stages of the proposed development. 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.

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

3.9 Cultural Heritage

Impacts on the archaeological, architectural, and cultural heritage of the application area and the surrounding area arising from the Proposed Development were assessed. The assessment consisted of baseline studies; and an assessment of the Site. The Cork County Development Plan 2022-2028 is the statutory plan detailing the development objectives / policies of the local authority. The plan includes objectives and policies, relevant to this assessment.

Baseline studies of the application area consisted of using existing written and graphical information to identify the likely context, character, significance, and sensitivity of the known or potential cultural heritage, archaeological and structural resource. A detailed investigation of the archaeological and historical background of the application area, the landholding and the surrounding area extending 1km from the development boundary was undertaken. A field inspection was carried out on the 23rd of October 2020 to identify and assess any known archaeological sites and previously unrecorded features and portable finds within the area of landholding. This was followed by a geophysical survey conducted by AOC in April 2023 (NMS Licence No. 23R0079), and test excavation carried out in January 2024 by Miriam Carroll for Tobar Archaeological Services (Excavation Licence No. 23E0953). There are no structures listed in the Record of Protected Structures located within the application area or wider study area. There are no structures listed in the National Inventory of Architectural Heritage located within the application area or wider study area. The field inspection identified no unlisted upstanding structures in the vicinity of the application area.

Examination of the Record of Monuments and Places indicates indicated that there are no Recorded Monuments in the application area. The proposed extraction area will be located within c.100m of RMP CO096-088---- Kilmore Moated site. This monument will not be impacted by the proposal. The setting of the monument will be preserved by the preservation of a 100m buffer to the extraction area, the retention of the existing field boundary with hedgerow and trees and the construction of 3.4m high perimeter soil bund between the hedgerow and the extraction area.



There are no sites or monuments listed in the sites and monuments record (SMR) within the application area or vicinity.

The assessment noted a potential direct, negative impact to F1 and F2 in the event that the proposed development proceeds without the implementation of appropriate mitigation measures. To ameliorate such direct impacts mitigation in the form of manual investigation of a representative sample of F1 and F2 is recommended.

Due to the possibility of the survival of previously unknown sub-surface archaeological deposits or finds within the proposed extraction area, in areas 1 and 2, all topsoil-stripping in this area should be monitored by a qualified archaeologist under license from the National Monuments service.

3.10 Landscape & Visual

A landscape and visual impact assessment (LVIA) of the proposed development associated with the existing sand and gravel pit at Brinny, approximately 4km north-west of the village of Inishannon, Co. Cork, was completed in accordance with accepted guidance. The application area is located approximately 4km north-east of the town of Bandon and 450m north-west of the R589 – Regional Road. The proposed development comprises the extension to the existing sand and gravel pit and restoration of the entire site to an agricultural land use. Native tree/shrub screen planting will be carried out on commencement of the development along the outer boundaries of the extension area and the restored agricultural land will be subdivided by a number of native hedgerows, to provide additional biodiversity and habitat linkage within the site.

A study area for the LVIA was identified, as an area of approximately 3km surrounding the application area. While the application area is visible from a much more restricted area, due to existing intervening topography and an abundance of mature boundary hedgerows the 3km area is maintained for the purposes of providing landscape context.

The planning application area comprises the existing sand & gravel pit, aggregate processing plant, concrete plant and related ancillary facilities / infrastructure, as well as two existing agricultural fields, currently under pasture. The external boundaries of the existing sand and gravel pit are marked by a mix of scrub covered ditches, dense hedgerows with some mature trees and mature tree lines. The mature tree lines are located along the western and northern boundaries, i.e. the boundaries with the extension area. The Sall River marks the southern boundary of the existing pit. To the north of the river, two electricity transmission lines, mounted on wooden poles cross the site in an north-east/south-west direction. The area between the two transmission lines and between the lines and the river is covered by dense scrub / immature woodland.

The topography within the application area, for the most part is gently sloping, with levels ranging from 20m above Ordnance Survey (AOD) along the southern boundary to 32m near the northern boundary. There are some steeper drops in level by 3-7m along the edges of the existing extraction areas. Also, the ground begins to rise steeply along the northern boundary of the northern extension area and beyond the application area boundary. To the west and east of the application area the topography continues almost level along the river valley (i.e. Sall River and Brinny River), the base of which is approximately 1km wide. To the north and south of this, the topography becomes undulating with several layers of low ridgelines parallel to the river valley, broken up by secondary valleys from a northern or southern direction. Highpoints in the northern half of the study area range from 133m AOD to 179m AOD. This is noticeably higher than the southern half of the study area where highpoints range from 85m AOD to 90m AOD.



The application area is located within a landscape, dominated by agricultural land, with most fields under pasture, as well as some arable fields, most of which are bound by hedgerows. The river valleys within the study area are well wooded, in particular where they have steep sides. Other than that tree cover is restricted to boundary hedgerows and shelterbelts surrounding farmsteads throughout the area. There are some small areas of conifer plantations, typically on steeper slopes.

The application area and surrounding landscape are located within landscape character type (LCT) 6a: Broad Fertile Lowland Valleys, as identified in the 2007 Draft Landscape Strategy for County Cork. This is described as follows: *"The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges. These shallow and flat valleys wind as they follow the course of the river, rising to the north and south with gentle slopes where the valley is wide but with steeper faced slopes where the valley narrows. ... Landcover comprises highly fertile, regularly shaped fields typically of medium size and with mature broadleaf hedgerows. Agricultural use primarily involves intensive dairying as well as tillage, with farmsteads relatively well screened by the hedgerows."*

Elements of the landscape which are likely to be affected by the proposed development are the pasture fields within which the extension area is located, the tree-lines within the site and the disturbed ground of the existing sand and gravel pit. Perceptual aspects likely to be affected are the large scale and semi-enclosure of the extension area, as well as its simple form and colour. LCT 6a is another landscape receptor, which was considered, as part of the assessment. There is no existing landscape designation within or in the vicinity of the application area, no natural or cultural heritage designations, distinctive features or associations. Further to that, all landscape receptors are considered to have at least some ability to accommodate the proposed development. Therefore, the sensitivity of the landscape receptors ranges from low to low/medium.

The magnitude of the proposed change is largest for the pasture fields, which will be transformed from an agricultural land use to an extraction area with associated changes to the landform. However, the change will be experienced locally only and for a limited period (i.e. 10 years, by which the extraction and restoration works will be completed), resulting in a medium magnitude of change. The magnitude for all other landscape receptors was assessed as slight or slight/medium, as the scale of change to these receptors will be less.

The sensitivity of the landscape receptors and magnitude of change they experience were then combined to assess the overall landscape effects. These were judged to be moderate/minor or less for all landscape receptors and not significant.

Views of the application area are greatly restricted by roadside and intervening vegetation, as well as the undulating topography in large parts of the study area. The application area is only visible in views from a small number of locations within 1.2km to the north-west, 2km to the south-west and 1.5km to the south-east. In most cases, views are only intermittently available along roads, through gaps in the roadside hedgerows (e.g. at field gates) or where said vegetation is kept low. Visual receptors were identified as residents and vehicle users within the areas of visibility.

As there are no designated viewpoints within the study area, the value of all existing views was assessed as low, while the susceptibility to change was assessed as high for residents and low for vehicle users, as these do not typically focus their views on the surrounding landscape. The overall sensitivity of residents was assessed as medium and that of vehicle users as low.

The magnitude of change in the existing views ranges from medium for views from locations to the immediate north of the site, where the northern extension area will be visible in the foreground, to slight, for all other views, where the western extension area will be visible in the midground, occupying a small proportion of the available views. Large parts of the



proposed development will be screened by existing vegetation, as well as the proposed screen planting in all available views.

The sensitivity of the visual receptors and magnitude of change they experience were then combined to assess the overall visual effects. These were judged to be moderate for the residential receptors to the north of the site and less for all other visual receptors and not significant.

All landscape and visual effects will reduce in time to negligible after all of the extraction and restoration works are completed, as the vegetation within the site matures and it merges more and more with the surrounding agricultural landscape.

In summary, the proposed operations at the application site will not have a significant effect on any of the landscape and visual receptors. Further to that, no designated landscapes, protected views or scenic routes will be affected.

3.11 Traffic

An assessment has been undertaken to determine the traffic impacts associated with the extension of the existing pit at Kilmore, Brinny, Co. Cork.

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. The proposed maximum annual output from the pit extension will be 60,000 tonnes of sand & gravel per year. 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. This level of HGV traffic generation equates to 1 to 2 HGV trips every hour, which is lower than that generated by the historical operations at the existing pit and that were accommodated within the existing road network. Going forward this low level of HGV traffic generation does not have the potential to materially or discernibly affect the capacity performance of the road network.

The existing pit site access permitted under planning permission ref. 24/06269 will remain in use for the proposed development.

The existing HGV traffic route will be maintained for the proposed development - heavy goods vehicles travelling from the site turn right out of the site access (Junction 1) and travel east and south on the L2235 local road to travel join the R589 regional road at the L2236 / L2236 / R589 crossroads (Junction 2), (Note: No HGV traffic will turn left out of the site access).

Notwithstanding that the proposed development will not result in any significant traffic impacts a number of traffic management and mitigation measures in place at the existing pit will continue to be implemented for the proposed development. These include:

- Site Access: 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.



- Maintaining Sightlines: 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.
- HGV Traffic Routing: 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.*
- Wheelwash: 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.*
- Internal Access road: The internal access road will continue to be maintained to prevent transport of soil and dirt out of the site onto the public road.
- Road Contribution: 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 L2235 local road leading from the pit to the R589 regional road junction.

The HGV traffic generated by the proposed development will be low, a maximum of c. 2 HGV trips per hour. This traffic will access onto the regional road network through an existing established permitted access and traffic route (L2235 local road to the R589 regional road). On the basis, no significant impact will arise on the traffic and traffic safety in the vicinity of the Site

3.12 Interaction of the Foregoing

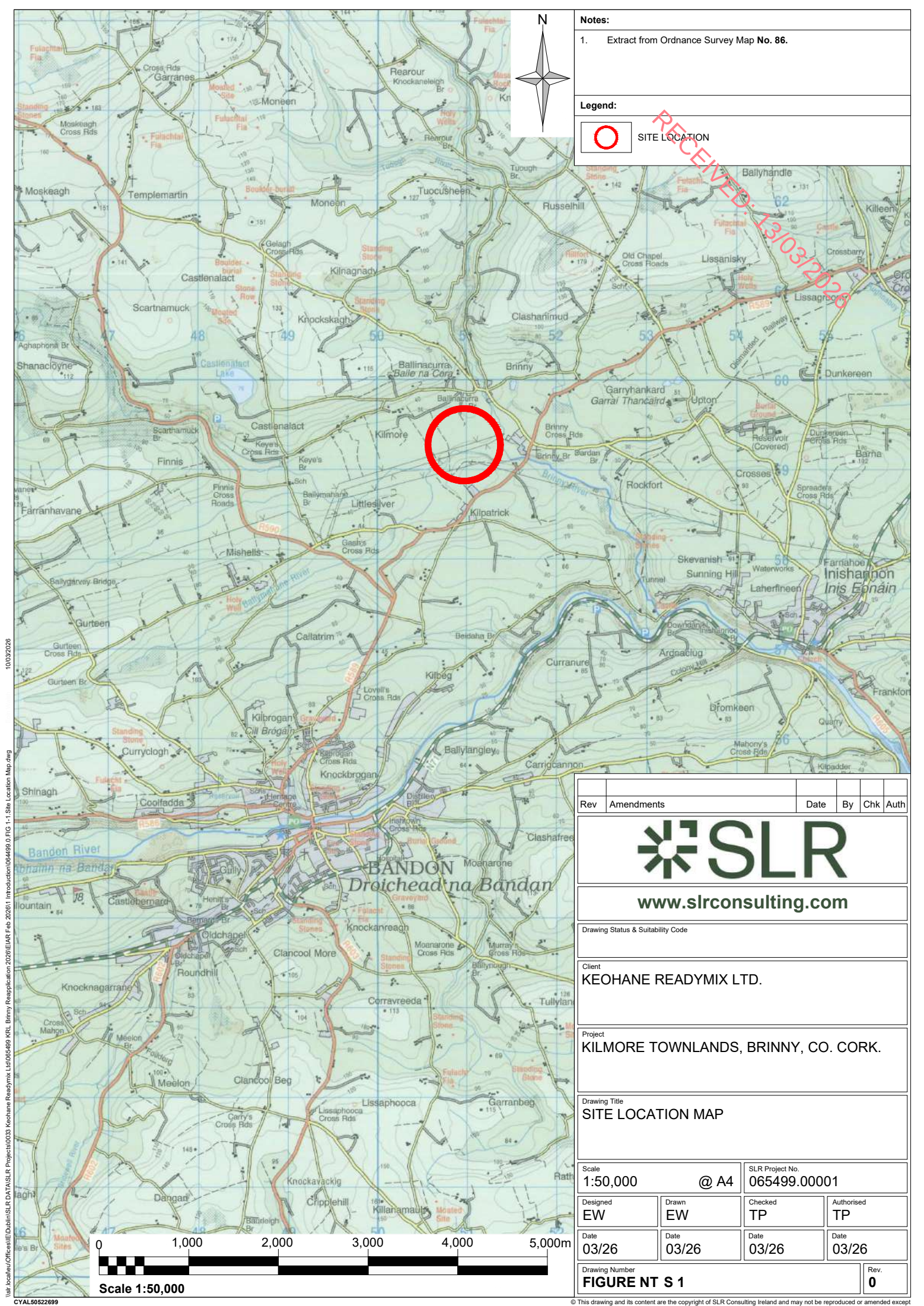
The interactions of the various potential impacts and mitigation measures have been covered, where applicable, under the relevant sections within the EIAR



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FIGURES





Notes:

1. Extract from Ordnance Survey Map No. 86.

Legend:

SITE LOCATION

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Rev	Amendments	Date	By	Chk	Auth
SLR www.slrconsulting.com					
Drawing Status & Suitability Code					
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNY, CO. CORK.					
Drawing Title SITE LOCATION MAP					
Scale 1:50,000 @ A4		SLR Project No. 065499.00001			
Designed EW	Drawn EW	Checked TP	Authorised TP		
Date 03/26	Date 03/26	Date 03/26	Date 03/26		
Drawing Number FIGURE NT S 1					Rev. 0

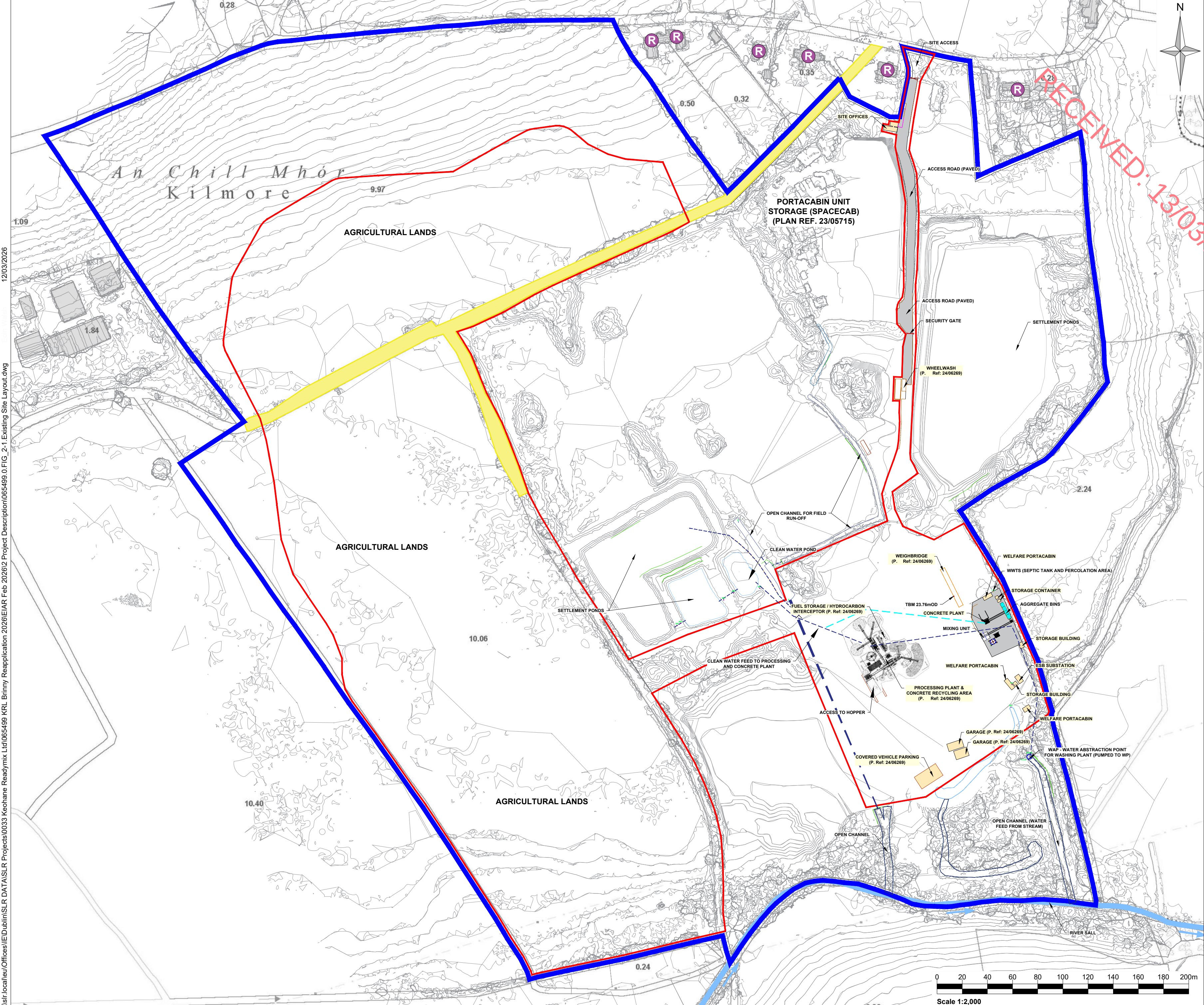
\\slr-local\slr\Office\SLR\DATA\SLR\Projects\065499 KRL Brinny Reapportionment 2026\065499.0 FIG 1-1 Site Location Map.dwg
10/03/2026
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\\slr.local\eu\Offices\IE\Dublin\SLR DATA\SLR Projects\0033 Keohane Readymix Ltd\065499 KRL Brinny Reapplication 2026\EIAR Feb 2026\2 Project Description\065499.0\FIG_2-1 Existing Site Layout.dwg

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Notes:

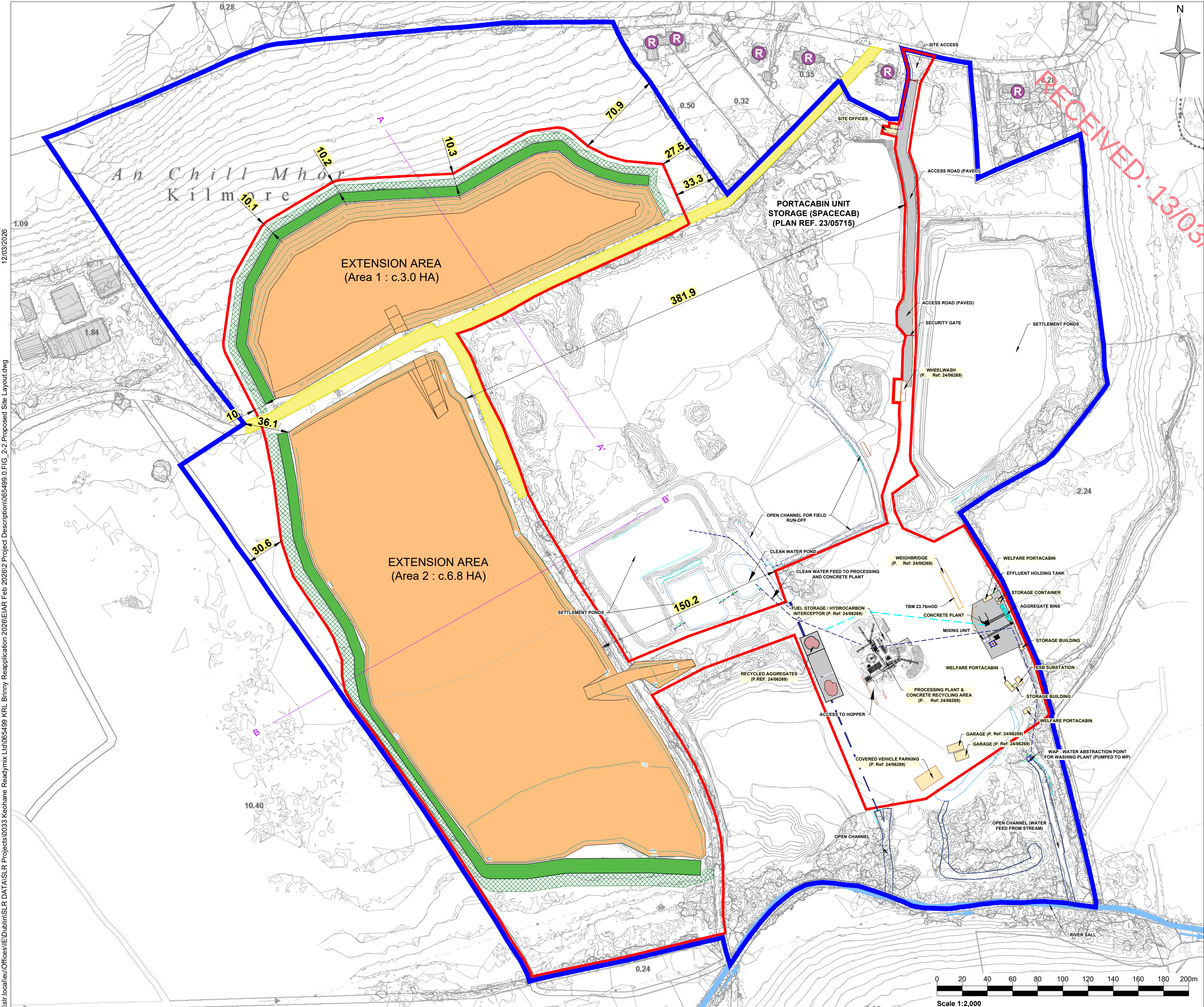
- Extract from Ordnance Survey Map No. 6542.

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
					
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Drawing Status & Suitability Code					
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			
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Date 03/26	Date 03/26	Date 03/26	Date 03/26		
Drawing Number FIGURE NTS2					Rev.

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Notes:

- 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
					
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Drawing Status & Suitability Code					
Client KEOHANE READYMIX LTD.					
Project KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title PROPOSED SITE LAYOUT					
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Designed EW	Drawn EW	Checked TP	Authorised TP		
Date 12/25	Date 12/25	Date 12/25	Date 12/25		
Drawing Number FIGURE NTS3					Rev.

12/03/2026
\\slr.local\eu\Offices\IEDublin\SLR DATA\SLR Projects\0033 Keohane Readymix Ltd\065499 KRL Brinny Reapplication 2026\EIAR Feb 2026\2 Project Description\065499.0\FIG_2-2_Proposed Site Layout.dwg

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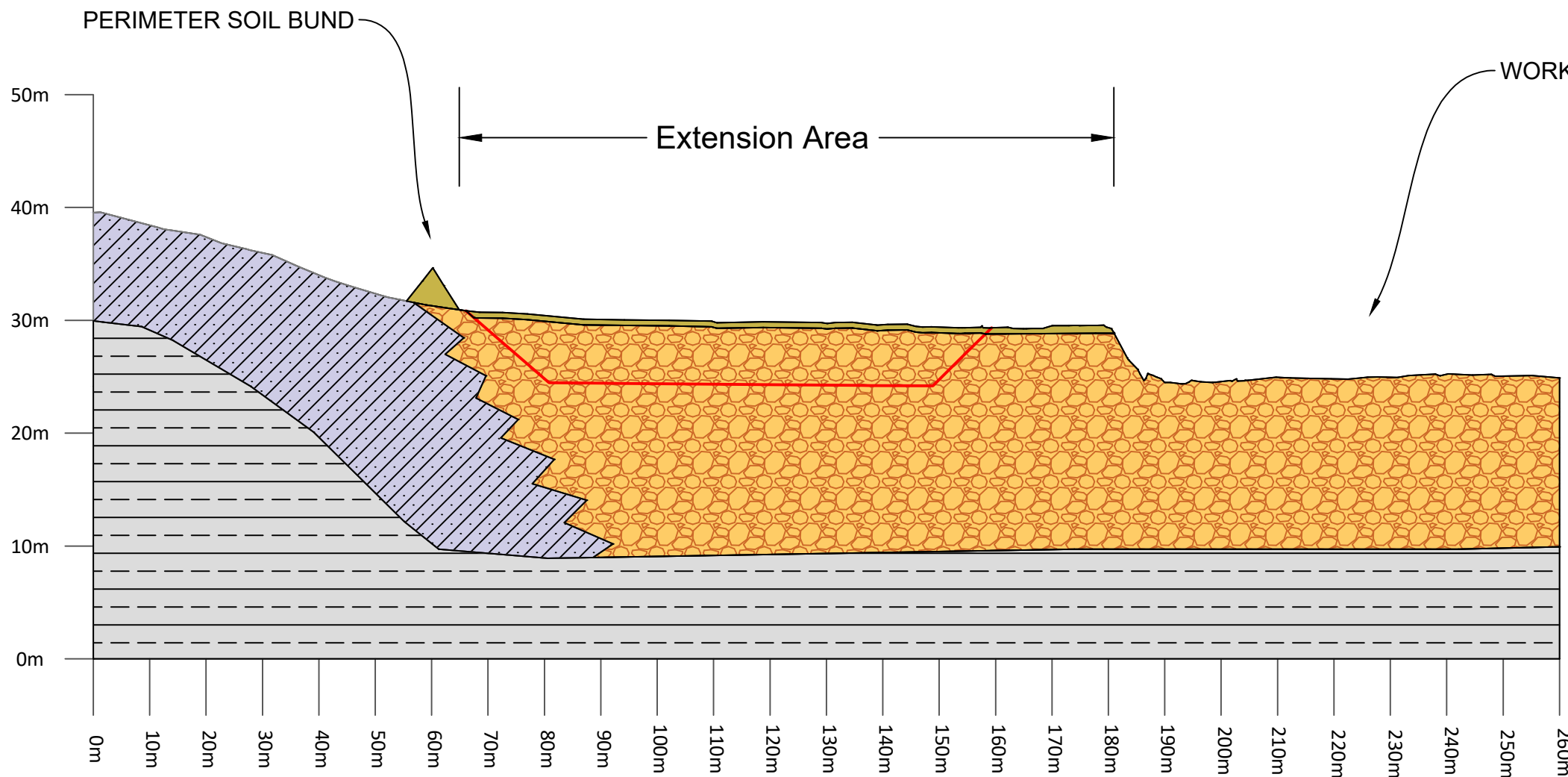
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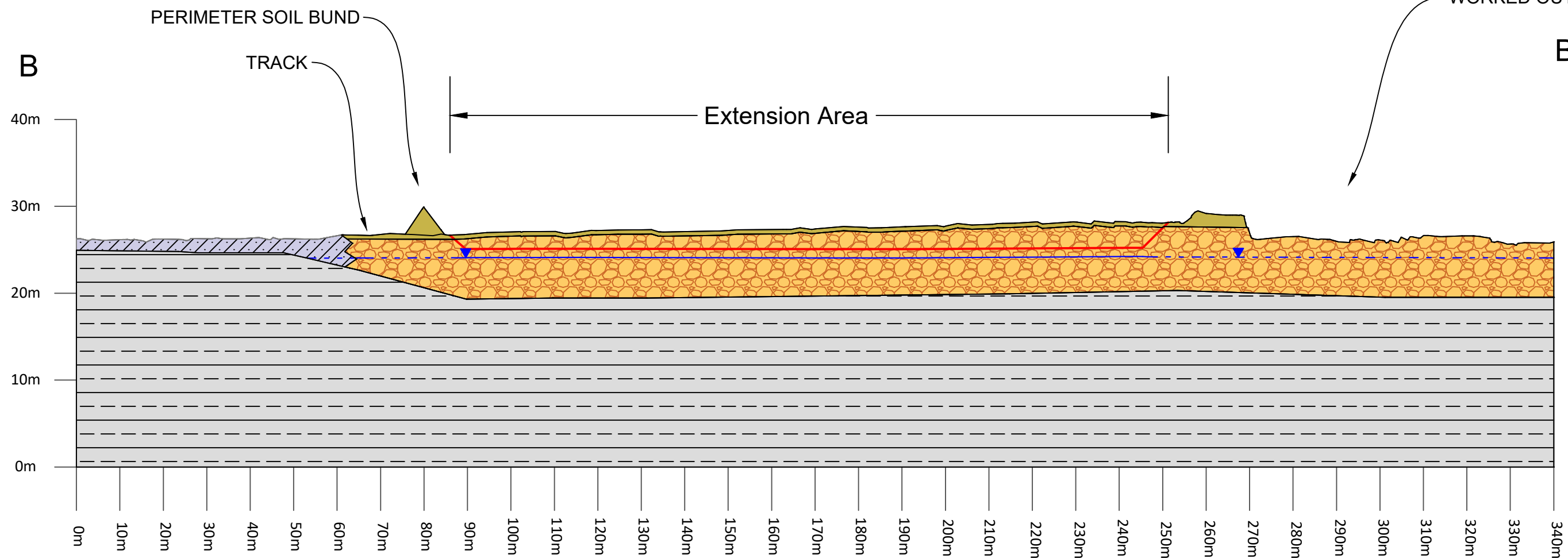
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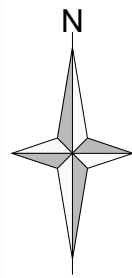
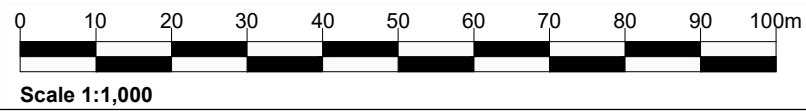
A



B



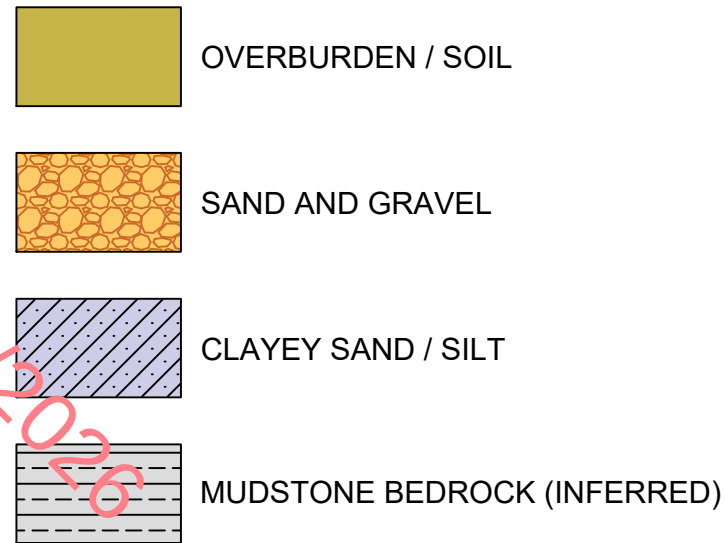
2x VERTICAL EXAGGERATION



Notes:

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

Legend:



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Client
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Project
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Drawing Title
CROSS SECTIONS

Scale 1:1,000	@ A2	SLR Project No. 065499.00001
Designed EW	Drawn EW	Checked TP
Date 03/26	Date 03/26	Date 03/26
Drawing Number FIGURE NT S4	Rev. 0	

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

Please note that the restoration of the existing Brinny 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 where 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	%
<i>Transplants</i>					
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.

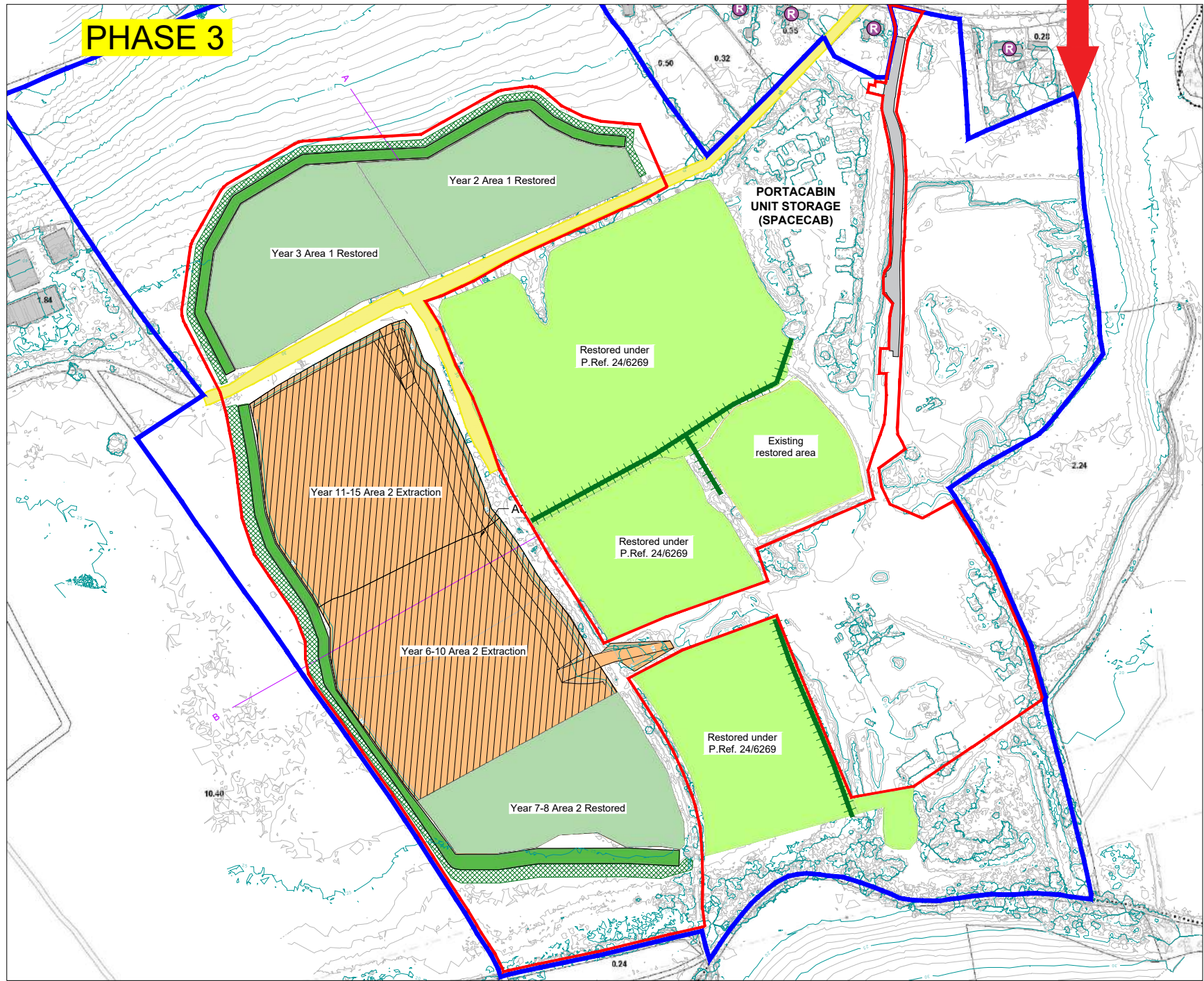
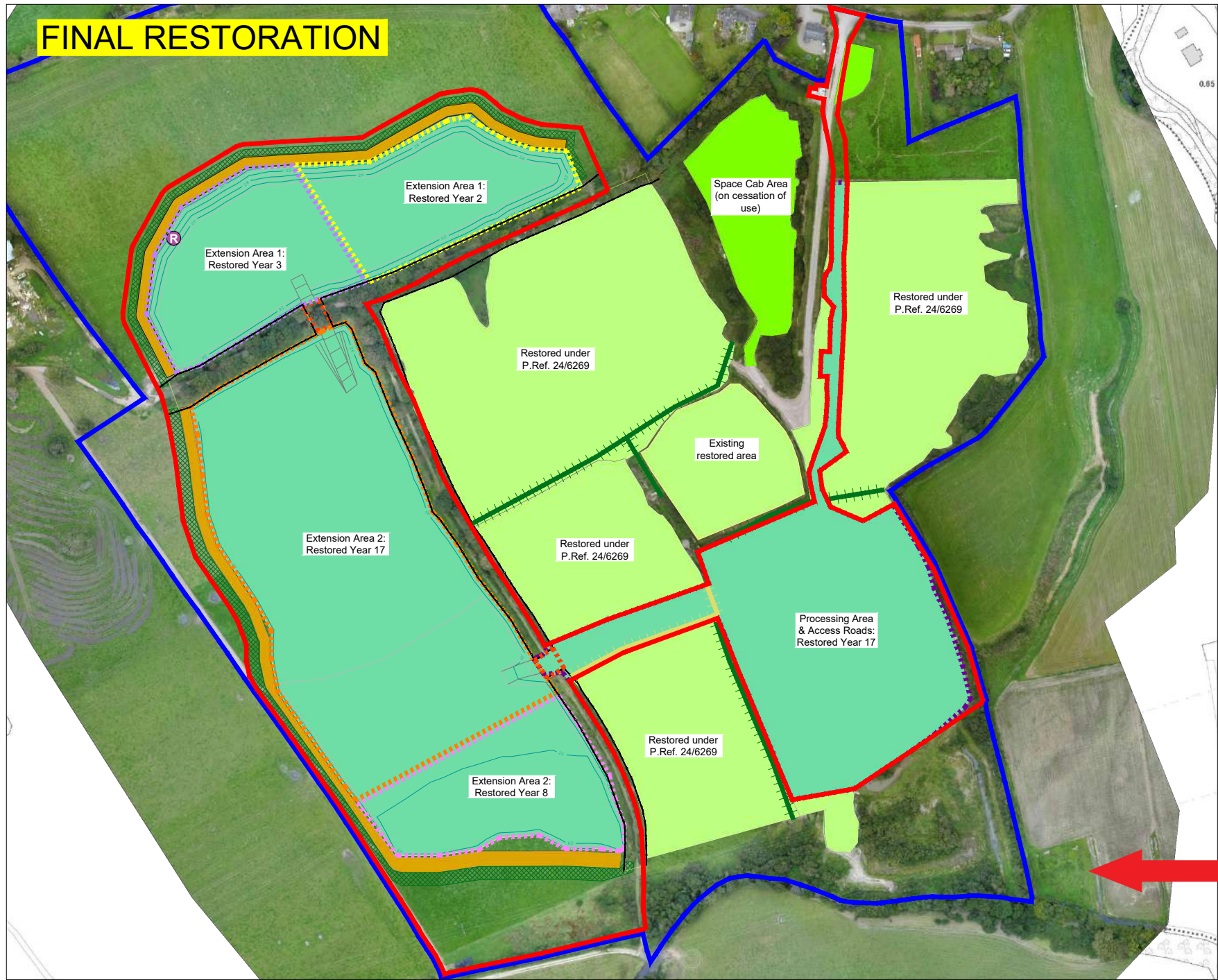
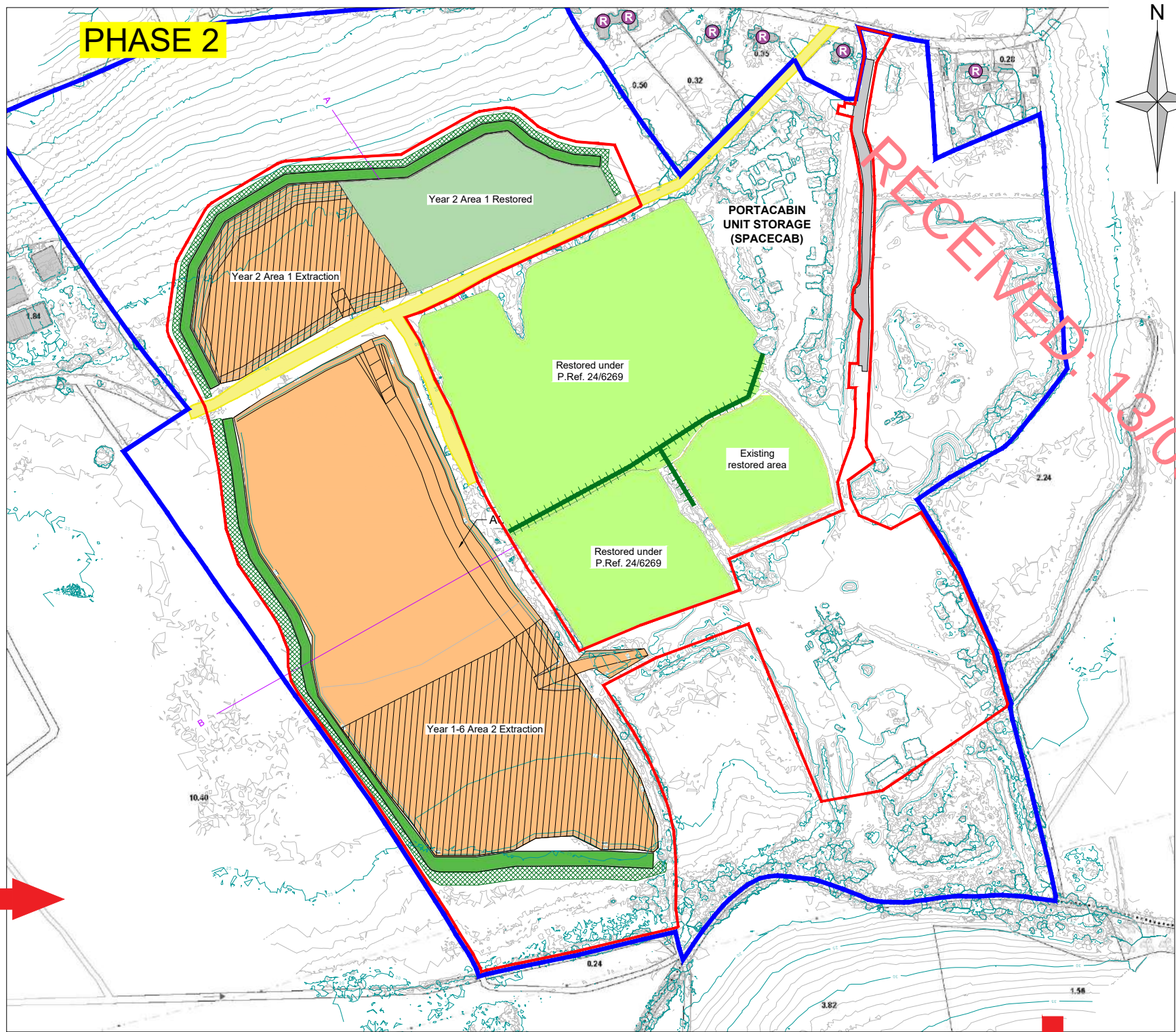
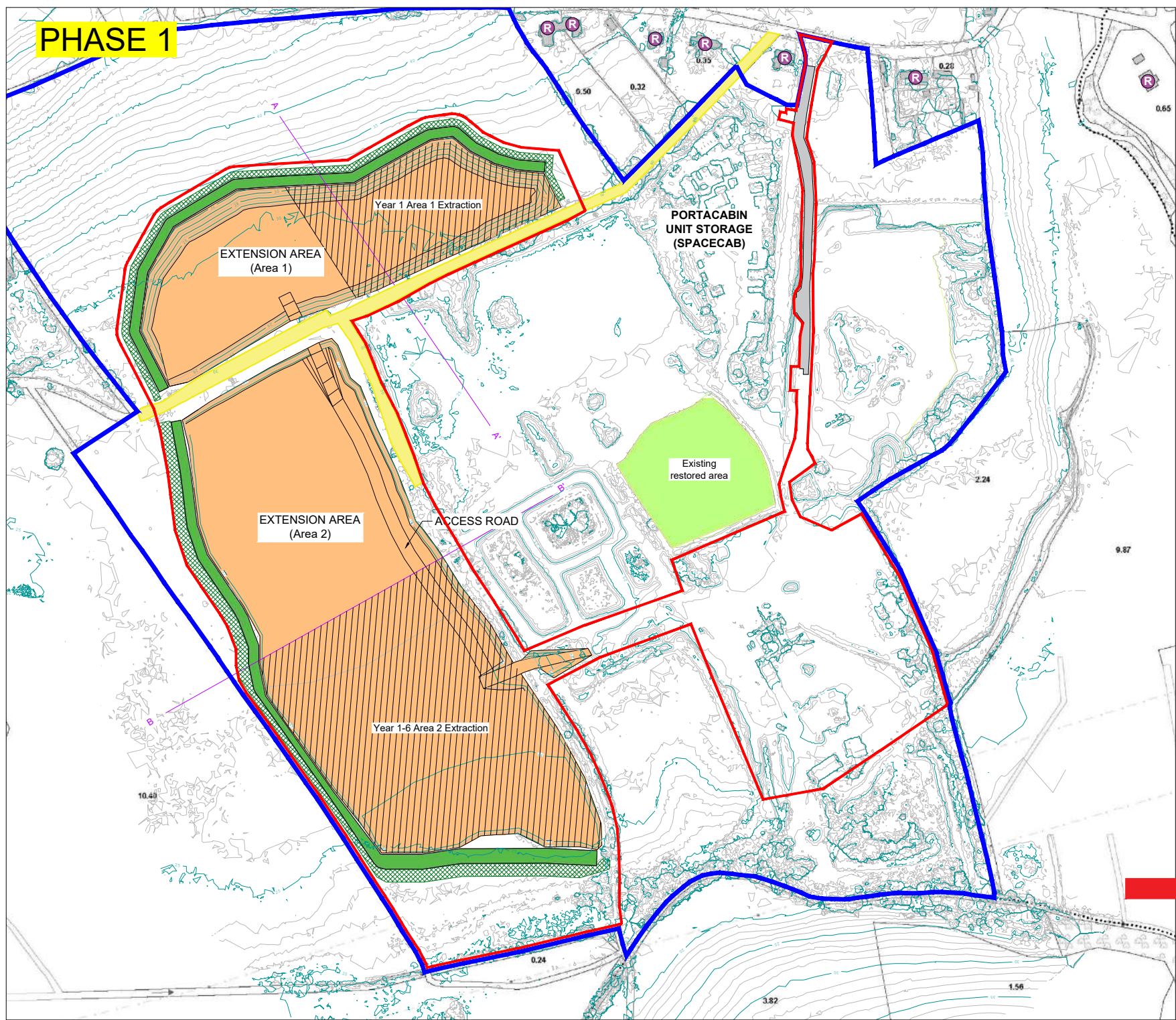
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Sustainability Code					
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Project KILMORE TOWNLANDS, BRINNY, CO. CORK					
Drawing Title LANDSCAPE AND RESTORATION PLAN / TREE PROTECTION & REMOVAL					
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Designed CN	Drawn CN	Checked AM	Authorised AM		
Date 03/26	Date 03/26	Date 03/26	Date 03/26		
Drawing Number FIGURE NTS5					Rev

12/03/2026

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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**

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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
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Drawn
EW

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Date
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Drawing Number
FIGURE NTS6

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