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APPENDICES

Appendix 1-A Existing Planning Permission Ref. 20191259

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Introduction

1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a planning application to Wexford County Council by Anthony D'Arcy Ltd. (hereafter referred to as 'ADL') in respect of the continued use of and extension of the existing sand and gravel pit at Ballymacoonoge and Glentire townlands, Co. Wexford. The proposed planning application area spans across Ballynamonabeg, Ballymacoonoge and Glentire townlands, Ballaghkeen, Co. Wexford (hereafter referred to as the 'application site').

1.2 The development comprises continued use and extension of the existing sand pit. The proposed extension extraction area is c. 11 hectares, within an overall application area of c. 23.2 hectares. The existing sand pit operates under planning permission ref. 20191259.

1.3 The location of the application site is indicated on an extract from the 1:50,000 scale Ordnance Survey Discovery series map of the area - Figure 1-1, and Figure 1-2 at a scale of 1:10,000.

The Applicant

1.4 ADL's business is the sale of specialist high value sand products. The company sells to a variety of customers in the sports and leisure markets most notably some of Ireland's premier golf courses and sports grounds.

1.5 The company provides direct employment for 20 people. In addition, a further 20 people are employed indirectly through subcontractors for maintenance etc.

1.6 The type of sand currently extracted by ADL at the existing sand pit is a high value finely sorted specialist sand which is unique to Ireland and ideal for use on golf courses, sports pitches and for specialist sand products.

1.7 The development will allow ADL to continue to extract sand from the proven high quality sand resource at Ballaghkeen.

The Site

Site Location

1.8 The application site is located c. 1 km southeast of the village of Ballaghkeen. The pit is accessed from the R744 regional road that runs to the west of Gabys Cross Road, refer to Figures 1-1 and 1-2.

Site Access

1.9 It is proposed that all sand extracted from the development will be transported to the market via the existing permitted entrance as shown on Figure 1-3.

Surrounding Land Use

1.10 A large portion of the western proposed extraction extension area boundary borders the existing sand and gravel pit operated by ADL, with the remaining portion abutting existing agricultural lands (refer to Figure 1-3). The northern application site boundary also borders agricultural lands. The eastern boundary runs along the L6033 local road with a residential property located along the periphery. The southern boundary runs along the L20411 local

road. Both roads separate the application site from further agricultural lands. Residences lie to the north, east, south and west of the proposed extraction extension area.

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1.11 A tributary of the Ballynamona Beg runs c. 400m south of the southern corner of the site. There is no discharge off site to this stream. There are also a number of residential properties located to north, east, south and southwest of the site. A minimum separation distance of 100 metres has been provided between all dwellings and the proposed extraction area.

1.12 Approximately 1 km to the northwest of the application site lies the village of Ballaghkeen, which is a settlement centred around the R744 regional road.

1.13 The application site does not lie within any Special Areas of Conservation, Special Protection Areas or National Heritage Areas and does not contain any Sites and Monuments or recorded protected structures.

EIA Screening

1.14 The start of the EIA process involves deciding whether an EIA needs to be undertaken in respect of the proposed development or not. An initial determination establishes whether the proposal is a project as understood by the EPA Guidelines or not, i.e., does it comprise development, works or activity, as defined in the relevant national legislation[1].

1.15 The decision-making process then proceeds by examining the relevant legislation which transposes Annexes I and II of the amended Directive[2]. If this does not provide a clear screening outcome, then the nature and extent of the project and the site and of the types of potential effects are examined. The totality of the project is considered, including off-site and secondary projects as well as indirect, secondary and cumulative impacts.

1.16 Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) set out the forms of development that require an environmental impact assessment report (EIAR).

1.17 Paragraph 19 of Part 1 of Schedule 5 states that the following form of development requires an EIA

"Quarries and open-cast mining where the surface of the site exceeds 25 hectares."

1.18 Paragraph 2 of Part 2 of Schedule 5 refers to extractive industry and part (b) of that section states that the following requires an EIA

"Extraction of stone, gravel, sand or clay, where the area of extraction would be greater than 5 hectares."

1.19 The proposed development relates to the continued use and extension to an existing sand pit within an application area of c. 23.2 Ha. The extraction area of the pit will be greater than 5 hectares. On this basis the extraction area of the quarry exceeds the area stated under Part 2 and an EIAR is required.

1.20 In preparing this EIAR, the proposed environmental management practice and future mitigation measures to address potential impacts will be assessed and documented. This will reference and incorporate the guidance set out for the sector in '*Quarries & Ancillary Activities: Guidelines for Planning Authorities*' (DoEHLG, 2004) and '*Environmental Management in the Extractive Industry*' (2006) published by the Environmental Protection Agency.

[1] Planning and Development Act 2000 (as amended) and Planning and Development Regulations 2001 (as amended)
[2] Environmental Impact Assessment (EIA) Directive 2011/92/EU (as amended by 2014/52/EU)

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EIA Scoping and Consultation

1.21 The application relates to extension of the existing sand & gravel. A pre-planning meeting was held with the Planning Department, Wexford Co. Council on the 18th November 2025 (Ref. 20250386).

1.22 The key environmental considerations for the proposed development are well understood from the previous planning application and environmental impact assessment carried out for the existing sand & gravel pit. Consultations with statutory consultees where undertaken are detailed under each specific topic.

Difficulties Encountered with EIAR Compilation

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

Environmental Impact Assessment Report (EIAR)

1.24 An Environmental Impact Assessment Report (EIAR) *"means a statement of the effects, if any, which the proposed development, if carried out, would have on the environment".* As such, it is a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment.

1.25 The principal objectives of an Environmental Impact Assessment Report are to:

- identify and / or predict the significant impacts of a development;
- identify what mitigation measures should be incorporated into the development to eliminate or reduce the perceived impacts;
- interpret and communicate the above information on the impact of the proposed development, in both technical and non-technical terms; and
- assist the Local Planning Authority in the decision-making process with respect to the associated planning application.

Format of the Environmental Impact Assessment Report (EIAR)

1.26 To facilitate clarity, this EIAR has been prepared in accordance with the Environmental Protection Agency (EPA) Guidelines (2022). The EIAR is sub divided into sixteen parts (chapters). As an overview, they comprise of:

Chapter 1: Introduction / Screening / Scoping

1.27 An introduction to the development and a brief explanation of the aims and format of the EIAR. It also identifies the various professional consultants who have contributed to this EIAR and the screening / scoping process carried out.

Chapter 2: Project Description

1.28 Chapter 2 provides:

- details of the physical characteristics of the whole project, including, where relevant, demolition works, the land-use requirements during construction and operation as well as other works that are integral to the project; and

- the main characteristics of the operational phase of the project e.g. nature and quantity of materials and natural resources.

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Chapter 3: Alternatives

1.29 Chapter 3 provides a description of the reasonable alternatives assessed by the developer, which are relevant to the proposed project and its specific characteristics.

Chapters 4 – 16

1.30 Chapters 4-14 provide detailed information on all aspects of the existing (baseline) environment, identifies, describes and presents an assessment of the likely significant impacts of the proposed project on the environment; and recommends mitigation and monitoring measures (where required) to reduce or alleviate these impacts and describes the residual impacts and conclusions. They are grouped under the following Chapters:

- Chapter 4: Population and Human Health
- Chapter 5: Biodiversity
- Chapter 6: Land, Soils and Geology
- Chapter 7: Water
- Chapter 8: Air Quality
- Chapter 9: Climate
- Chapter 10: Noise
- Chapter 11: Material Assets
- Chapter 12: Cultural Heritage
- Chapter 13: Landscape
- Chapter 14: Traffic
- Chapter 15: Interactions
- Chapter 16: Mitigation and Monitoring

1.31 The associated references, plates, figures and appendices are provided at the end of each chapter. Chapter 15 outlines the impacts that arise as a result of the interaction between several aspects of the development as set out in Chapters 4-14.

1.32 Chapter 16 provides a summary of mitigation and monitoring commitments as recommended by Section 3.8.4 of the Environmental Protection Agency Guidelines on the Information to be contained in Environmental Impact Assessment Reports.

Non-Technical Summary

1.33 A "*Non-Technical Summary of the Environmental Impact Statement*", presenting the principal details and findings of each EIAR Chapter in less technical, easy to understand language is provided as a separate, stand-alone document.

Contributors

1.34 Anthony D'Arcy Ltd. appointed SLR Consulting Ireland to prepare this Environmental Impact Assessment Report (EIAR) in support of its Planning Application for the proposed development at Ballynamonabeg, Ballymacoonoge and Glentire townlands, Ballaghkeen, Co. Wexford.

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1.35 SLR Consulting Ireland (SLR) is a constituent company of SLR Group, a leading global environmental and advisory services consultancy. The company provides a full range of planning, EIA and environmental advisory services across 30 in-house specialist technical disciplines and operates a network of offices in Ireland, the UK, Asia-Pacific, Africa and North America.

1.36 SLR Consulting Ireland has been carrying out Environmental Impact Assessments relating to extractive and waste development in Ireland since the EIA Directive was first transposed into national legislation in 1990.

1.37 The contributors who have assisted in the preparation of this EIAR are identified in **Table 1-2** below:

Table 1-1: List of Contributors to the EIAR

Topic Chapter	Contributor	Company
Introduction	Niamh Doyle BSc (Hons), MSc	SLR Consulting
Project Description	Niamh Doyle BSc (Hons), MSc Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Alternatives & Need for the Development	Niamh Doyle BSc (Hons), MSc Lynn Hassett BSc (Hons), MSc, PIEMA, MIEnvSc Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Population & Human Health	Niamh Doyle BSc (Hons), MSc Lynn Hassett BSc (Hons), MSc, PIEMA, MIEnvSc	SLR Consulting
Biodiversity	Michael Bailey BSc MSc MCIEEM	SLR Consulting
Land, Soils and Geology	Silas Rowe BSc. Earth Science Peter Glanville BA. MSc. PhD. PGeo. EurGeol MCIWEM	SLR Consulting
Water	Silas Rowe BSc. Earth Science Peter Glanville BA. MSc. PhD. PGeo. EurGeol MCIWEM	SLR Consulting
Air Quality	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Climate	Tim Paul MSc., CEng, MIEI, MRICS, MIQ Niamh Doyle BSc (Hons), MSc	SLR Consulting
Noise & Vibration	Ronan Murphy BSc MIOA	SLR Consulting
Material Assets	Niamh Doyle BSc (Hons), MSc Lynn Hassett BSc (Hons), MSc, PIEMA, MIEnvSc	SLR Consulting
Cultural Heritage	Dr. Charles Mount MA PhD. Dip. EIA & SEA Mgmt., MIAI	Sub-Consultant
Landscape	Anne Merkle MSc, Dipl. Ing (FH) MILI	SLR Consulting

Topic Chapter	Contributor	Company
Traffic	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Interactions	Niamh Doyle BSc (Hons), MSc	SLR Consulting
Mitigation & Monitoring	Niamh Doyle BSc (Hons), MSc	SLR Consulting
Co-ordination of EIA	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting

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1.38 Each contributor has been fully briefed about the development proposal and the background to it. They have visited and inspected the application site and surrounding area and have familiarised themselves with the local environment. Each contributor is considered to have the necessary competence, experience, expertise and knowledge required to prepare the EIAR chapter in respect of their specialist topic.

1.39 ADL has also provided detailed background knowledge of the site, details of site operations at the existing sand & gravel pit.

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Figures

Figure 1-1: Site Location 1:50,000

Figure 1-2: Site Location and Site Notice 1:10,000

Figure 1-3: Existing Site Layout 1:5000

Notes:

1. BASED ON 1:50,000 DISCOVERY SERIES OSI MAPPING - MAP **NO. 69 & 77**.

Legend:

LOCATION OF SAND & GRAVEL PIT

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Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Status & Suitability Code

Client
ANTHONY D'ARCY LTD.

Project
SAND & GRAVEL PIT AT BALLYMACOONOGE, GLENTIRE & BALLYNAMONABEG TOWNLANDS BALLAGHKEEN, CO. WEXFORD

Drawing Title
SITE LOCATION MAP

Scale	SLR Project No.
1:50,000 @ A3	065860.00001

Designed	Drawn	Checked	Authorised
EW	EW	TP	TP
Date 01/26	Date 01/26	Date 01/26	Date 01/26

Drawing Number
FIGURE 1-1

Rev.

0 1,000 2,000 3,000 4,000 5,000m

Scale 1:50,000

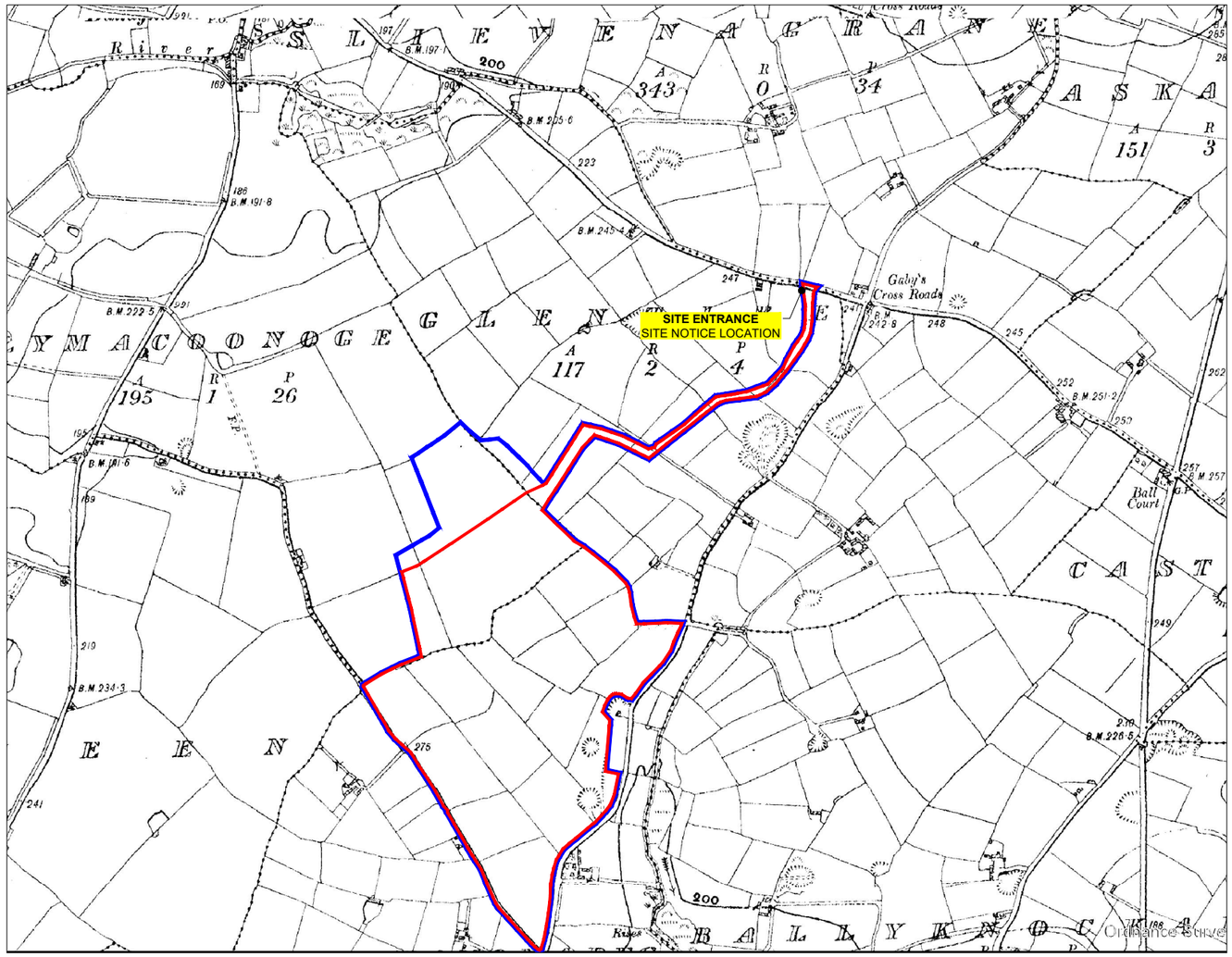
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0 200 400 600 800 1000m

Scale 1:10,000

Notes:

1. *Based on 6 Inch OSI Mapping - Map No. WX027.*

Legend:

ANTHONY D'ARCY LAND INTEREST AREA (c.27.2 Hectares)

PLANNING PERMISSION AREA (c.23.2 Hectares)

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Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Status & Suitability Code

Client
ANTHONY D'ARCY LTD.

Project
SAND & GRAVEL PIT AT BALLYMACOONOGE, GLENTIRE & BALLYNAMONABEG TOWNLANDS BALLAGHKEEN, CO. WEXFORD

Drawing Title
SITE NOTICE & LOCATION MAP

Scale	SLR Project No.
1:10,000 @ A3	065860.00001

Designed	Drawn	Checked	Authorised
EW	EW	TP	TP
Date 01/26	Date 01/26	Date 01/26	Date 01/26

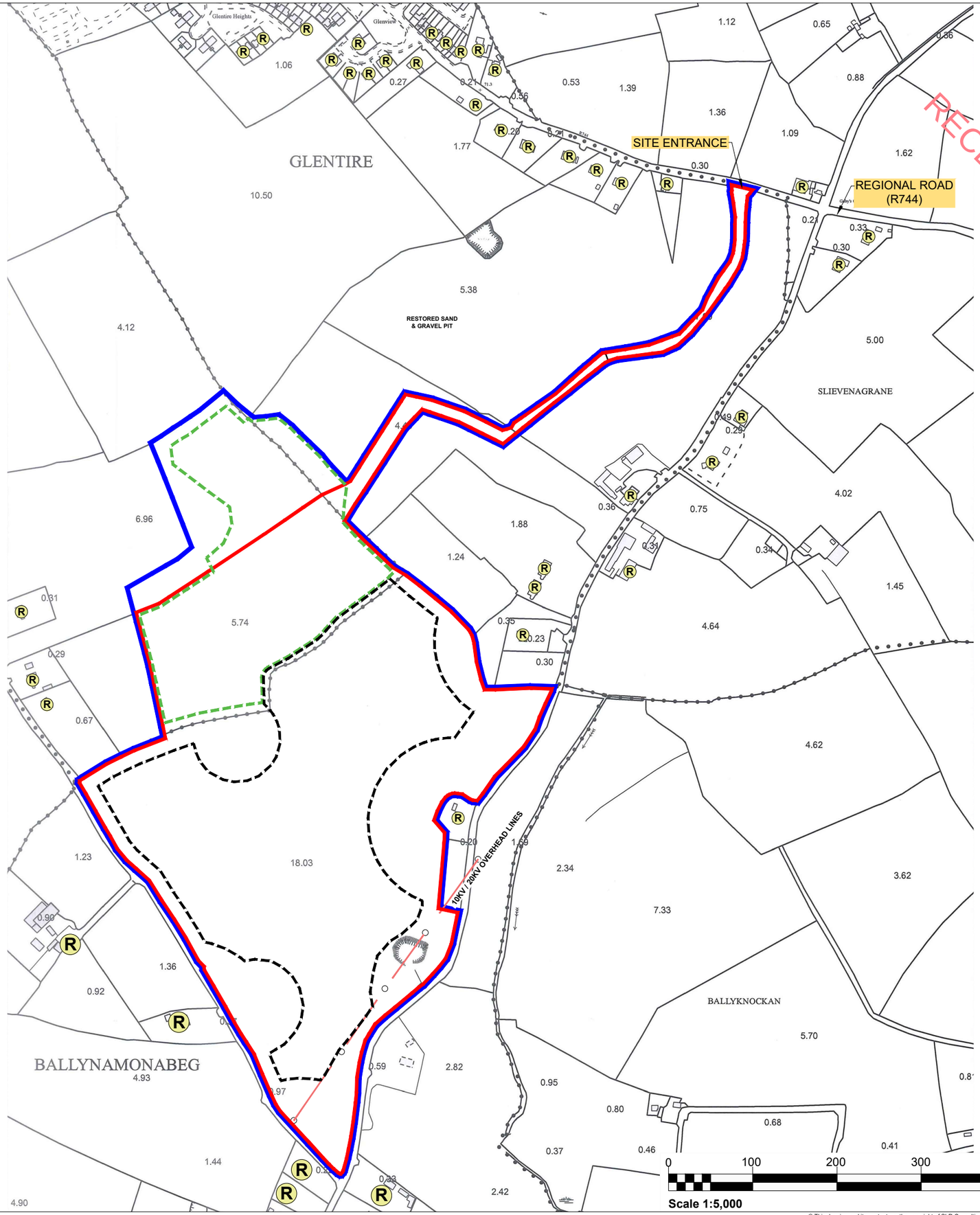
Drawing Number
FIGURE 1-2

Rev.

\\slr.local\ie\Offices\IE\Dublin\SLR DATA\SLR Projects\0098 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appendix\01 Introduction\Dwgs\CAD\Wking\065860.FIG_1-2 R0 Site Location Map.dwg 27/01/2026

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Notes:

1. *Based on 1:2,500 OSI Place Mapping - Map No. 5145-D & 5146-C*

Legend:

- LAND INTEREST AREA (c.27.2 Hectares)
- PLANNING APPLICATION AREA (c.23.2 Hectares)
- PERMITTED EXTRACTION AREA (c. 5.9 Hectares) (P.REF. 2019-1259)
- PROPOSED EXTRACTION AREA (c. 11.0 Hectares)
- RESIDENTIAL PROPERTY

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Rev	Amendments	Date	By	Chk	Auth

SLR

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Drawing Status & Suitability Code

Client
ANTHONY D'ARCY LTD.

Project
SAND & GRAVEL PIT AT BALLYMACOONOGE, GLENTIRE & BALLYNAMONABEG TOWNLANDS BALLAGHKEEN, CO. WEXFORD

Drawing Title
SITE LAYOUT MAP

Scale		SLR Project No.	
1:5,000	@ A3	065860.00001	
Designed	**Drawn**	**Checked**	**Authorised**
EW	EW	TP	TP
Date	**Date**	**Date**	**Date**
01/26	01/26	01/26	01/26

Drawing Number
FIGURE 1-3

Rev.

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Appendices

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Appendix 1-A

Existing Planning Permission Ref. 20191259

WEXFORD COUNTY COUNCIL PLANNING AUTHORITY

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

13 FEB 2020

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NOTIFICATION OF GRANT OF PLANNING PERMISSION

Further to Notification of Decision on the application described in the Schedule to this Notice the application has now been determined as set out therein and **is hereby GRANTED in accordance with the drawings and documents submitted.**

Signed on behalf of *Wexford County Council* R. Gordon

Date 12 FEB 2020

SCHEDULE

PARTICULARS OF PLANNING APPLICATION

PLANNING REG. NO.:	20191259
DATE OF APPLICATION:	10 September 2019
APPLICANT:	ANTHONY DARCY LTD
TYPE OF APPLICATION:	PERMISSION
PROPOSED DEVELOPMENT:	PERMISSION FOR DEVELOPMENT ON LANDS AT BALLYCOONOGE AND GLENTIRE. THE DEVELOPMENT WITHIN AN APPLICATION AREA OF C.7.7 HECTARES WILL CONSIST OF (A) EXTRACTION AND PROCESSING OF SAND AND GRAVEL WITHIN AN EXTRACTION AREA OF C.5.7 HECTARES TO A LEVEL OF C.60 MOD; (B) A MOBILE SCREENING PLANT LOCATED ON THE PIT FLOOR (C) A PORTAKABIN OFFICE (15 SQ.METRES) AND PORTALOO; (D) A STORAGE CONTAINER (15 SQ.METRES); (E) CONTINUANCE OF USE OF THE EXISTING ACCESS AND INTERNAL ROAD TO/FROM THE R744 REGIONAL ROAD; (F) RESTORATION OF THE LANDS TO AGRICULTURAL USE; AND (G) ALL ANCILLARY SITE WORKS. PERMISSION IS BEING SOUGHT FOR A DURATION OF EIGHT YEARS FOR EXTRACTION, PROCESSING AND PROGRESSIVE RESTORATION WITH AN ADDITIONAL TWO YEARS FOR FINAL RESTORATION/AFTERCARE. THIS PLANNING APPLICATION WILL BE ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIAR)

20191259

LOCATION: GLENTIRE AND BALLYMACOONOGE, BOLABOY

DECISION: GRANTED subject to CONDITIONS **as listed hereinafter.**

DATE OF DECISION: 10 January 2020

RECEIVED: 29/01/2026

Planning Register No. 20191259

RECEIVED: 29/01/2026

Having regard to provisions of the Wexford County Development Plan 2013-2019, the referral responses received and all other material considerations, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

CONDITIONS AND REASONS THEREFOR

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application (including the Environmental Impact Assessment Report) as amended by the further plans and particulars submitted on the 20th November 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

   REASON:

   In the interest of clarity.

2. This grant of permission shall be for a period of 8 years from the date of the commencement of extraction. The site restoration works described in the submission shall be completed within two years of this date or within two years of the date of cessation of quarrying activities on the site (whichever is the sooner).

   REASON:

   In the interest of the proper planning and sustainable development of the area.

3. The proposals, mitigation measures and commitments set out in the Environmental Impact Assessment Report and the Natura impact statement shall be implemented in full as part of the proposed development.

   REASON:

   In the interest of clarity, to mitigate the environmental effects of the proposed quarry and to protect the amenities of the area and of property in the vicinity.

4. The developer shall notify the planning authority 2 weeks in advance of any works relating to this development commencing. Prior to the commencement of extraction works the applicant shall submit a detailed report on the implementation of the mitigation measures which are stated in the EIAR and a statement of compliance with the conditions of this permission.

   REASON:

   In the interest of the proper planning and sustainable development of the area.

5. A report shall be submitted within the first 12 months of the commencement of the development and for the each further 12 month period until the development has completed which outlines the following;-

   Noise monitoring results and details of compliance and additional mitigation carried out if levels are breached;
   Dust monitoring results and details of compliance and additional mitigation if levels are breached;
   Ground water monitoring results including any variation in the water table and necessary measures required to ensure no extraction 2m above the water table;

Up to date details of site manager, contact numbers (including out of hours);
Location of extraction areas;
Levels of extraction and compliance with planning contributions;
Details of the restoration works carried out in accordance with the submitted restoration plan;

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REASON:

In the interest of the proper planning and sustainable development of the area.

6. The developer shall pay to Wexford County Council an annual contribution towards the expenditure that was and/or is proposed to be incurred by the Local Authority in respect of works which have facilitated or which will facilitate the proposed development. The amount of contribution shall be fifty six thousand, two hundred and fifty euro (€56,250) per annum or sixty cent (€0.60) per cubic metre per annum. The first contribution will be payable within the first 12 months of the commencement of the development and for each further 12 month period until the development has completed

   REASON:

   In accordance with Development Contribution Scheme as provided for under the Planning and Development Acts 2000 (as amended).

7. The developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company, or other security to secure the satisfactory reinstatement of the site, coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory completion of the reinstatement, including all necessary demolition and removal. The amount of the security shall be one sixty thousand euro (€60,000.00) cash deposit or one hundred and twenty thousand euro (€120,000.00) bond from an insurance company.

   REASON:

   To ensure the satisfactory reinstatement of the site.

8. Prior to the commencement of the development a review shall be undertaken of the possible badger sett or fox den which exists in the north west boundary of the site to ensure protection of wildlife on the subject site. If necessary a derogation order may be required under the Wildlife Act. Details of the assessment and, if necessary, any consent shall be submitted to the planning authority prior to any works being carried out in this area.

   REASON:

   In the interest of the proper planning and sustainable development of the area.

9. The wheel-wash facility shall be provided as detailed in the further information submitted on 20th November 2019 and be put into place and use prior to the commencement of the extraction of the material.

   REASON:

   In the interest of traffic safety and convenience, and to protect the amenities of the area.

10. Details of road signage, warning the public of the entrance, and of proposals for traffic management at the site entrance, shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The signage shall be installed in accordance with the agreed scheme prior to works commencing on site.

    REASON:

    In the interest of traffic safety.

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11. The quarry, and all activities occurring therein, shall only operate between 08:00 hours to 18:00 hours Monday to Friday only. No activity shall take place outside these hours or on Saturdays and Sundays or public holidays.

    REASON:

    In order to protect the residential amenities of property in the vicinity.

12. a) Noise emanating from the development shall not cause to be measured at the facing elevation (outside) of any existing dwelling in the area, during the hours 0700-2100 at a noise level of 55 dB(A) (Laeq 1 hour) and during the hours 20.00 to 07.00 and on Sundays and Bank holidays at a noise level of 42 dB(A) (Laeq 1 hour) . Any noise shall not be tonal in nature or have any tonal element which is 5 dB(A) above the adjacent frequencies.

    b) A Monitoring programme of noise emissions shall be undertaken by suitably qualified persons on behalf of and at the expense of the developer to provide compliance with the limits attached. The minimum monitoring shall be twice a year when the facility is in full use. The results must be submitted to the planning authority. This frequency of monitoring may be reviewed depending on the results submitted.

    REASON:

    In the interests of the amenities of the area and proper planning and sustainable development.

13. All machinery and vehicles employed on site shall be fitted with effective silencers of a type appropriate to the specification and at all times the best available technology, not entailing excessive costs, shall be employed to prevent or counteract defects of noise emitted by vehicles, plant machinery or otherwise arising from the site activities.

    REASON:

    To protect the amenities of the properties in the vicinity of the area.

14. a) The total dust emission arising from the on-site operations when measured at any point along the site boundary (i.e. boundary with land not under the owner/operators ownership / control) shall not exceed 350 milligrams per square metre per day in accordance with the German TA Luft Air Quality Standard.

    b) The total suspended particles arising from the on-site operations when measured at any point along the site boundary (i.e. boundary with land not under the owner/operators ownership / control) shall not exceed 150ug/m3 over a 24 hour averaging time period. Dust is to be monitored utilising continuous monitoring equipment with 15 minutes averaging intervals, which are capable of continuously indicating the concentration of Total Suspended Particulates and PM10.

    c) Monitoring of dust and suspended particles shall be undertaken by suitably qualified persons on behalf of and at the expense of the owner/operator in accordance with the requirements of the planning authority.

    d) A monitoring programme of dust emissions shall be undertaken to provide compliance with the limits attached. The monitoring shall be carried out at least twice a year. Details of this programme, including the location of dust monitoring stations shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

    REASON:

    To protect the amenities of the properties in the vicinity of the area and in the interests of proper planning and development.

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15. (a) Water levels in the proposed borehole well shall be recorded on a quarterly basis. A log of these levels shall be submitted to the planning authority on an annual basis

    (b) An alternative water supply shall be made available by the developer, at his expense, immediately it becomes evident from the monitoring programme that the quality or quantity of water in the vicinity is being adversely affected. Alternative water supplies may be secured by the deepening of private wells, drilling of new wells or other such alternatives as may be specified by the planning authority.

    REASON:

    To protect and monitor groundwater in the vicinity of the site.

16. All over ground tanks containing liquids (other than water) shall be contained in a waterproof bunded area, which shall be of sufficient volume to hold 110 per cent of the volume of the tanks within the bund. All water contaminated with hydrocarbons, including storm water, shall be discharged via a grit trap and three-way oil interceptor with sump to a watercourse. The sump shall be provided with an inspection chamber and shall be installed and operated in accordance with the written requirements of the planning authority.

    REASON:

    In order to protect groundwater.

17. No extraction of sand and gravel shall take place below two metres above the level of the water table.

    REASON:

    To protect groundwater in the area.

18. In the event of refuelling taking place on site the refuelling shall only take place a concrete hardstand area with a bund lip so as to contain any spillage.

    REASON:

    In the interests of protection of the environment and groundwater.

19. The applicant is required to employ a qualified archaeologist to monitor, under licence, all ground works associated with this development. The archaeologist shall be furnished with a clear programme of works outlining the types, location and chronology of ground works associated with the development.

    Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Culture, Heritage and the Gaeltacht with regard to any necessary mitigating action (eg. Preservation in situ, or excavation) and should facilitate the archaeologist in recording of any material found; The Planning Authority and the Department of Culture, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

    REASON:

    In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

20. Restoration shall be carried out in accordance with the restoration plan and the further information submitted on 20th November 2019.

REASON:

To ensure the satisfactory restoration of the site, in the interest of visual amenity.

RECEIVED: 29/01/2026

END OF SCHEDULE

RECEIVED: 29/01/2026

ADVICE NOTE BUILDING CONTROL

A person who intends to carry out any works, or to make a material change of use as regards a building to which Part II of the Building Control Regulations applies, shall give to the Building Control Authority notice in writing of such intention. Notice shall be not less than 14 days and not more than 28 days before the commencement of the works or the making of the material change of use.

A person in breach of the Building Control Regulations is guilty of an offence.

Summary proceedings may be taken for failure to comply with the Building Control Regulations.

Please note: The Building Control (Amendment) Regulations 2014, which will apply to works and changes of use where the commencement notice is received by the Building Control Authority on or after **1st March 2014**, introduce significant changes to the Commencement Notice process.

It is strongly advised that you consult your technical advisor (Chartered Engineer, Registered Architect or Chartered Building Surveyor) to ensure that you comply with these Regulations.

Further information may be obtained from:

- Department of the Environment website - http://www.localgov.ie/en/link-type/bcms
- Building Control Section of Wexford Co Co's website - http://www.wexford.ie/wex/Departments/BuildingControl/

NOTE; All works should be carried out using "proper materials…which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/