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Existing Development

2.1 The existing development comprises an operational sand & gravel pit and includes the existing internal access road which runs in a southerly direction from the R744 regional road to the existing pit. The existing site layout is shown on **Figure 2-1**.

Sand and Gravel Extraction

2.2 A previous sand and gravel pit was operational and is now restored at Glentire townland, Ballaghkeen from 2009 under planning permission ref. 20081474 (ABP Ref. PL26.233218). It was located to the immediate north of the existing sand and gravel pit along the access route.

2.3 The existing sand and gravel site at Ballymacoonoge and Glentire townlands, Ballaghkeen has been in operation since 2020 and operates under planning permission P. Ref. 20191259 which was granted on 12 February 2020 subject to 20 conditions.

2.4 The site includes an existing internal access road which runs in a southerly direction adjacent to the restored sand and gravel pit to the existing extraction area and benefits from the existing ancillary site services (office, storage container, portaloo) and infrastructure (wheelwash and fuel storage). Planning permission ref. 20191259 is the extant planning permission and is due to expire in February 2030.

Extension Lands

2.5 The application site includes a new proposed extraction extension area of c. 11 hectares (see proposed extraction area on Figure 2-2), which will effectively supplement and provide a replacement source of sand and gravel materials to the existing extraction area. The proposed planning application area spans across Ballynamonabeg, Ballymacoonoge and Glentire townlands, Ballaghkeen, Co. Wexford.

2.6 The proposed extension operation is intended to gradually advance in three phases. First in a southeast direction from the existing pit, then in a southwest direction and finally, in a southeast direction.

2.7 The application area includes an extensive deposit of sand and gravel which is proposed to be extracted using mechanical excavation, with no requirement for blasting. Loading shovels will be utilised to transport the extracted materials in the proposed extension area to the existing mobile processing (screening) plant located within the pit floor.

2.8 Within the application site, the topography is gently sloping away from the centre of the site, the highest point being along the centre of the site at c. 81m AOD, and the lowest point being the southern tip of the site at c. 67m AOD. The surrounding landscape is gently undulating at elevations of between 60 and 81m AOD.

2.9 A 10KV/20KV overhead line runs over a portion of the site to the southeast and an overhead 10KV/20KV line runs adjacent to a section of the northeastern boundary of the application site.

Proposed Development

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Development Overview

2.10 The proposed development being applied for under this planning application is shown in plan on **Figure 2-2**, and in cross section on **Figure 2-3**, and will consist of:

- Continued use of the existing sand & gravel pit for completion of extraction and restoration (c. 4 hectares) under planning permission ref. 20191259);
- Extension to the existing sand & gravel pit over an extraction area of c. 11 hectares;
- Extraction to final level two metres above the groundwater table;
- Screening berms and operational landscaping;
- Continued processing of sand & gravel using permitted mobile screening plant located on the pit floor;
- Continuance of use of the existing permitted access and internal access road to / from the R744 regional road;
- Continuance of use of existing permitted ancillary facilities: Office, portaloo, storage container, wheelwash and fuel storage;
- Phased and final restoration of the lands to agricultural use;
- Proposed duration c. 18 years plus 2 years for final restoration, total permission duration of 20 years;
- Within an overall planning application area of c. 23.2 hectares.

Construction Phase (Screening Berms, Fencing & Topsoil Stripping)

2.11 The overall extraction development plan is shown in **Figure 2-2**. It is anticipated that the construction stage works as outlined below would be carried out within a 3-month period.

- Construction of perimeter fencing;
- Topsoil will be stripped to obtain access to the underlying sand and gravel resource and will be placed in landscaped screening berms for future use in final restoration of the extraction area.

Operational Phase (Sand & Gravel Extraction / Processing – Phased Extraction)

2.12 The proposed operational phase will see the completion of extraction in the existing permitted extraction area and sand and gravel extraction carried out within an extraction extension area of c. 11 hectares. The final extraction scheme is shown in plan on **Figure 2-2** and in cross section on **Figure 2-3**.

2.13 In compliance with condition 17 of the existing planning permission:

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

Extraction within the existing pit is carried out as a dry extraction operation above the groundwater table. It is proposed that extraction within the extension area will also be carried out two metres above the groundwater table.

2.14 It is proposed to extract the sand and gravel on a gradual basis with the extraction face advancing firstly southeast from the existing pit, followed by a phase moving southwest and then lastly southeast, as shown on **Figure 2-2**.

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2.15 A loading shovel will excavate the sand & gravel material from the working pit face and transport it to the existing permitted mobile screening plant located within the existing central processing area located within the pit floor.

2.16 The mobile screening plant will be relocated onto the pit floor of the extension area as the operation of the extension area and restoration of the existing pit progress to minimise transport of material internally within the site, thereby reducing fuel costs, emissions and potential disturbance from noise and dust. The location of the mobile plant on the naturally screened pit floor will minimise any impact of the development on the local residences from dust, noise and visual intrusion.

Restoration Phase (Reinstatement to Agricultural Lands)

2.17 It is proposed to return the worked lands to agricultural lands– refer to **Figure 2-4**, in line with the well-established restoration practice in place at the existing pit.

2.18 The restoration works will be carried out in stages, as soon as suitably large areas become available that will no longer be required for the temporary storage of materials, for processing or access to the remainder of the extraction area.

2.19 The majority of the existing pit will continue to be restored in line with the permitted development (P. Ref. 20191259). However, the eastern section of the existing quarry floor and the access road will be required for access into the extension area, and their restoration will therefore be delayed until the completion of the extraction activities within the extension area.

2.20 As part of the restoration works the gradient of the pit slopes will be lowered to 2:1 (H:V), using the overburden material.

Aggregate Reserve Assessment

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

Annual Extraction Rate

2.22 The proposed annual extraction rate will be a maximum of c. 200,000 tonnes per year. Typically, the extraction rate will range from c. 150,000 to 200,000 tonnes per year, depending on market demand.

Duration of Permission

2.23 A term of 18 years is sought for the extraction and processing with a further 2 years to complete final restoration of the site giving a total planning permission duration of 20 years. (Note: This is a similar planning permission duration granted for Ballyconnigar Sand Pit Extension under planning permission ref. 20240205).

Site Screening and Boundary Treatment

2.24 The site is screened naturally by mature hedgerows and natural topography which restrict views from public roads and residential properties.

Removal of Topsoil & Overburden Soils

2.25 Topsoil and overburden soils within the extraction area will be stripped on a progressive basis using an excavator and used in the creation of perimeter screening berms.

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Site Drainage

2.26 There is no surface water drainage infrastructure required within the application site itself. Rain falling across the application site will percolate naturally through the existing ground surface as recharge to groundwater, in line with the drainage in the existing sand & gravel pit. There will be no discharge of any surface water run-off off-site to surface waters.

2.27 A hydrological / hydrogeological assessment has been carried out to determine what the requirements are for the proposed development, with regard to a water regime. It addresses mitigation measures to eliminate and/or minimise the potential impacts, if any, on surface water and groundwater. These measures are incorporated into the pit design and operation, (refer to **EIAR Chapter 7** – Water).

Stability of the Pit

2.28 Industry standard slope angles will be used for extraction operations at the site and adequate stand-off distances have been provided to external site boundaries. In line with practice within the existing pit, site operations comply with the requirements set out in the Health & Safety Authority (HSA) Safe Quarry – Guidelines to the Safety, Health & Welfare at Work (Quarry) Regulations, 2008.

Blasting

2.29 Consistent with the existing pit operational practice there will be no blasting carried out as part of the proposed development.

Method of Extraction

2.30 Standard mechanical methods of extraction system will be used. A loading shovel will be used to excavate the in-situ sand and gravel material following soil stripping. The sand & gravel from the working face will be directly fed into the mobile processing plant by the loading shovel.

Processing Method

Sand and Gravel Processing Method & Stockpiles

2.31 The sand and gravel processing method will comprise dry screening. Processing will be undertaken using a mobile screening plant located initially on the pit floor of the existing sand and gravel pit. As the excavation of the extraction extension area and the restoration of the existing pit progress, the existing mobile plant will be relocated to the pit floor of the extraction extension area. The plant location on the pit floor will vary as extraction and progressive restoration is advanced.

2.32 The processed materials will be stored in stockpiles located on the pit floor, before being loaded onto trucks for dispatch to the market.

Dispatch of Products

2.33 Sand from the product stockpiles will be loaded by loading shovel directly onto incoming trucks. The loaded trucks with fine sand products will be covered / sheeted to eliminate the risk of dust blows during transport.

2.34 Trucks entering and exiting the proposed development will continue to use the existing permitted access. The existing internal access road is a maintained unbound surface from the existing pit to the junction with the R744 regional road, the distance is excess of c. 400 metres.

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Pit Working Hours

2.35 In accordance with condition 11 of the existing planning permission:

> *"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."*

The existing permitted working hours for operations (extraction, processing and haulage) will be maintained for the proposed development i.e. the site will operate 08.00 hours to 18.00 hours Monday to Friday only, and there will be no operations on Saturday, Sunday or Public Holidays.

Employment

2.36 The proposed development will provide employment for up to 3 people (1 manager and 2 general operatives) directly on-site. There will be further indirect employment associated with haulage; plant / machinery maintenance and landscaping / restoration works.

Site Infrastructure

Site Access and Security

2.37 The proposed development is an extension to an existing operational site and will continue to use the existing established permitted access to the existing sand and gravel pit. This access is located southern side of the R744 regional road to the northeast of the application site.

2.38 In compliance with condition 10 of the existing planning permission:

> *"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."*

It is proposed to maintain in a satisfactory condition the existing warning signs 100 m on either side of the access location throughout the life of the proposed development.

2.39 The boundaries of the land interest site consist of a combination of hedgerows and stock-proof fencing. The site boundary will continue to be inspected on a regular basis and maintained as required under the guidelines to the Safety, Health and Welfare at Work (Quarries) Regulations 2025.

2.40 Appropriate warning signs will be displayed at visible locations along the boundary at appropriate intervals.

2.41 There is an existing gate on the internal access road, and this gate will be locked to prevent un-authorised access outside of the working hours.

Parking

2.42 Car parking will be available for employees and for visitors adjacent to the office.

2.43 There is no requirement for truck parking as trucks will be loaded as they arrive on site and depart once loaded.

2.44 The existing gates on the access road are set back from the R744 regional road providing adequate queuing and waiting space, if required.

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Wheelwash

2.45 In compliance with condition 9 of the existing planning permission:

> "*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.*"

An existing wheel wash facility is provided adjacent to the site office. It will be maintained as required throughout the life of the development. This will eliminate the risk of mud and dust being carried from the development onto the public road. All aggregate haulage vehicles will be required to pass through the wheelwash prior to leaving the site.

Water Management System

2.46 There is no discharge from the site to surface water, and there are no surface water courses located with the application area.

2.47 The existing water management system at the overall landholding site is relatively simple and consists of natural infiltration of rainfall to ground

Offices and Ancillary Facilities

2.48 The site office and ancillary facilities are already present at the existing pit site as shown in **Figure 2-2**.

2.49 A prefabricated portacabin has been provided as the site office and dry canteen facility. Bottled water is provided for drinking water supply.

2.50 A portaloo toilet facility is provided adjacent to the site office. This facility will be fully serviced and maintained under contract by a suitably licensed service provider.

2.51 A storage container will be provided adjacent to the site office for storage of equipment and lubricating oils.

Utilities and Services

2.52 Electrical power for plant and lighting will be provided by diesel generators. There is an existing mains supply to the site office.

2.53 Lighting will be provided locally around the processing plant area for wintertime operations and when darkness has fallen within the permitted site operating hours. The site will operate until 18.00 hrs. and so there will be a short period where lighting will be required for up to 2 hours during the height of winter.

2.54 As the processing plant is located on the pit floor, it is below the surrounding ground level and therefore no lighting will be directed outside of the site. Notwithstanding this, any lighting associated with the plant will be directed downwards and suitably shaded to prevent glare or light spillage outside the site.

2.55 Site based staff at the application site will be contactable by mobile phone.

Fuel and Oil Storage

2.56 Fuel on site will continue to be stored in an integrally bunded fuel storage tank. Re-fuelling of machinery will take place on a hard-standing area adjacent to the fuel storage tank.

2.57 Lubricating oils are / will be stored on spill pallets in the secure storage container.

2.58 A spill kit is / will be provided on site in the unlikely case of any accidental leaks from vehicles or machinery at the application site.

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Waste Management

Extractive Waste Management

2.59 All products and arising from the processing of the extracted sand & gravel have commercial value. There will be no extractive waste arising from the development.

2.60 The management of extractive waste is regulated by the Waste Management (Management of Waste from the Extractive Industries) Regulations 2009 (SI No. 566 of 2009). Under these Regulations, quarry operators are required to prepare an Extractive Waste Management Plan (EWMP) which outline the plans and procedures for minimisation, treatment, recovery and disposal of extractive wastes, having regard to the principle of sustainable development. As no extractive waste arises from the pit operations, there is / will be no requirement for an EWMP in relation to the proposed development.

General Waste Management

2.61 Potential waste produced and the proposed measures used to control it are described as follows:

- ***Scrap metal/disused plant and machinery*** *– these materials are chiefly produced from the maintenance of the processing plants 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 contractors.*
- ***Used Oil and Oil Filters*** *– any waste oil/oil filters that may arise from servicing of fixed or mobile 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.*
- ***Used Tyres*** *– similarly all used tyres are removed from site for collection and recycling by a licensed waste contractor in accordance with the Waste Management Regulations.*
- ***Domestic Waste*** *(Canteen Waste) – domestic waste generated at the offices and employee's facility is collected by a licensed waste collection contractor.*

Environmental Controls

General

2.62 Extraction, processing and ultimately restoration activities at the application site will require a number of environmental controls to eliminate or minimise the potential disturbance to the public arising from the extraction and processing operations. The environmental control measures to be put in place at the pit are outlined in the relevant EIAR Chapters.

2.63 The existing pit operations are regulated by conditions attached to the extant planning permission P. Ref. 20191259.

2.64 Any additional control measures, over and above those outlined below, which may be instructed on foot of this planning application, will also be implemented.

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Bird Control

2.65 As the process of sand and gravel extraction is free of putrescible (food / kitchen) waste, site activities are not anticipated to attract scavenging birds such as gulls and crows for the duration of works. Accordingly, it is not intended to implement any specific bird control measures at the site as is the case at present.

Traffic Control

2.66 As the planning application relates to extension of the existing sand and gravel pit operation, the proposed development will utilise the existing site entrance with a secure and lockable gate, set-back off the carriageway to allow a car or truck to pull in off the public road should the gate be closed.

2.67 HGV traffic arising from the proposed development will continue to use the regional and national road network, except in the case of local deliveries. The site access route is directly onto / from the R744 regional road.

2.68 The proposed level of traffic generated by the existing sand & gravel pit and the proposed development is / will be low – a maximum of 3 to 4 heavy goods vehicle (HGV / truck) trips per hour, at the maximum annual extraction rate output of 200,000 tonnes per year.

Litter Control

2.69 As the proposed development will be largely free of litter, the daily operational activities are unlikely to give rise to problems with windblown litter. Accordingly, there is no requirement to implement any specific litter control measures at the site.

2.70 In the unlikely event that any litter waste is identified, it will be immediately removed off-site to an authorised waste disposal or recovery site.

Odour Control

2.71 As the sand and gravel extraction activities at the site are not biodegradable and do not therefore emit odorous gases, site activities will not give rise to odour nuisance. No odour control has been required for the existing pit or will be required for the proposed development.

Vermin Control

2.72 As the proposed development is free of putrescible (food / kitchen) waste, on-site activities will not attract vermin for the duration of the extraction or subsequent restoration operations. Accordingly, no specific vermin control measures are required.

Fire Control

2.73 As the proposed development will be free of flammable and biodegradable materials which could create a significant fire or explosion risk, on-site extraction activities will not present a fire risk for the duration of the extraction operations. In the unlikely event that a fire does occur, the local fire station will be contacted, and emergency response procedures will be implemented. A range of fire extinguishers (water, foam and CO_2) will be kept at the site office to deal with any localised small-scale fires which might occur. Additional fire-fighting capacity can be provided by storing water in a mobile bowser.

2.74 The office facilities have a fire alarm system installed.

Dust Generation and Control

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2.75 In dry, windy weather conditions, site activities may give rise to dust blows across and beyond the existing or planned development site areas.

2.76 The incidence of fugitive dust outside of the operation will be reduced by the proposal to locate mobile crushing and screening plant within the pit void. Generation of fugitive dust is generally limited to periods of very low rainfall (refer to Chapter 8 – Air Quality). Dust generation occurs from three main sources:

- point sources – such as operating plant and machinery;
- line sources – such as roads and conveyors; and
- dispersed sources – such as pit floors and stockpiles.

2.77 To maintain compliance with conditions 14 a) and b) of the existing planning permission:

> "*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."*

the following dust mitigation and management measures will continue to be implemented:

- Location of the mobile screening plant on the floor of the pit;
- Water will be sprayed from a tractor-drawn bowser on dry exposed surfaces and stockpiles (paved roads, unsealed haul roads and hardstand areas), as required;
- Areas of bare or exposed soils will, insofar as practicable, be kept to a minimum through the phased/ gradual topsoil stripping and extraction proposals;
- All HGV loads of fine materials leaving the site will be covered / sheeted;
- The existing wheelwash will remain in place;
- The amount of dust or fines carried onto the public road network will be further minimised by periodic maintenance of the internal paved site roads and use of a road sweeper on the adjacent section of regional road, if required.

2.78 These dust mitigation and management measures are in accordance with the DoEHLG (2004) and EPA (2006) guidelines for the sector.

Noise Generation and Control

2.79 The sources of noise located within the planning application area will primarily be related to machinery / plant operation.

2.80 To ensure compliance with condition 12 a) of the existing planning permission:

> *"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."

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and condition 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*."

the following noise mitigation and management measures will be implemented:

- The mobile processing plant will continue to be located on the pit floor which provides natural screening from receptors.
- The potential for noise generation will be reduced by relocating the mobile processing plant within the pit floor of the extraction extension area as the extraction operation progresses as this will limit the need to transport extracted materials across the site.
- All machinery used will be CE certified for compliance with EU noise control limits;
- The machinery will be regularly maintained, with regular checking of any muffler systems and servicing or replacing as required. It will also ensure any loose or damaged panels or covers that suppress noise are fixed or replaced immediately;
- If there are further noise-reducing modifications available for any machinery, they will be fitted wherever practical (e.g. rubber-decked screens, rubber chute linings etc.);
- Haul road grades will be kept as low as possible (</= 1:10) to reduce engine / brake noise from heavy vehicles.

2.81 These noise mitigation and management measures are provided in accordance with the DoEHLG (2004) and EPA (2006) guidelines for the sector.

Environmental Monitoring

2.82 An environmental monitoring programme (noise, dust deposition and groundwater levels) will be continued for the proposed development.

2.83 Environmental monitoring and testing are undertaken by SLR Consulting Ireland – independent environmental consultants on behalf of Anthony D'Arcy Ltd.

2.84 Environmental monitoring results will be submitted to Wexford Co. Council on a regular basis, in compliance with the relevant conditions attached to any future planning permission.

2.85 The environmental monitoring programme will assist in demonstrating that sand & gravel extraction operations are not having any significant adverse effects on the surrounding environment.

Dust Monitoring

2.86 Dust deposition monitoring will be continued for the proposed development as detailed in EIAR Chapter 8 – Air quality. The results of the dust deposition monitoring will be submitted to Wexford Co. Council on an annual basis for record purposes.

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Noise Monitoring

2.87 Noise monitoring will be continued for the proposed development as detailed in EIAR Chapter 10 – Noise. The results of the noise monitoring will be submitted to Wexford Co. Council on an annual basis for record purposes.

Groundwater Monitoring

2.88 Groundwater level monitoring will be continued for the proposed development as detailed in EIAR Chapter 7 – Water. The results of the groundwater level monitoring will be submitted to Wexford Co. Council on an annual basis for record purposes.

Surface Water Monitoring

2.89 There are no discharges to surface waters form the proposed development. There are no surface water courses within the site. On this basis there is no requirement for surface water monitoring.

Proposed Landscape Management & Final Restoration

Proposed Landscape Management Measures

2.90 The principal landscaping aim is the physical and visual integration of the proposed development and associated features into the surrounding landscape. The following landscape management & mitigation measures will be implemented:

- Perimeter screening berms to minimise visual intrusion and to reduce any significant negative aspects regarding the visual impact of the proposed development on adjacent sensitive receptors;
- Retention of boundary planting to reduce / eliminate visual prominence of the proposed extraction extension area to the closest receptors.

The operational landscaping is detailed on **Figure 2-4** Landscaping & Restoration Plan. It includes c. 1,460 m^2 of screen planting that will be carried on commencement of the development in the extension area, refer also to EIAR chapter 13 – Landscape.

Proposed Restoration Scheme

2.91 As noted previously, 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 lands returned to an agricultural afteruse. There is a well-established restoration practice in place within the existing sand & gravel pit, refer to Plate 1 below.



Plate 1 Ballagh Sand & Gravel Pit – Completed Restoration to Agricultural Afteruse

2.92 The final restoration scheme and detail is shown on the landscape and restoration plan in **Figure 2-4**. A two year period following completion of extraction is required in order to carry out final restoration of the site.

2.93 On cessation of extraction all plant and machinery associated with extraction and processing activities will be removed from site. The pit floor will be regraded and the general area will be returned to a beneficial agricultural use.

2.94 The topsoil stored in the perimeter screening berms will be spread on the regraded floor area and seeded with a mix of suitable grasses to create pasture and, when this operation is completed, the site will have fully reverted back to agricultural land and will blend in with the surrounding topography, consistent with the previous and current restoration work completed within the existing pit area, refer to Plate 1 above.

2.95 Pit slopes will be partly retained, regraded (to slopes c. 2H:1V) and allowed to naturally regenerate to provide a more diverse biodiversity habitat area, which is a beneficial after use listed in the EPA Guidelines: 'Environmental Management in the Extractive Industry' (2006).

Site Management and Supervision

2.96 The Applicant 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 adequately supervised / controlled. A system of record keeping for the key restoration activities will be put in place.

Long Term Safety and Security

2.97 Perimeter boundary fences and hedgerows from the operational phase will be retained to ensure that the site is secure. The existing gates at the site entrance will continue to be used as an agricultural entrance.

Long Term Stability of Pit Faces

2.98 The restoration scheme provides for the restoration of the external worked out pit faces to a safe angle of 2:1 (H:V). This will ensure the long-term stability of slopes and faces.

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Long Term Surface Water and Groundwater

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

Decommissioning of Plant and Machinery

2.100 The office, storage container, portaloo, fuel storage tank, wheelwash, plant & machinery, and stockpiles will be removed from site on permanent cessation of extraction activity. Machinery and buildings will either be utilised by Anthony D'Arcy Ltd. on other sites or be sold for re-use by other third parties.

Aftercare and Monitoring

2.101 There will be no on-going requirement for monitoring noise or dust after extraction and processing and manufacturing operations have ceased.

2.102 A final site inspection after completion of the final restoration works will be carried out to ensure the final site restoration has been implemented in accordance the proposed restoration scheme.

Restoration Surety

2.103 In compliance with condition 7 of the existing planning permission:

> *"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 al! 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."*

Anthony D'Arcy Ltd. will put in place a suitable financial surety with Wexford Co. Council as a guarantee for completion of restoration works.

As the Applicant has a demonstrable track record in completion of restoration work for sand & gravel pits including the existing pit (refer to Plate 1 above), and as restoration works have been commenced and partially completed with the existing pit area, it is proposed to maintain the current level of surety - sixty thousand euro (€60,000.00) cash deposit or one hundred and twenty thousand euro (€120,000.00) bond from an insurance company, for the proposed development. The Applicant will accept a similar condition to condition 7 above, attached to the future grant of planning permission.

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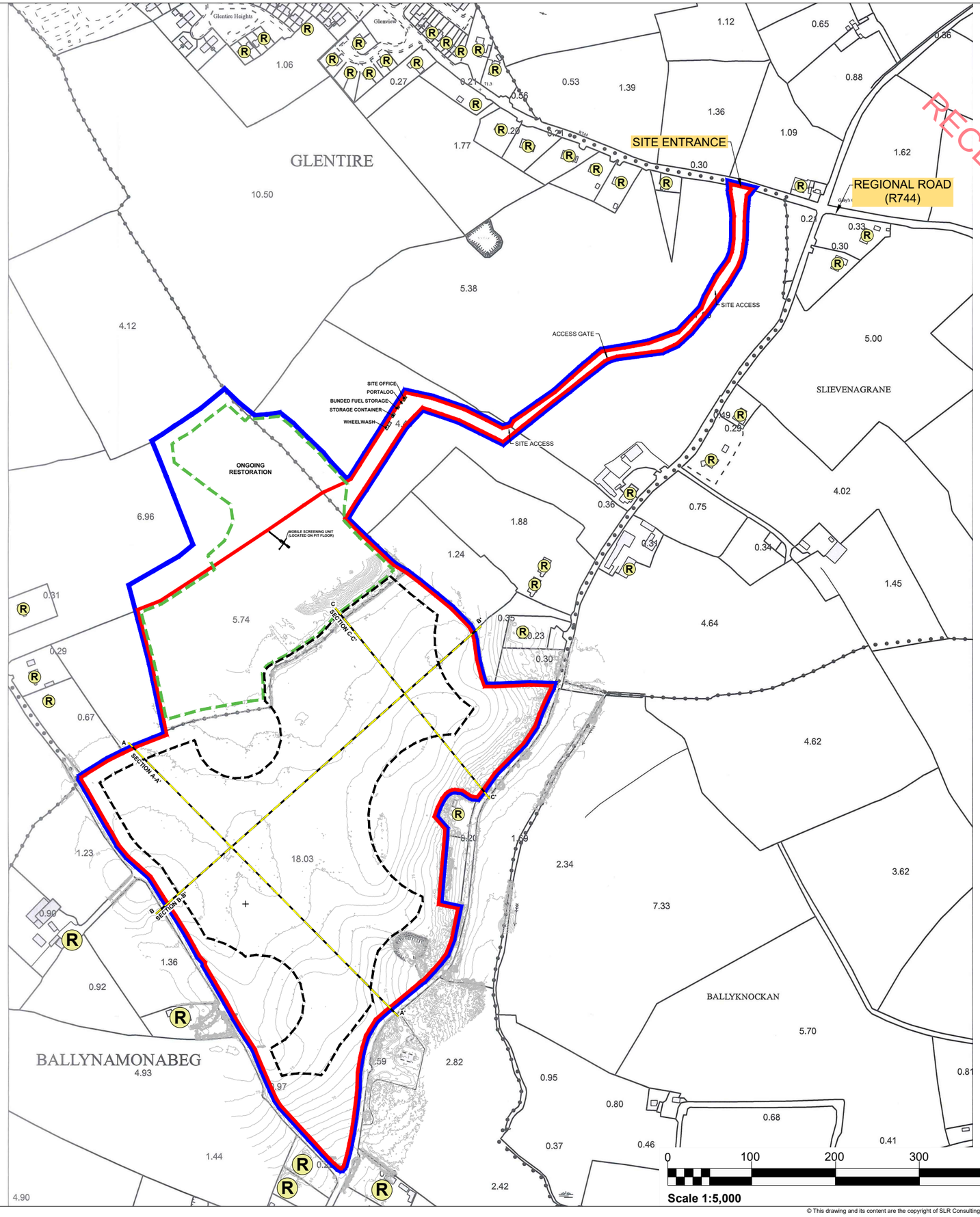
Figures

Figure 2-1: Existing Site Layout

Figure 2-2: Proposed Site Layout

Figure 2-3: Existing & Proposed Cross Sections

Figure 2-4: Proposed Landscaping & Restoration Plan



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0 100 200 300 400 500m

Scale 1:5,000

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
- CROSS SECTION LOCATIONS

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
EXISTING SITE LAYOUT

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 2-1

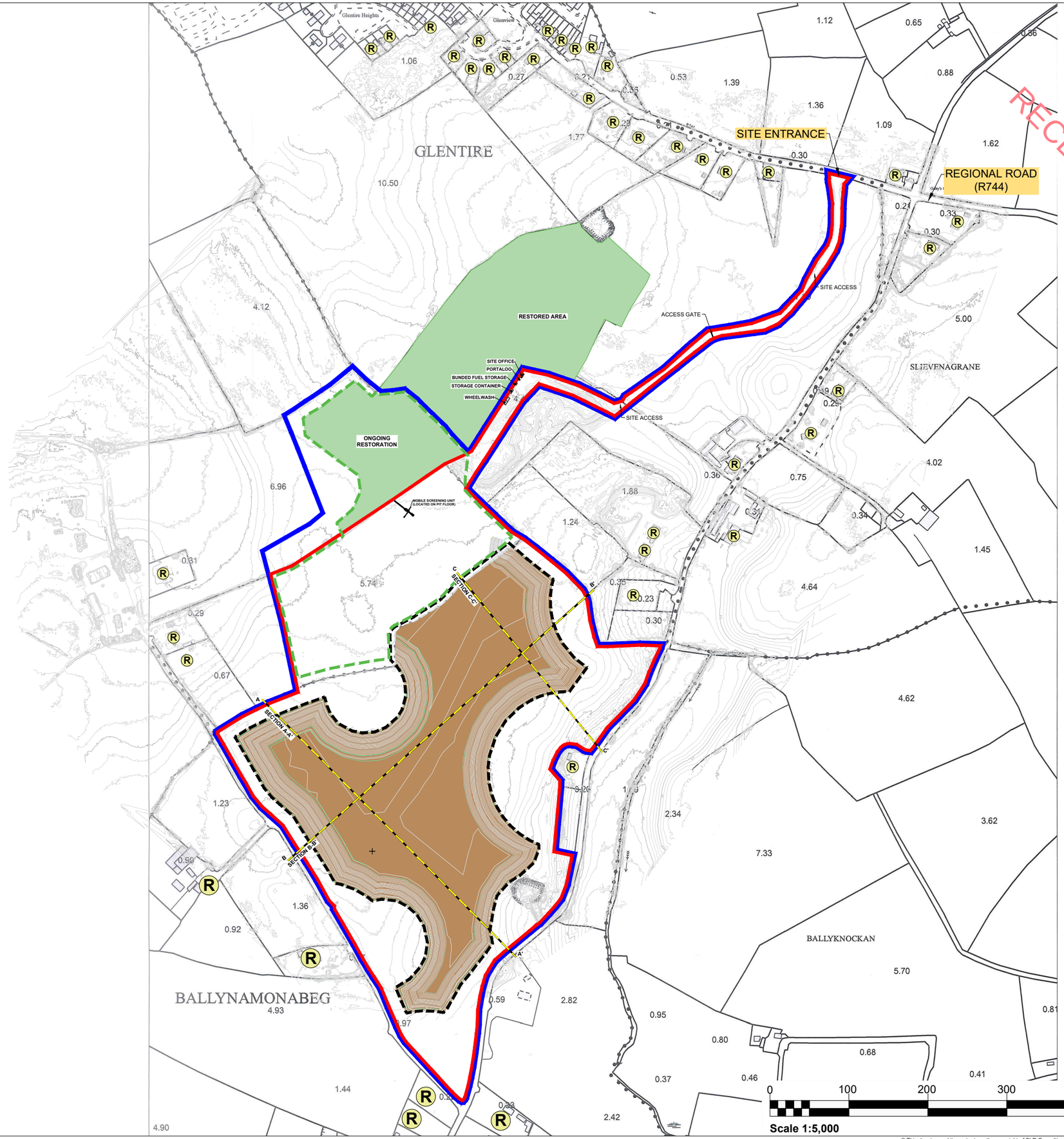
Rev.

\\slr.local\ie\Offices\IE\Dublin\SLR DATA\SLR Projects\00098 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appends\02 Project Description\Dwgs\CAD\Wking\065860 FIG 2-1 R0 Existing Site Layout Map.dwg 27/01/2026

CYAL50450233

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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)
- PROPOSED EXTRACTION AREA (c. 11.0 Hectares)
- PERMITTED EXTRACTION AREA (c. 5.9 Hectares) (P.REF. 2019-1259)
- RESIDENTIAL PROPERTY
- CROSS SECTION LOCATIONS

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
PROPOSED SITE LAYOUT MAP

Scale		SLR Project No.
1:5,000	@ 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 2-2

Rev.

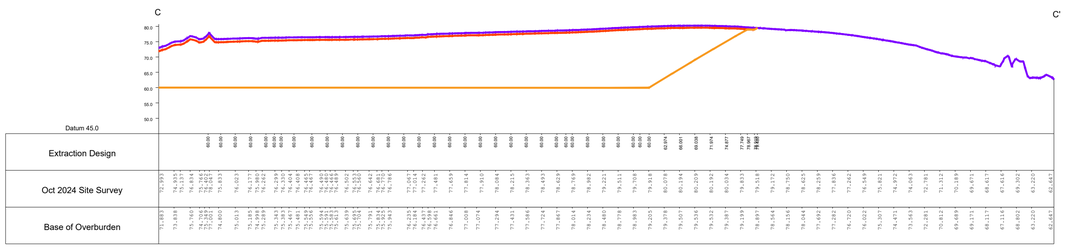
27/01/2026

\\dir.local\eu\Offices\IE\Dublin\SLR DATA\SLR Projects\0008 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appendi\02 Project Description\Dwgs\CAD\Wking\065860.FIG_2-2_R0.Proposed Site Layout Map.dwg

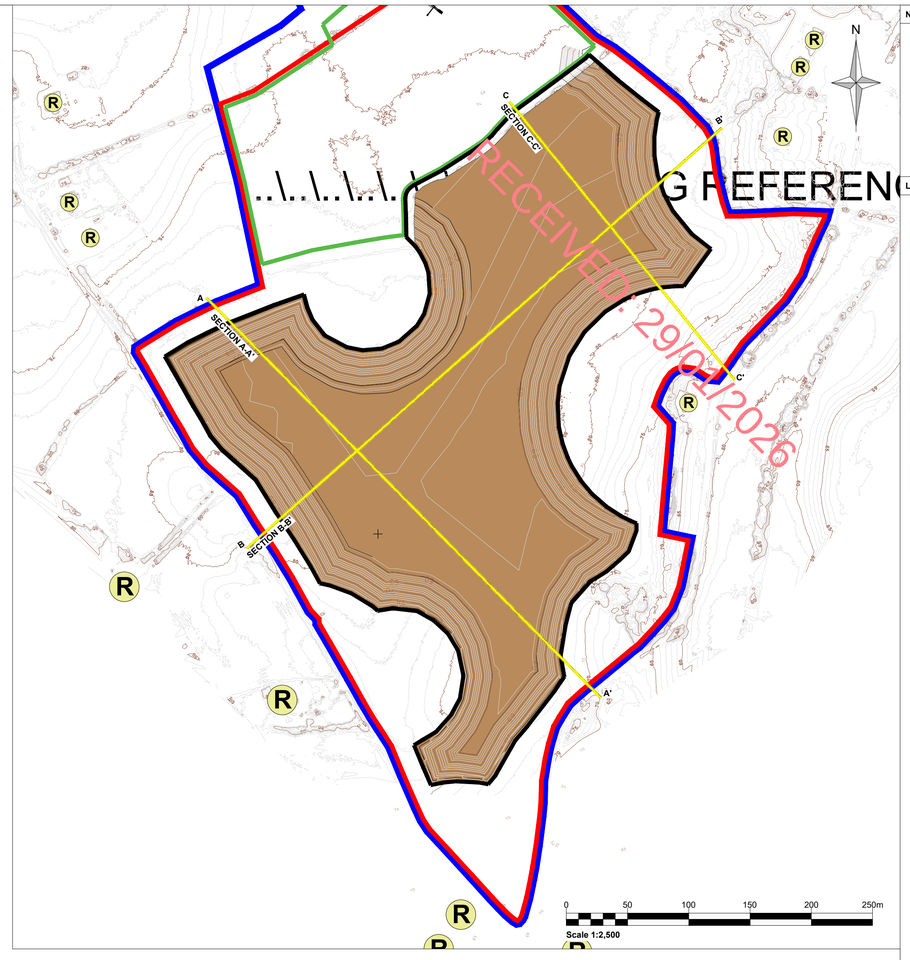
CYAL50450233

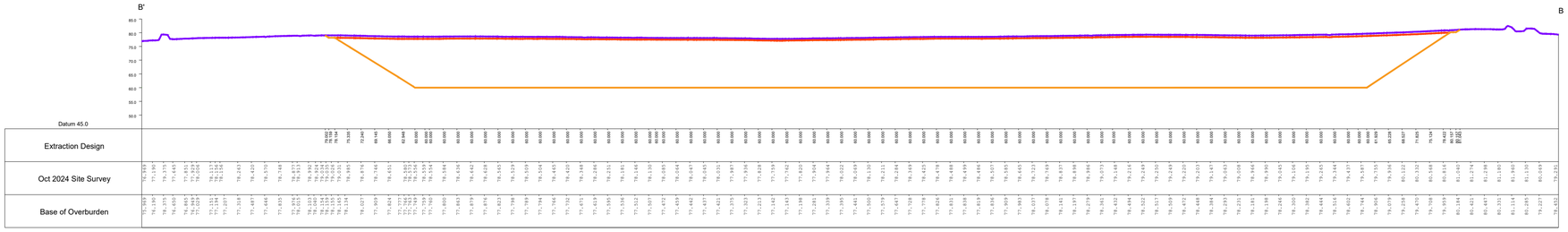
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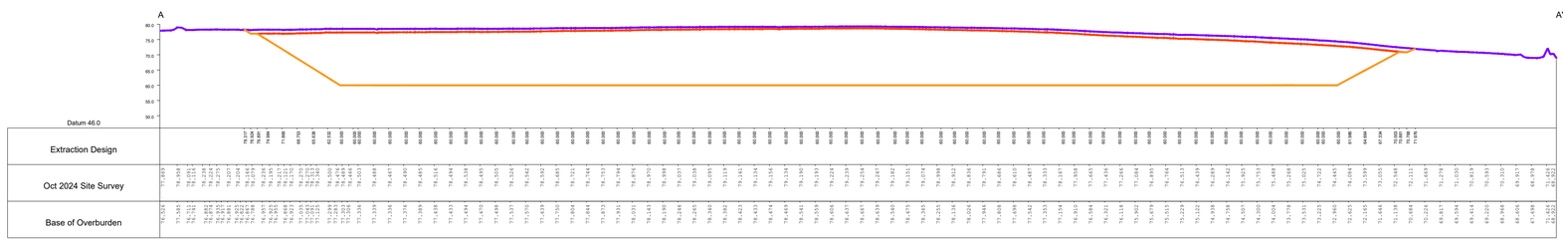


SECTION A-A'





SECTION B-B'



SECTION A-A'

Notes:

Legend:

- ANTHONY D'ARCY LAND INTEREST AREA (c.27.2 Hectares)
- PLANNING PERMISSION AREA (c.23.2 Hectares)
- PROPOSED EXTRACTION AREA (c. 11.0 Hectares)
- PERMITTED EXTRACTION AREA (c. 5.9 Hectares) (P.REF. 2019-1259)
- RESIDENTIAL PROPERTY
- BASE OF OVERBURDEN
- PROPOSED EXTRACTION DESIGN FLOOR LEVEL 60mOD (c. 2m ABOVE GWL)

0 10 20 30 40 50 60 70 80 90 100m

Scale 1:1,000

Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Purpose: **PLANNING** | Suitability Code:

Client: ANTHONY D'ARCY LTD.

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

Drawing Title: EXISTING / PROPOSED CROSS SECTIONS

Scale	SLR Project No.
1:1,000 & 1:2,500 @ A1	065860.00001

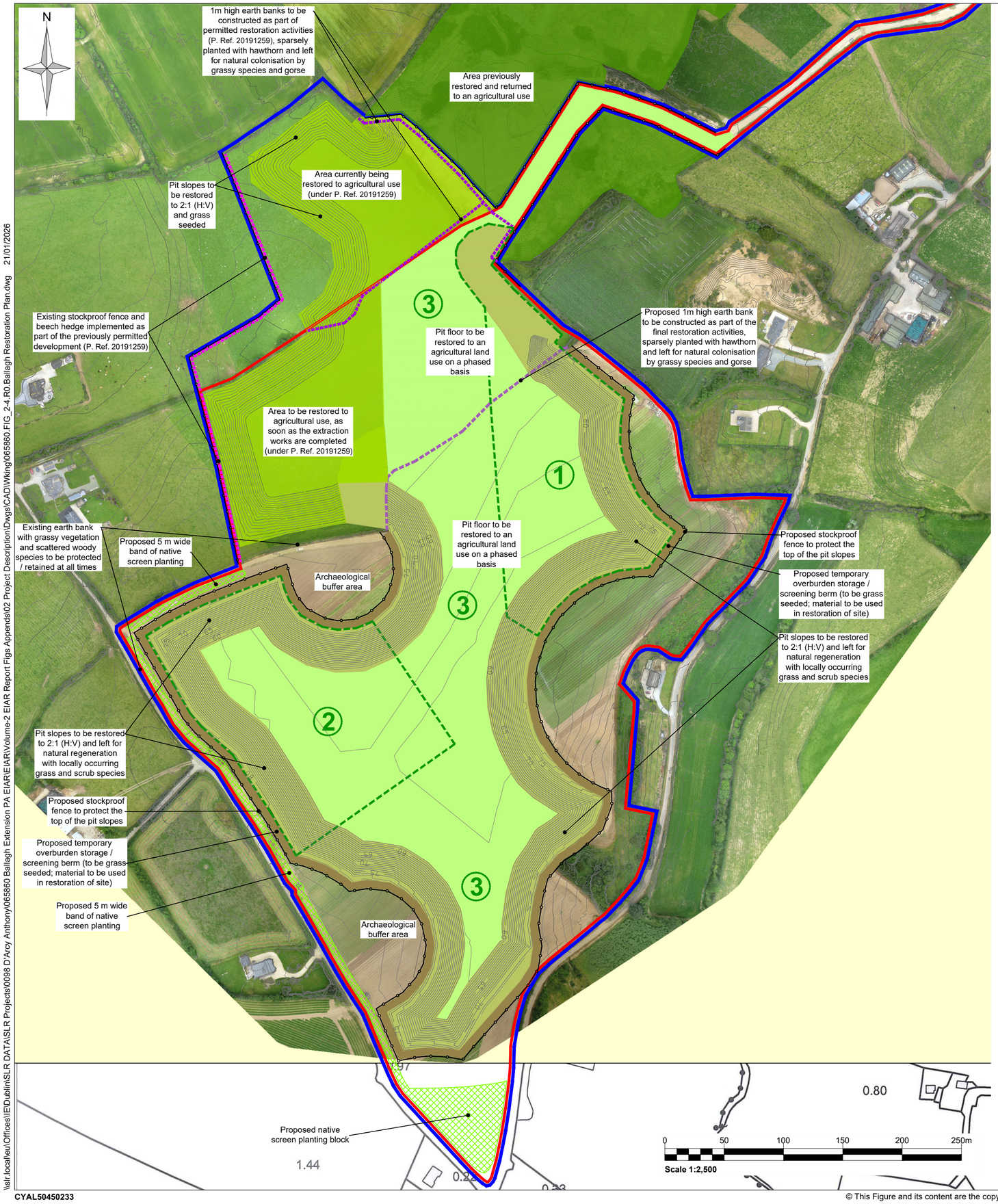
Designed	Drawn	Checked	Authorised
EW	EW	TP	TP
Date: 01/26	Date: 01/26	Date: 01/26	Date: 01/26

Drawing Number: **FIGURE 2-3** | Rev.: **0**

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\\slr.local\eu\Offices\IE\Dublin\SLR DATA\SLR Projects\0098 D'Arcy Anthony\065860 Ballagh Extension PA EIA\EIAR\Volume-2 EIAR Report Figs Appends\02 Project Description\Dwgs\CAD\Wking\065860.FIG_2-4.R0.Ballagh Restoration Plan.dwg 21/01/2026

LANDSCAPE AND RESTORATION PROPOSALS

This Landscape and Restoration Plan is for the proposed extension of an existing sand & gravel pit at Ballymacoonoge, Glentire and Ballynamonabeg townlands, Co. Wexford. The proposed landscape and restoration proposals are based on those previously permitted for the existing pit under P. Ref. 20191259. It is proposed to restore the majority of the site to an agricultural land use with pockets of natural habitat, both of which are beneficial afteruses recommended in the EPA Guidelines 'Environmental Management in the Extractive Industry' (2006).

The proposed extraction works will take place in stages working from the existing pit into the extension area first in a south-eastern, then a south-western and finally again in a south-eastern direction. The restoration works will also be carried out in stages, as soon as suitably large areas become available that will no longer be required for the temporary storage of materials, for processing or access to the remainder of the extraction area. The approximate areas for phased restoration are indicated on the plan to the left, resulting in large parts of the eastern pit slopes being restored early.

It should be noted that the majority of the existing pit will continue to be restored in line with the permitted development (P. Ref. 20191259). However, the eastern section of the existing quarry floor and the access road will be required for access into the extension area and their restoration will therefore be delayed until the completion of the extraction activities within the extension area.

Proposed Landscape Works - to be carried out on commencement of the development

- Native screen planting will be carried out in a 5 m wide band along the south-western boundary and in a triangular block in the southern corner of the site. While views of most of the extraction activities will be screened by topography, this is to soften / reduce views from residential properties located to the west and south of the site further.
- Topsoil and overburden will be stripped from the first section of the extension area and used to construct ca. 2 m tall temporary berms around the edge of the proposed extraction area, as indicated on the plan. These berms will also function as screening berms. Overburden will be placed into the berms first and these will be topped with topsoil. The berms will then be grass seeded, at the earliest opportunity, to soften their appearance and prevent soil erosion.
- Stockproof fencing will be installed along the outside of the screening berms to prevent access. This fencing will be retained, even when the berms are removed and the material used in the final restoration of the site, to continue to prevent access to the top of the pit slopes.

Phased Restoration of the Extraction Pit

- Once an area is fully extracted, the area covering the next stage is stripped. The stripped material is used in the restoration of the previous stage, as far as is possible, with the remainder of the material stored temporarily on the pit floor (overburden and topsoil to be handled and stored separately). As part of the restoration works the gradient of the pit slopes will be lowered to 2:1 (H:V), using the overburden material. The pit slopes and pit floor will then be spread with topsoil to a minimum depth of 10cm. The pit floor and lower section of the slopes will be grass seeded with a suitable agricultural grass seed mix (note: alternatively, the pit floor may be used for tillage if the ground conditions are found suitable). Any steeper sections of the pit slopes will be left for natural regeneration will locally occurring grass and scrub species, as is the case in other areas in the local landscape, thereby creating pockets of natural habitat.
- Once all extraction works are completed, all remaining pit slopes and the remainder of the pit floor, as well as the access road will be restored in the same fashion, using material stockpiled within the application area.
- On completion of the restoration of the pit floor areas, an approximately 1m high earth bank will be constructed in the approximate location of the vegetated earthbanks removed to facilitate access into the extension area (as indicated on the plan). The material will be sourced from stored overburden/ topsoil within the application area. Hawthorn transplants will be planted at a distance of 2 m along the top of the earth bank to initiate some vegetation cover. The remainder of the bank will be left for natural colonisation by locally occurring grass / herbaceous species, as well as gorse. A total of 230 m of vegetated earth banks/hedgerows will be removed to facilitate access into the extension area. The loss of these will be compensated with a total of 230 m replacement earth banks on the pit floor, as well as the screen planting along the western boundary. All existing hedgerows / earth banks / tree lines along the outer site boundaries will be retained and protected at all times.

Planting Notes

Grass Seeding: prior to any seeding works, surface preparation and final cultivation will be carried out in accordance with current best practice. Seeding to take place whilst suitable weather conditions prevail. The sowing specifications will be as per the manufacturer's instructions.
Plant Protection / Handling: All plants to be protected with spiral guards or alternatively with rabbit proof fencing. 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. The planting will be carried out by a suitably qualified landscape contractor.
Aftercare: Establishment maintenance will be carried out for 2 years following each stage 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 tree ties and spiral guards, as well as watering in periods of drought.

Native screen planting mix:
The screen planting (1,460 m² in total) will be planted at 1.5 m centres (i.e. one plant / 2.25 m² = 650 plants in total). Plants to be randomly planted in same species groups of 3-7.
Gorse will also be encouraged along the planting area in the from of brashings taken from existing plants within the site.

No.	*Plant Name*	*Common Name*	*Height (cm)*	*Age/Pot size*	*%*
Transplants / Container grown shrubs					
945	Crataegus monogyna	Hawthorn	60-90	1+1	20
630	Ilex aquifolium	Holly	60-80	2Lt	15
945	Prunus spinosa	Blackthorn	60-90	1+0	20
315	Rosa canina	Dog rose	40-60	1+1	15
315	Salix cinerea	Sally	60-12	0+1	15
315	Sambucus nigra	Elder	60-90	1+1	15

Hawthorn on earth banks
One to be planted every 2 m. 230 m in total = 115 plants.

No.	*Plant Name*	*Common Name*	*Height (cm)*	*Age/Pot size*	*%*
Transplants / Container grown shrubs					
115	Crataegus monogyna	Hawthorn	60-90	1+1	100

Notes:

1. '*Orthomosaic produced from Aerial Photography flown* ***JULY 2017*** *by SLR Consulting Ireland (IAA Permit No. 150052) 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. The accuracy of the orthomosaics and the digital elevation models (DEM) strongly depends on the flight height, lighting conditions, availability of textures, image quality, overlap, and type of terrain. Contours / 3D data relates to the surface model and not terrain levels. Typical accuracies: E: 0.05 m; N:0.05 m; Levels: 0.30 m. All Dimensions and Levels are to be checked on site. Copyright Reserved.'

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

Legend:

Land Interest Area
Planning Application Area

Permitted Landscape / Restoration Elements (P. Ref. 20191259)

Areas currently being restored to an agricultural use or to be restored as soon as the extraction works in the relevant areas are complete
Stockproof fence and beech hedge along western boundary of existing pit
Earth banks with hawthorn planting to be carried out as soon as the extraction works are complete in the relevant areas

Proposed Landscape Elements - to be carried out on commencement of the development

Temporary overburden storage / screening berms to be grass seeded (material to be used in the restoration of the site)
Stockproof fencing to secure the top of the pit faces
Native screen planting

Proposed Phased Restoration Elements - to be carried out when suitable areas become available and on completion of the extraction activities

Pit floor to be restored to an agricultural land use
Pit slopes to be restored to 2:1 (H:V) and left for natural regeneration with locally present grass and scrub species
② Approximate Restoration Phasing areas
Earth banks with hawthorn planting to be carried out as part of the final restoration works

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SLR Consulting Ireland
7 Dundrum Business Park,
Windy Arbour,
Dublin,
Ireland,
D14 N2Y7

www.slrconsulting.com

Client: ANTHONY D'ARCY LTD.

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

Figure Title: LANDSCAPE & RESTORATION PLAN

Scale	SLR Project No.
1:2,500 @ A2	501.065860.00001

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

Figure Number: **FIGURE 2-4** Rev.

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