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## INTRODUCTION

- 1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a Planning Application to Cork County Council by Kilsaran Concrete Unlimited Company in respect of the continued use of the existing permitted quarry at Barryscourt & Rossmore Townlands, Carrigtohill, Co. Cork. The application also includes provision for out of hours operation of the concrete plant up to 40 occasions per year.
- 1.2 The application site extends to c. 24.7 hectares (c. 61.1 acres) and comprises an existing operating quarry permitted under planning permission Plan. Ref. 03/4570. The application site is indicated on an extract from the 1:50,000 scale Ordnance Survey Discovery series map in **Figure 1-1**.
- 1.3 The planning application is for continuance of use of the existing quarry to the permitted extraction level of -40mOD. The application is made in accordance with the requirements of the Planning and Development Regulations 2001-2012 (as amended).

## THE APPLICANT

- 1.4 The planning application and accompanying supporting documentation has been prepared by SLR Consulting Ireland (SLR) on behalf of Kilsaran Concrete Unlimited Company (hereafter referred to as 'Kilsaran').
- 1.5 Founded in 1964, Kilsaran is a wholly Irish-owned company, whose business is primarily in the production of materials for the construction industry.
- 1.6 The company manufactures paving and walling, pre-mixed dry products, ready-mix concrete, pre-cast concrete products, concrete blocks, trowel-ready mortar, aggregates, asphalt and macadam, hard core and fill materials for the Irish and UK markets as appropriate. The company also undertakes surfacing contracts for road construction, building and civil engineering works.
- 1.7 In recent years, the company has focused on a substantial expansion programme to its Paving and Walling division and Pre-mixed Dry Products facilities. Kilsaran has also expanded into the UK market with a Supply and Distribution depot added in Manchester serving the Northwest of England and the greater UK market.
- 1.8 The company now employs over 600 people directly; it operates twelve hard rock quarries and a similar number of sand and gravel pits. Kilsaran manufactures various concrete products from 20 locations, mainly in the east, midlands and south of the country. The company also has three asphalt plants located strategically within extractive sites throughout its operational area.
- 1.9 The company's intention in preparing and submitting an application to continue the use of the existing permitted quarry is to continue to provide a source of aggregates and construction materials to Cork and the surrounding region.

## THE SITE

### Location & Access

- 1.10 The existing quarry is located approximately 1.7 km south of Carrigtohill in Co. Cork.
- 1.11 Access to the quarry is via the N25 Cork to Waterford national road, the R624 regional road and the local road network.
- 1.12 The quarry, to which this planning application refers, lies within Barryscourt and Rossmore townlands. The plan extent of the lands owned by Kilsaran Concrete are outlined in blue on a 1:10,000 scale map of the area, refer to Figure 1-2. The plan extent of the application site is also outlined in red on Figure 1-2 and Figure 1-3. The existing site layout is shown on Figure 1-4.

### Site Description

- 1.13 The existing development comprises an operating quarry extracting limestone using industry standard blasting techniques (Plan. Ref. S/99/3410 and 03/4570). The fragmented rock is processed (crushed and screened) to produce aggregates for concrete, road-surfacing and general construction purposes.
- 1.14 The overall site includes processing (crushing and screening) plant and conveyor systems; and value-added manufacturing facilities comprising two concrete plants, a block making facility, and a mortar plant (Plan. Ref. S/99/3411)
- 1.15 There is existing ancillary infrastructure in place serving the quarry operations. This comprises offices, canteen, storage areas, storage sheds, workshop, weighbridge, ESB sub-stations, effluent treatment system.

### Surrounding Land-Use

- 1.16 The land-use consists predominantly of agricultural land with fields under arable production and permanent pasture but also includes a number of other quarries and golf courses. The Lagan quarry adjoins the eastern boundary of the site.
- 1.17 The surrounding landscape is characterised by Cork Harbour and the numerous islands, tidal estuaries, loughs and channels that make up Cork Harbour.
- 1.18 The city of Cork is the largest urban area with industrial and commercial development extending eastwards from the city along the N25 to Carrigtohill with other smaller rural settlements and isolated farmsteads scattered along the roads and lanes throughout this area.

## SCREENING

- 1.19 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 (EIA).
- 1.20 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.*

1.21 Paragraph 22 relates to changes or extensions. It states:

*“Any change or extension of projects listed in this Annex where such a change or extension in itself meets the thresholds, if any set out in this Annex.”*

1.22 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.”*

1.23 In addition, paragraph 13(a) of Part 1 requires EIA in respect of:

*“Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension refer to in Part 1) which would:-*

- i. result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule and*
- ii. result in an increase in size greater than –*

*25 per cent, or*

*an amount equal to 50 per cent of the appropriate threshold,*

*whichever is the greater.*

1.24 The proposed development relates to the continued use of an existing quarry for the extraction of limestone from a permitted extraction area of c.19.9ha, resulting in a requirement for an EIA under Part 2, because the extraction area exceeds the 5ha threshold.

## SCOPING

1.25 The need to know the likely areas of potential impact and the appropriate methods by which to evaluate them prior to the commencement of detailed data collection or assessment is crucial in determining the nature and detail of information to be contained in an Environmental Impact Assessment Report (EIAR).

1.26 The application is for continuance of use of the existing quarry and there is significant environmental monitoring information available in relation to the operation of the quarry at this location.

1.27 In preparing this Environmental Impact Assessment Report, consultations were had with a number of organisations and agencies including:

- Geological Survey of Ireland (to discuss geological heritage and aquifer classification).
- National Parks and Wildlife Service (in respect of designated natural heritage sites).
- National Monuments

1.28 Other consultations and informal discussion held by contributors in undertaking their environmental impact assessments are detailed in the specialist environmental sections of the EIAR, together with details of relevant archives and documentation held by state agencies and organisations.

## DIFFICULTIES ENCOUNTERED WITH EIAR COMPILATION

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

## ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIAR)

- 1.30 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.
- 1.31 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)

- 1.32 To facilitate clarity, this EIAR has been prepared in accordance with the Environmental Protection Agency (EPA) Guidelines (Draft – May 2017). The EIAR comprises two separate documents, firstly a Non-Technical Summary and secondly, the Environmental Impact Assessment report which itself is subdivided into fifteen parts as described below.
- 1.33 The Environmental Impact Assessment Report is sub-divided into:

### **Chapter 1: Introduction**

- 1.34 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**

- 1.35 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;

- The main characteristics of the operational and closure / restoration phases of the project.

## *Chapter 3: Alternatives*

- 1.36 Chapter 3 provides a description of the reasonable alternatives studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

## *Chapters 4 - 15*

- 1.37 These chapters provide detailed information on all aspects of the existing (baseline) environment, identifies, describes and presents and assessment of the likely significant impacts of the proposed project on the environment, recommends mitigation and monitoring measures to reduce or alleviate these impacts and describes the residual impacts and conclusions. They are grouped under the following sections:

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

- 1.38 The associated references, plates, figures and appendices are provided at the end of each Chapter 1 – 15 where relevant.

- 1.39 A Non-Technical Summary of the Environmental Impact Assessment Report, incorporating all of the above sections, is provided as a separate and self-contained document.

## CONTRIBUTORS

- 1.40 Kilsaran appointed SLR Consulting Ireland to prepare this Environmental Impact Assessment Report (EIAR) in support of its Planning Application for the continued use of the existing quarry at Barryscourt and Rossmore, Carrigtohill, Co. Cork.

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

**Table 1 - 1**  
**List of Contributors**

TOPIC / EIAR CHAPTER	CONTRIBUTOR	COMPANY
Introduction	Tim Paul MSc CEng MIEI MRICS MIQ	SLR Consulting Ireland
Description of Development	Tim Paul MSc CEng MIEI MRICS MIQ	SLR Consulting Ireland
Alternatives	Tim Paul MSc CEng MIEI MRICS MIQ	SLR Consulting Ireland
Population and Human Health	Aislinn O'Brien MIPI MRTPI Crystal Leiker MIPI	SLR Consulting Ireland
Biodiversity	Elaine Dromey BSc MIEEM Michael Bailey BSc MSc MIEEM	SLR Consulting Ireland
Land, Soils and Geology	Peter Glanville BA, MSc, PhD, IQUA, IRLOGI, IGI	SLR Consulting Ireland
Water	Dominica Baird BSc, MSc, IAH, CGeol, EurGeol	SLR Consulting Ireland
Air Quality	Aldona Binchy MSc. (Eng) / Tim Paul	SLR Consulting Ireland
Climate	Aldona Binchy MSc. (Eng) / Tim Paul	SLR Consulting Ireland
Noise and Vibration	Aldona Binchy MSc. (Eng) / Tim Paul	SLR Consulting Ireland
Landscape	Eimear O'Connor Chartered Landscape Architect	SLR Consulting Ireland
Cultural Heritage	Dr. Charles Mount MA	Consultant Archaeologist
Material Assets	Tim Paul MSc CEng MIEI MRICS MIQ	SLR Consulting Ireland
Traffic	Julian Keenan Traffic and Road Safety Engineer	Trafficwise
Interaction	Tim Paul MSc CEng MIEI MRICS MIQ	SLR Consulting Ireland
Co-ordination of EIA	Tim Paul MSc CEng MIEI MRICS MIQ	SLR Consulting Ireland

- 1.42 Each contributor has been fully briefed about the proposal and the background to it. They have also visited the site and are familiar with the local environment. They are considered to have the necessary competent experience, expertise and knowledge for the preparation of each topic area of the EIAR.
- 1.43 Kilsaran has also provided detailed background knowledge of the site, ongoing environmental monitoring data and has carried out a review of the EIAR.



## FIGURES

### **Figure 1-1**

Site Location Map 1:50,000

### **Figure 1-2**

Site Location / Site Notice Plan 1:10,000

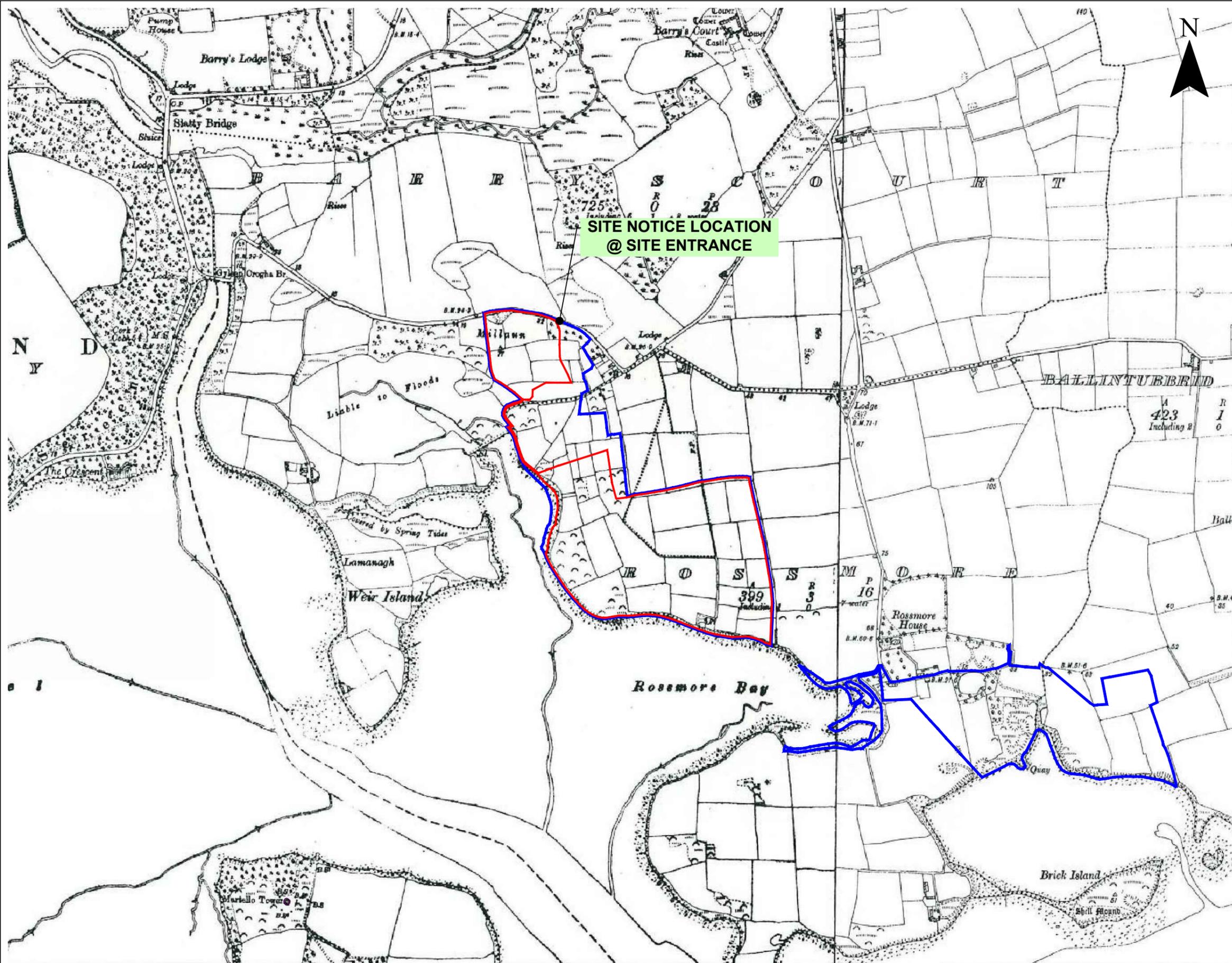
### **Figure 1-3**

Site Location / Site Notice Plan 1:2,500

### **Figure 1-4**

Existing Site Layout 1:2,500





**NOTES**

- EXTRACT FROM 6 INCH O.S. MAP NO. CK075 & CK076.
- ORDNANCE SURVEY IRELAND LICENCE NO. CYAL50167032 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND.

**LEGEND**

-  APPLICANTS LAND INTEREST
-  PLANNING APPLICATION AREA (c.24.7 ha)



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**KILSARAN CONCRETE**  
 ENVIRONMENTAL IMPACT ASSESSMENT REPORT  
 ROSSMORE QUARRY,  
 CARRIGTOHILL, CO. CORK  
 SITE NOTICE LOCATION MAP

**FIGURE 1-2**

Scale 1:10,000 @ A3 Date JUNE 2021

00036.00070.00001.FIG\_1-2.Site\_Location\_Plan.dwg

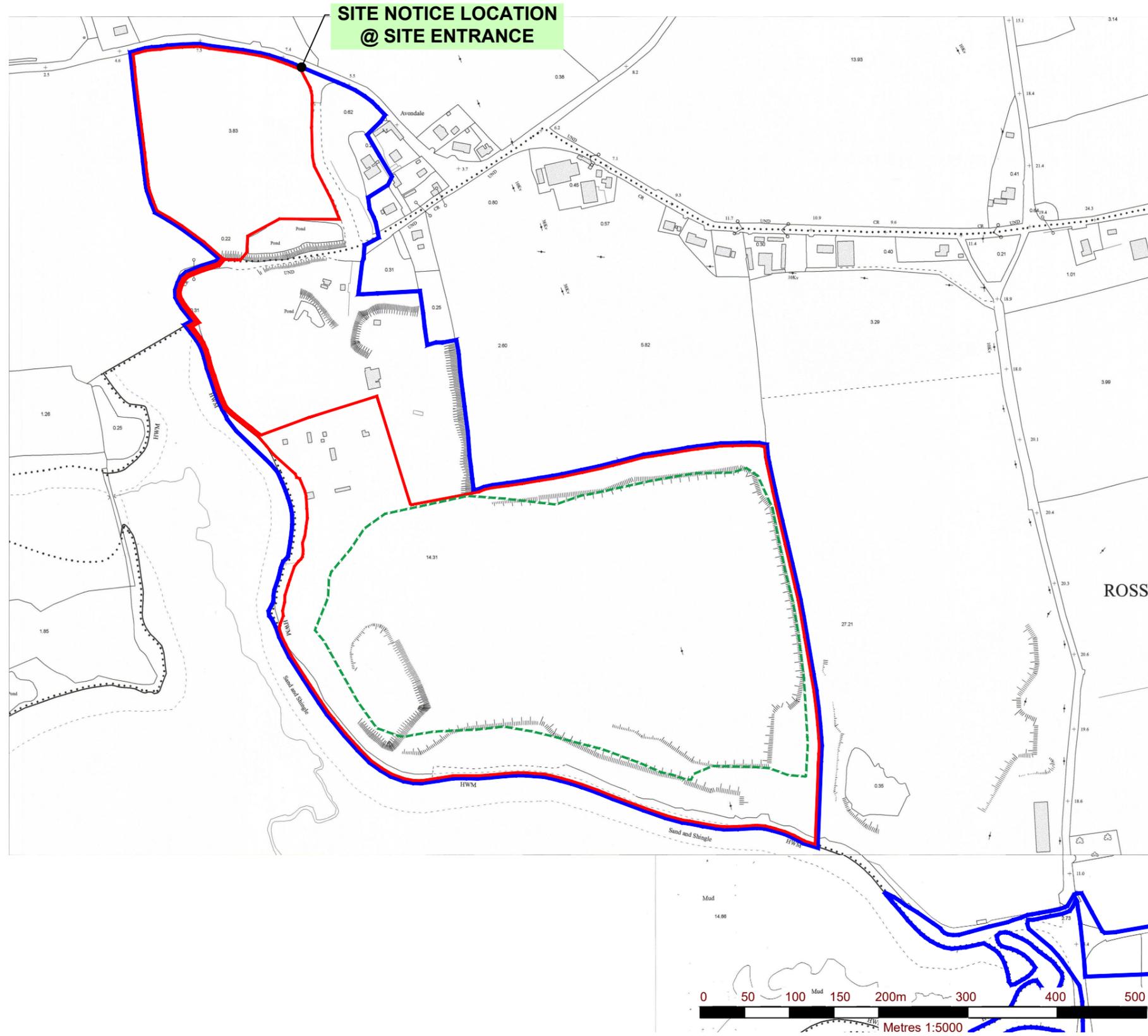


NOTES

- 1. EXTRACT FROM 6 INCH O.S. MAP NO. CK075 & CK076.
- 2. ORDNANCE SURVEY IRELAND LICENCE NO. **CYAL50167032** (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND.

LEGEND

-  APPLICANTS LAND INTEREST
-  PLANNING APPLICATION AREA (c.24.7 ha)
-  PERMITTED EXTRACTION AREA WITHIN P. REF 03/4570 (Max. Permitted Depth is -40mOD)



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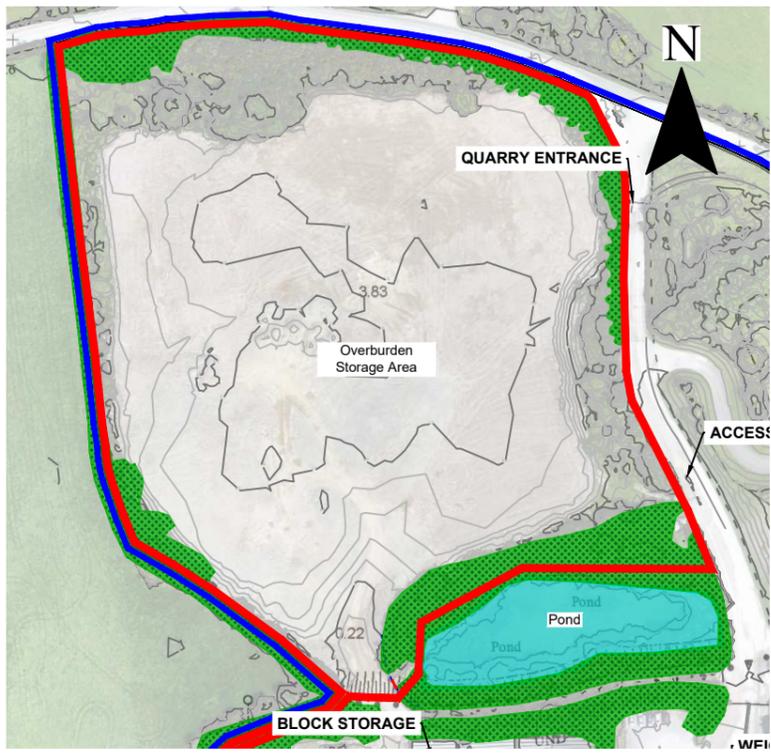
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 SITE NOTICE LOCATION MAP

**FIGURE 1-3**

Scale 1:5,000 @ A3 Date JUNE 2021

00036.00070.00001.FIG\_1-4.Existing Site Layout.dwg



**NOTES**

- EXTRACT FROM 2500 DIGITAL ORDNANCE SURVEY MAPPING NO. 6386-A,B,C & D.
- ORDNANCE SURVEY IRELAND LICENCE NO. SU CYAL50167032 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND.

**LEGEND**

	LAND INTEREST BOUNDARY
	APPLICATION APPLICATION AREA (c.24.7 ha)
	RESIDENTIAL PROPERTY LOCATION
	EXISTING SCREENING BERM

\*Orthomosaic produced from Aerial Photography flown MAY 2018 by SLR Consulting Ireland (IAA Permit No. 150052) [www.slrconsulting.com](http://www.slrconsulting.com) Tel: +353-1-2964667  
 Orthomosaic produced using Ground Control Points, Related to Irish Transverse Mercator Coordinate System and OS Mean Head Level Datum.  
 The accuracy of the orthomosaics and the digital elevation models (DEM) strongly depends on the flight height, lighting conditions, availability of features, 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.  
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 ENVIRONMENTAL IMPACT ASSESSMENT REPORT  
 ROSSMORE QUARRY,  
 CARRIGTOHILL, CO. CORK  
 EXISTING SITE LAYOUT MAP

**FIGURE 1-4**

Scale 1:2,500 @ A3	Date JUNE 2021
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