

File With _____

SECTION 131 FORM

Appeal NO: ABP - 313939-22

Defer Re O/H

TO: SEO

Having considered the contents of the submission dated (received) 22/7/22
fromEsther Stack Fenell & others I recommend that section 131 of the Planning and Development Act, 2000be (not be invoked) at this stage for the following reason(s): no new material planning issuesE.O.: philDate: 29/7/22

To EO: _____

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____ Task No: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP _____

M _____

Please treat correspondence received on _____ as follows:

1. Update database with new agent for Applicant/Appellant _____

2. Acknowledge with BP _____

3. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with BP _____

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐

Amendments/Comments

4. Attach to file

(a) R/S ☐(d) Screening ☐(b) GIS Processing ☐(e) Inspectorate ☐(c) Processing ☐RETURN TO EO ☐Plans Date Stamped ☐Date Stamped Filled In ☐

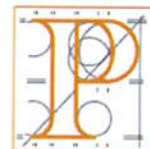
EO:

AA:

Date:

Date:

Validation Checklist



An
Bord
Pleanála

Lodgement Number : **LDG-055550-22**
Case Number: **ABP-313939-22**
Customer: **Esther Stack Fennell and other**
Lodgement Date: **22/07/2022 10:13:00**
Validation Officer: **John Cannon**
PA Name: **Waterford City and County Council**
PA Reg Ref: **21772**
Case Type: **Normal Planning Appeal PDA2000**
Lodgement Type: **Observation / Submission**

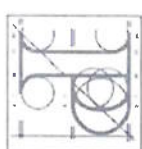
Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Overpaid
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

BP46 to Observer
BP97 to follow
(overpaid) RK-29/7

Run at: 27/07/2022 12:34

Run by: John Cannon

Lodgement Cover Sheet - LDG-055550-22



An
Bord
Pleanála

Details

ABP- 313939-22

Lodgement Date	22/07/2022
Customer	Esther Stack Fennell and other
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Observation / Submission
Section	Processing

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Value	0.00
Refund Amount	

Observation

Lodgement ID	LDG-055550-22
Map ID	
Created By	Saoirse Smith
Physical Items included	No
Generate Acknowledgement	
Customer Ref. No.	
PA Reg Ref	

PA Name	Waterford City and County Council
Case Type (3rd Level Category)	

Observation/Objection Allowed?	
Payment	PMT-043152-22
Related Payment Details Record	PD-043053-22

PA Case Number	
PA Decision Date	
County	
Development Type	
Development Address	
Appellant	
Supporting Argument	

Development Description	
Applicant	
Additional Supporting Items	

AN BORD PLEANÁLA

LDG- 05555 -27

ABP- _____

22 JUL 2022

Fee: € 100 Type: Caeqna

Time: _____ By: Kay Rost

Our observations Ref. Planning Appeal by Roadstone Ltd. made to An Bord Pleanála ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~

Map showing proximity of our property to Roadstone Ltd.

Receipts Ref. our original objection and submission regarding the Request for Further Information.

Copy of our submission regarding Request for Further Information

€100 Being fee required for observations: (2 x 50)

With thanks and regards

Robert Spald-Lewis

Esther Stack Fennell

Teek Larned

John Fennell

Dahill Lodge
Colligan Wood
Dungarvan
Co. Waterford
X35 TR70

The Secretary
An bord Pleanala
64 Marlborough Street
Dublin 1 D01 V902

19th July 2022

Re: Planning Ref 21/772 Roadstone Ltd. at Cappagh Quarry Co. Waterford . Application for extension 18.2 hectares satellite Quarry at Canty, Cappagh and major works at Ballykennedy and Kilgreaney, Cappagh, Co. Waterford for a projected time of 20 years.

A Chara,

I wish to make my Observations to the above Planning Appeal by Roadstone Ltd. to An Bord Pleanala.

Relevant Documents:

Roadstone Ltd. Eastern Satellite Quarry Environmental Impact Report. Volumes 1 and 2 July 2021.
Application to Waterford Co. Council.

Roadstone Ltd. Response for Further Information document March 2022 to Waterford County Council.

Roadstone Appeal to An Bord Pleanala 28th June 2022. Ref. No. 501.00180.00264

Waterford County Council Notification of decision to grant, subject to conditions.

I have also enclosed a copy of my response to the Request for Further Information dated 4th of May 2022 as I want to make clear my concerns and observation on the close proximity of the quarry extension to my residence. The attached map clearly shows how close it will be, just short of a 100 meters.

PROXIMITY OF THE PROPOSED DEVELOPMENT TO MY PROPERTY: POST CODE X35 RP46.

Activity from this quarry will generate high levels of noise, vibration, dust and dirt as a result of using machinery such as hydraulic hammers and explosive blasting to extract the rock and process it into stone, aggregates and lime.

This quarrying activity with the nuisance of constant noise, vibration, dust and the extra traffic that will ensue, on an otherwise quiet road, will happen 100 meters from my property. Being in such close proximity is bound to have an impact on the health, wellbeing and enjoyment of anyone residing there.

Please see attached map for further confirmation of distance.

At present five members of our family live in the property, two of which are aged three years and one year (5th generation in this dwelling). Noise from the nearby Quarry will impact on their sleep during the day and their ability to play outside. Two of the family work fulltime from home. Enjoyment of the garden and a quiet comfortable place to work will be non-existent as a result of the nature of the above industry.

It is my observation that the measures taken by Roadstone are not adequate to quell the noise, dust and constant nuisance that this industry will generate being so close to mine and other householders.

Home should be a safe, secure and comfortable refuge which no commercial industry should be allowed to interfere with.

Historically the now spent quarry which was much further away from my property in Canty X35 RP46 generated nuisance levels of noise, dust and pollution. This new development will only be 100 meters from my property.

Another important observation is the devaluation of my property as a result of being situated so close to this Industry. Should this development proceed, as outlined by the planning granted, I will have to reduce the value of the property for the payment of Local Property Tax and notify Revenue as to the reason.

Devaluation of our property as a result of having this new Quarry so close is not acceptable. Without redress, my observation is that it is unfair that our home will now be worth much less added to the fact that the enjoyment of the members of our family who live there will be severely hindered and curtailed. How can this Company, Roadstone Ltd. be allowed to take away what is rightfully ours regarding value of our property. Stealing, is a very a strong and probably the inappropriate word to use, but this is the only word that comes to mind to adequately describe what will happen if this Industry is allowed to operate in its present form. The real worth of our property will be stolen from us.

In comparison to the Quarry Industry Wind Turbines, which do not create unbearable noise, have to be set back 500 meters from residential properties unless otherwise agreed by the landowner, yet this new Quarry will only be 100 meters from my residence. It is my observation that a specific minimum operation distance from residences should be put into place and be moved much further than a 100 meters from one's property and other properties in the area.

WORKING HOURS DETAILED TO OPERATE THIS PLANT: Ref. Waterford County Council Notification of decision to grant.

I observe that there seems to be an excessive amount of hours allowed to operate this plant. Normal working hours in Ireland as outlined by the Construction Industry Federation is only 39 hours per week.

Condition No. 8 (a) Operating between 07.00 and 20.00 is equal to 13 hours per day Monday to Friday add in 07.00 to 14.00 hours on Saturday and operating hours add up to 72 hours.

Condition No. 8 (b) Rock breaking starting at 08.00 to 18.00 is equal to 10 hours per day Monday to Friday.

Condition No. 13 (a) Blasting between 10.00 to 16.00 each weekday. Even though we are made aware in advance of when these blasts will take place the noise they cause is unnerving and distressing both to residents, farm animals and pets.

I would hope that the above hours of operation should be examined and there should be no operations allowed in the Quarry on Saturdays to afford the local residents some respite.

All of the above is taking place in a green, rural and quiet countryside setting.

The residents should surely be afforded greater consideration to allow respite from these excessive hours of work to enable them to enjoy their homes, gardens and local surroundings which is a basic right.

RFI PAGE 9 ITEM b REGARDING ROCK BREAKING :

I observe that the RFI indicates a schedule for the above which amounts to a possible 50 hours per 5 day week. They do not address the effect that it will have on local residents who will find noise emanating from this operation unbearable. Unless substantial and adequate noise abatement systems are put in place for this activity to proceed, it should be abandoned and even then the operating schedule should be greatly reduced.

REF: WATERFORD COUNTY COUNCIL NOTIFICATION OF DECISION TO GRANT: CONDITION NUMBER 3.

"The final floor of the quarry shall not drop below 10 meters as detailed in the documentation submitted to the Planning authority on the 13th of August 2021 "save where otherwise permitted to grant of permission issued by the Planning Authority"

Regarding the proviso " Save where otherwise permitted by grant of permission issued by the Planning Authority"

In the past the quarry operators, without any official permission, have excavated to below the water table and exposed it. A pipe was then installed under the R6072 road and polluted water was pumped from a 40 foot deep hole in the base of the quarry into the River Brickey. This practice was fought by the local community and Waterford County Council Planning Authority deemed that excavation levels of below 10 meter OD would not be allowed.

It is my observation that the "possible option in Condition No. 3" should be removed as not extracting below 10 meters OD is one of the most important conditions already in place and so far the Quarry operators have adhered to this.

Our wells and the vast aquifer extending to Dungarvan must be protected.

SUMMARY

It is my observation that the Appeal by Roadstone Ltd. to An Bord Pleanala and much of the content in their RFI doesn't "ring true" as to the Company wanting to be a good neighbour in the community.

In my first submission / objection dated September 2021 I detailed the history of how Roadstone Ltd. has operated in our area over the past years and completely changed the landscape, one example , incorporating Kilgreaney Passage Way into the then Quarry without permission, which again had to be fought by the residents and local community until Roadstone had to install a new passage way in a new location. Sadly in this new plan we are again to lose this local amenity as it has been incorporated into the quarry in a new format. This Passage Way is used by locals who walk, horse ride there and local farmers use it to connect between the L2018 and R6072 . In its present format all enjoyment will be lost if and when it is used.

Going on their past record I have no faith that Roadstone Ltd. , " as their Mission Statement outlines " will be a responsible neighbour in the communities in which they operate and deliver on their social responsibilities ". Historically their record of ignoring the need for adequate planning including breaches of existing planning conditions shows their disregard for Authority and proper planning.

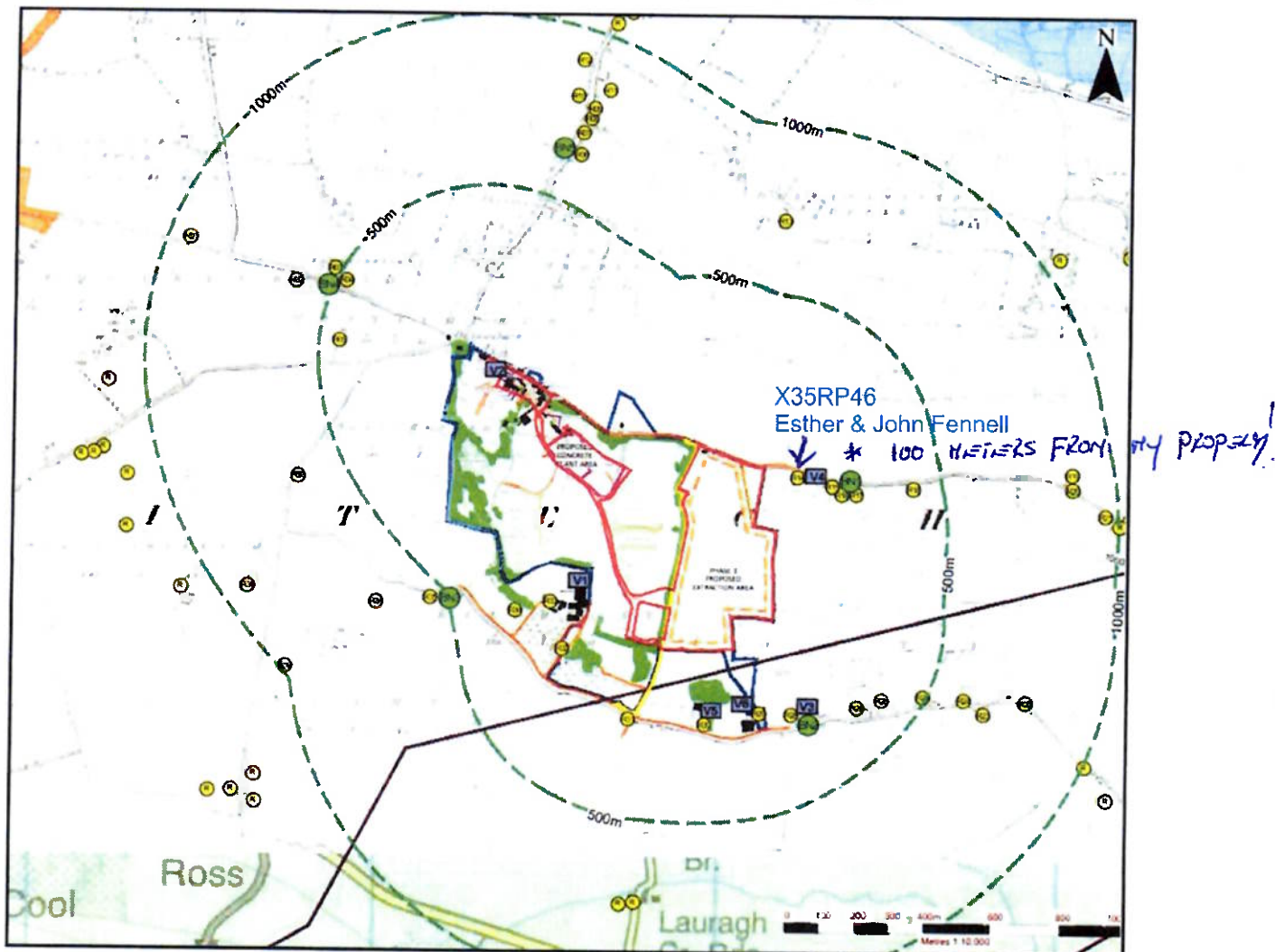
CONCLUSION OF MY OBSERVATIONS ON THE BASIS OF ALL OF THE ABOVE:

1. It is important that An Bord Pleanala put in place a substantial specified minimum operating distance for this operation. 100 meters is extremely inadequate, which is the distance from our property to the boundary of the new Quarry.
2. The Bord is also requested to cut down on the excessive number of hours which are in place to operate this new Quarry. This will serve to give the householders in the area some rest from the constant noise, dust, dirt and general pollution which this plant will create while operating and there should be no activity allowed on Saturday.
3. The Bord is requested to uphold Condition No. 12 in its entirety which is specified as a condition for granting of planning by Waterford County Council Planning Authority Ref. No. 21/772.
4. The Bord is requested to comment and make recommendations on the question of devaluation of property values in the area as a result of being in such close proximity to an extremely noisy and dust polluting industry operating in a rural green and quiet area
5. The Bord is requested to take into consideration the amount of objections which were sent to the Planning Authority regarding this new quarry, to the best of my knowledge I counted at least 40 on line and also to look at the number of submissions made on The Request For Further Information from Roadstone Ltd. which numbered between 25 to 30.

4.0 BASELINE SURVEY RESULTS

An attended noise survey was carried out around the proposed development site at Cappagh Quarry on Thursday 16th December 2021 to sample the existing noise climate during the daytime across five monitoring locations, designated BN1 to BN5, which have been approximated as representative of the nearest NSRs, shown annotated in Figure 4-1.

Figure 4-1
 Site Plan with Baseline Noise Monitoring Locations BN1 – BN5



The noise monitoring equipment used during the survey has been detailed in Table 4-1 overleaf.



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a
PLANNING APPLICATION

21/772

Esther Fennell
"Dahill Lodge"
Colligan Wood
Dungarvan
Co Waterford X35 TR70

12/05/2022

Applicant: Roadstone Ltd.,
Address: SLR Consulting (Ireland) Ltd
7 Dundrum Business Park
Windy Arbour
Dublin 14

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Dear Sir/Madam,

I wish to acknowledge receipt of submission/observation received from you on 10/05/2022 in connection with planning application by Roadstone Ltd., for the development will comprise the following on an application site of 18.2 hectares:-a satellite quarry to the east of Cappagh Quarry (previously permitted under Planning Permission 06/1599 and An Board Pleanala PI 24.225443 and the local access passageway which delineates its eastern boundary. The satellite quarry will extend to 13.6 hectares (33.6 acres) of which 9.7 hectares (24.0 acres) will be extracted: Construction of a 40m concrete tunnel underpass; Stripping of soils; Processing of excavated rock; Demolition of a derelict house; Temporary diversion of section of local access passageway; Temporary access gate and ramp. Demolition of concrete supports; Construction and operation of new concrete batching facility; Batching control office, and mixture storage shed; Closed loop concrete recycling facility; Aggregate storage hardstanding area; Continued use of established site infrastructure: Realignment of wall and demolitions; Restoration and extraction across satellite quarry area. Permission sought for up to 20 years. An EIAR and NIS will be submitted to the Planning Authority in connection with the application. at Cappagh Quarry Ballykennedy, Kilgreany and Canty Townlands Cappagh.

The submission/ observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, as amended, and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,

for DIRECTOR,
CORPORATE SERVICES, CULTURE AND PLANNING.

Waterford City and County Council, City Hall, The Mall, Waterford.

Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

contact@waterfordcouncil.ie

Tel : 0818 10 20 20

www.waterfordcouncil.ie



Comhairle Cathrach & Contae Phort Láirge

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I enclose, herewith, receipt in sum of €20.00 in respect of the appropriate fee.

The submission/ observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, as amended, and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,

for DIRECTOR,
ECONOMIC DEVELOPMENT & PLANNING SERVICES.



Comhairle Cathrach & Contae Phort Láirge

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Yours faithfully,


for DIRECTOR,
ECONOMIC DEVELOPMENT & PLANNING SERVICES.



Comhairle Cathrach & Contae Phort Láirge

ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a PLANNING APPLICATION

21/772

John Fennell
"Dahill Lodge"
Colligan Wood
Dungarvan
Co Waterford

12/05/2022

Applicant: Roadstone Ltd.,
Address: SLR Consulting (Ireland) Ltd
7 Dundrum Business Park
Windy Arbour
Dublin 14

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Yours faithfully,

for DIRECTOR,
CORPORATE SERVICES, CULTURE AND PLANNING.

copy

The Planning Department,
Waterford City & County
Council,
Civic offices,
Dungarvan,
Co. Waterford.

"Dahill Lodge",
Colligan Wood,
Dungarvan,
Co. Waterford.
X35 TR70
4th May 2022

Response to Request for Further Information regarding Planning Application by Roadstone Ltd., Fortunestown, Tallaght, Dublin 24. to Waterford County Council July 2021 Application Reference number 21772

The Planning Application is to seek approval for an Eastern Satellite Quarry and a New Concrete Plant at Ballykennedy, Kilgreany and Canty Townlands. Cappagh, Dungarvan, Co Waterford.

This response follows Roadstone Ltd. submitting the Request for Further Information as required by Waterford Council Planning Authority.

Reference Documents:

Roadstone Ltd. RFI submission of March 2022

My submission of September 2021 regarding the proposed development.

A Chara.

I wish to place my objection to this proposed development on the following grounds.

Noise Levels:

The effect of this commercial enterprise as outlined in the planning application and in the RFI on residents living in close proximity to this proposed development has not been adequately examined.

All results from noise measurements and projections and their effect are severely diminished and are biased in favour of the Applicant.

To argue that the effect of noise on local residents will be minimal with no significant impact is a blatant understatement.

Living beside the now spent Cappagh quarry which was much further away from my residence than the proposed new quarry, has already proved to be a constant 6-day nuisance.

I cannot comprehend how the RFI can state that the noise levels emitted from the proposed new quarry, the boundary of which will now be less than 100 metres from my front door, can state that the noise levels "*will not significantly exceed existing background noise levels*".

In the past, as a result of noise emitted from quarry operations, some residents have had to stay indoors, or on occasion leave their homes for a period of time to get respite from the constant din and noise. In no way is it acceptable that local residents should have to curtail themselves to stay indoors or leave their homes as a result of noise.

HOME SHOULD BE A SAFE, SECURE, COMFORTABLE REFUGE WHICH NO COMMERCIAL INDUSTRY SHOULD BE ALLOWED TO TAKE AWAY.

If planning permission is granted for this new quarry the noise levels can only get worse, having such an effect on local residents that has not yet been quantified.

I would worry about the health, welfare and sanity of the residents living in close proximity to such an industry.

Noise Levels: (continued).

In addition, some people living near the quarry now work from home on a daily basis. This includes my residence which is the nearest to the proposed new quarry site.

The noise levels created will have an adverse effect on what is now a happy working environment (as the quarry is currently not operating), resulting in frustration, inefficiency, lack of productivity and even in the long-term having to relocate.

Following the public consultation meeting held in the Park Hotel Dungarvan on March 3rd, 2022, it was decided that Roadstone Ltd. representatives would meet some of us again on 16th March 2022.

At that meeting the noise issue was again discussed in great detail and it emerged that Roadstone Ltd. at other quarry locations have upgraded windows in residents effected by nuisance noise levels to triple glazing. This is an admission that there is a big problem with the emission of high noise levels.

Without proper and tested noise abatement systems and methods the following will contribute to substantial increased noise levels:

1. Proposed quarry development being much closer to local residents.
2. Projected output levels of up to 400,000 tonnes per annum.
3. Intense use of mobile crushing equipment and hydraulic rock breaker.
4. Vastly increased road traffic levels.
5. Blasting and excavation of bedrock.
6. Drilling bore holes for blasting.

In short there will be much more activity at the site resulting in much higher noise levels than previously experienced.

Link Roadway: L2018 to R6072

Roadstone Ltd. are responsible for the upkeep of the link roadway between L2018 and R6072. This is a public local amenity and at present it is full of potholes, overgrown foliage damage to fencing, and is showing signs of general neglect.

At the meeting held on the 16th of March the state of the roadway was discussed and a promise was made by Roadstone Ltd. representatives the necessary repairs would be done within two weeks. To the date of this submission nothing has been done.

This compounds my fear and belief that Roadstone Ltd. are not a responsible neighbour showing little or no regard for the local residents in the area. They have always been forced to carry out maintenance on this roadway.

This roadway has always been an important and safe amenity for local residents which is in daily use for walking, cycling, horse riding and the local farming community.

The original Planning proposal was to relocate the roadway to the eastern boundary of the proposed new quarry. This has now been changed to not relocating it.

If the proposed "culvert" goes ahead it will seriously impede on the resident's enjoyment of their daily walks etc. as a result of having to walk from one end to the other with a working quarry at one side and the noisy cement plant on the other, eventually they may desist from using this walkway and in time it will be swallowed up by Roadstone Ltd. which will only serve them and not the local residents. This again underlines the lack of care Roadstone Ltd. have for their near neighbours. My suspensions are that this is their eventual plan.

Link Roadway: L2018 to R6072 (continued).

We have had to fight in the High Court for this roadway to be replaced after the original roadway was bombed out in 1997 when the quarry extended into the then purchased Doyle lands. This destruction of the original roadway was carried out without Planning Permission or concern for the local residents and others who used it. It also showed the quarry operators total disregard for Regulations and Authority.

Following the High Court decision in 1997 John A Wood Roadstone Ltd. signed an agreement to register this link road between the L2018 and R6072 as a designated right of way. They never honoured this agreement.

Unfortunately, now 25 years later we find ourselves having to fight again in an effort to retain this local amenity.

If the roadway was relocated to the eastern boundary of the proposed new quarry site it would push out the boundary from the nearest residents, as it stands the proposed boundary is less than 100 metres my front door.

The relocation of the link roadway was discussed at length both at the public meeting held on March 3rd and the subsequent meeting held on March 16th, 2022.

At that meeting Roadstone Ltd. representatives stated that for "legal reasons" the link road could not be moved as per the original plans, these "legal reasons" have not been explained to us.

It was also stated that some of the local residents did not want the roadway moved to the new boundary. This is untrue as in any of the submissions made to the planning department none of the submissions expressed a wish to leave the roadway in its present location. I believe that the public submissions concerning the planning application are the accepted opinions of the people.

Dust and Air Quality:

The dust levels in the EIAR and RFI are based on tests carried out during the period January 2018 to June 2021 which is one of the lowest production output periods from Roadstone Ltd. Cappagh Quarry in recent years. On that basis it should be looked on as a true reflection of the facts and not what it will be in the future should planning be approved.

Local residents living within a 450-metre radius from the original Cappagh Quarry when it was in operation were constantly plagued by dust and dirt deposits on roofs, windowsills, gardens, fields, cars etc.

It is not believable that dust emissions from just 95 metres away from the boundary will be held at below nuisance levels without implementing extreme measures of containment. I really can't see how this can be done. It is like trying to collect all the feathers when a gust of wind blows them up in the air.

The response from Roadstone Ltd. in the RFI does not address the issue of increased fugitive dust and how it will be adequately contained within the quarry premises.

Vibration and Blasting:

With this proposed operation now being so close (my home is just 95 metres from the indicated boundary) and the other seventeen homes within 450 metres there will be increased ground vibrations and air over-pressure from blasting operations. This will have a serious impact on the structural integrity of dwellings and other buildings in close proximity to the proposed operations.

Fly Rock:

In the past incidents of "fly rock" from the old Cappagh Quarry has been an issue. Fly-rock from blasting went through the roof of a local dwelling resulting in the quarry owners needing relocate the effected residents to new houses in another location away from the quarry operations. This issue was addressed at length in my submission of September 2021

Now that the proposed quarry would be operating much closer to our dwellings are there is definitely a danger that there will be an issue with "fly rock" when multiple quarry faces are being worked.

Property Values:

Our homes have been devalued since the planning application for this new proposed quarry has been issued to the Planning Department.

Without stating the obvious it is bound to have an impact on the value of houses nearest the quarry boundary due to the nature and type of work that will be carried out.

More than one local property owner has been devalued on the property tax register. Another local person who had intended to build a house on a farmstead near the quarry has since decided against it due to the house not being worth what it would cost to build and the general nuisance that will arise from having a dirty quarry industry operating so close.

In the RFI Page 15 of the Public Consultation Report

3.8 Property Values. Roadstone Ltd. state: *"Given that for most quarry development, there will be potential conflicts with adjoining land uses, the challenge for the Applicant and for Planning Authorities is to balance the needs of wider society and economy against the interests of individuals and / or private enterprise located in the surrounding area"*

So, in other words, Roadstone Ltd. primary aim is to profit from the operation of this proposed quarry under the guise of "the needs of the wider society and economy". This is a callous attitude by Roadstone Ltd. towards the local residents. To date they show little or no regard for the community in which they operate and contribute little towards it.

I believe that the challenge would be for the Planning Authorities alone to issue stringent conditions for Proper Planning and Development and insist that these conditions will be abided-by by Roadstone Ltd. The quarry operators cannot be trusted to work within conditions that are laid down by the relevant authorities.

There is no reference to accruals for the proposed Restoration of the spent quarry lands in the Roadstone Annual Financial reports. Surely the accounts should show monies being accrued for the restoration work on spent quarry lands on an annual basis. In the end all that will be left is the devastation and hazards resulting from years of quarrying.

All of this is in contrast to other rural responsible developments such as wind turbine farms who without prompting, carry out community projects and make annual published monetary contributions to the local community and enterprises in which they operate.

In the RFI Page 16 of the Public Consultation Report.

3.9 Misplaced priority for Biodiversity / Archaeology.

Why would anyone comment unfavourably on the retention of the derelict cottage and the surrounding field which was requested by the Planning Authority? Surely the Authority who requested this condition has to be applauded for their concern for Biodiversity and Archaeology.

The statement regarding this in the Roadstone Ltd. RFI is not believable.

It is more likely that Roadstone Ltd. would prefer to quarry the area as they would gain extra quarrying lands.

I say that it is commendable that the cottage and surrounds will remain as long as the area is surrounded by secure fencing with proper ground level access for wildlife. This should be an immediate condition regardless of whether planning permission is granted or not for the proposed development.

Regarding archeology and heritage. It is regrettable that the relevant planning Authority was not aware of the destruction of the Listed Kilgreany Cave complex on time before it was destroyed by the previous quarry operators John A Wood Ltd. It was filled with silt when they pumped contaminated water from an illegal excavation below the water table. The drawing accompanying

the RFI show the outline of this cave but it is not captioned. In reality its only lines on paper, as the cave no longer exists.

In Conclusion.

There is a lack of information in the RFI to demonstrate how the nuisance effects resulting from the increase in noise levels, dust emissions, vibration, much more traffic on an otherwise quiet rural road, will be removed or banished totally.

At the meeting on March 3rd and the follow up meeting on March 16th I was appalled at how enthused the representatives from Roadstone Ltd. were, regarding leaving the cottage on the north-eastern corner of the site to become a habitat for birds and other wildlife. Leaving the cottage in situ was not a Roadstone Ltd. idea, it was a condition prompted by the relevant Planning Authority to have the Roadstone Application considered and they have to be commended for it.

Whilst this is to be commended I respectfully suggest that it would be more beneficial if Roadstone Ltd. concentrated their efforts on working with the local community to reassure them they are doing their utmost to safeguard us from, what I can only describe, will be a monstrosity and, if planning is awarded, the boundary of which will be only 95 feet from my front door.

The mission statement of Roadstone Ltd. states: *"We will be a responsible neighbour in the communities in which we operate and deliver on our social responsibilities"*

Historically such has not been the case and regrettably I have no reason to trust or have confidence in this organization to uphold their civic duties and responsibilities.

More investigation is required regarding the link roadway L2018 to R6072 as to why it cannot go forward as per the original 2017 plan. This is a social amenity which is enjoyed by local residents.

Devaluation of our properties as a result of having this proposed new quarry in such close proximity is just not acceptable. It is tantamount to stealing from the residents.

The mental health and wellbeing of the local residents is paramount, our homes are our sanctuary, and it is reasonable and fair to expect that this will continue to be the case without fear of being disturbed on a constant daily basis by noise, dust, vibration, heavy traffic, fear of our domestic wells going dry etc.

If planning were to be granted what a blot on this beautiful green and rural landscape it will be.

With reference to my submission regarding RFI and the above reasons I wish to object to the granting of planning permission for a new quarry in Cappagh as proposed in planning file reference number 21772 and Roadstone Ltd. RFI response of March 2022

My Submission of September 2021 to the County Council has detailed many reasons why Roadstone Ltd. historically have shown total disregard for their near neighbours and the landscape. After enduring their cavalier attitude and disregard for the people and area in which they operate I have great difficulty in believing that their modus operandi will change in the future. I and many others have no trust in them.

Is mise le meas.



Esther Stack Fennell.