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INTRODUCTION

- 1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a planning application to Cavan County Council by P&S Civil Works Ltd., in respect of their quarry extraction operations at Mullymagowan townland, Stradone, Co. Cavan.
- 1.2 The proposed development being applied for under this planning application is for:
 - Quarry extension development for rock extraction and associated processing over an area of c. 4 hectares within an overall planning application area of c. 4.9 hectares as previously permitted under P. Ref. 12/101 (P. Ref. 17/383) and never commenced;
 - A time period of 15 years is being sought to allow the previously permitted extraction be completed plus 2 years to complete restoration works (total duration sought 17 years);
 - The development proposed seeks to utilise existing ancillary buildings and facilities including weighbridge, wheelwash, portacabin office/canteen/toilet, waste water treatment system, processing plant, site entrance and all other associated site works, and ancillary activities as currently permitted by P. Ref. 07/827; and
 - Final restoration of the worked out quarry to a permanent water body and naturally regenerated wildlife habitat area.
- 1.3 The application site location is indicated on an extract from the 1:50,000 scale Ordnance Survey Discovery series map in **Figure 1-1** and at a scale of 1:10,000 in **Figure 1-2**.
- 1.4 The planning application is made in accordance with the requirements of the Planning and Development Regulations 2001 (as amended).
- 1.5 P&S Civil Works Ltd. has been operating the existing quarry commercially since 1968. The existing quarry at Mullymagowan produces high polished stone value (PSV) chippings to local authorities, both directly and through building suppliers. The quarry is compliant with conditions attached to the previous planning permissions on the site and the proposed development will similarly be operated within accepted thresholds for this type of development.

Rational for planning application

- 1.6 The planning application is to provide for the supply of aggregates for the local construction industry in the short to medium term.
- 1.7 The proposed development was previously granted planning permission through P. Ref. 12/101 and was further extended by a period of 5 years (refer to **Appendix 1-A**). The previous planning permission expired on 13 January 2023. With the allowance for extension of the relevant planning period by 56 days¹ during the Covid-19 emergency the planning permission will finally expiry on 10 March 2023.
- 1.8 Within the proposed final extraction footprint of the P. Ref. 12/101 permission and to the previously permitted depth of c. 110m AOD, there are still approximately 3.75M tonnes of rock in-situ as no rock was previously extracted. The previous permission relates to a maximum annual extraction rate of 290,000 tonnes per annum for 10 no. years. It is now proposed to seek a 15 year period to extract

¹ DHPLG Circular PL05/2020 dated 9 May 2020

the rock at a reduced rate of 250,000 tonnes per year and a further 2 year period to carry out any final restoration works giving an overall development life of 17 years.

- 1.9 A copy of the previous planning permissions (P. Ref 12/101 and P. Ref. 17/383) is provided in **Appendix 1-A**.
- 1.10 The site contains reserves of rock that is used to produce high polished stone value (PSV) chippings with a range of 62 to 68. Chippings with a PSV range of between 60 and 80 are recommended for all national routes and high-speed roads. Chippings with a PSV of not less than 52 are recommended for minor roads but, where possible, good practice dictates to use the best chippings available.
- 1.11 The chippings produced from the existing quarry, and which are the anticipated product from future extraction operations on the application site, will be used to supply a number of local authorities for their road projects, both directly and indirectly.
- 1.12 Typically quarry aggregates are only commercially viable for transport within a c. 50-60km radius of the site due to transport costs. However high PSV products are a premium aggregate product which are desired in the bitumen making process and are used by local authorities for surface dressing with bitumen emulsions and therefore have a much wider transport range. Planning permission is required to secure this supply of high PSV stone from the site for the next 15-year period.

THE APPLICANT

- 1.13 P&S Civil Works Ltd. is a local business, founded in 1968, which provides premium stone, sand and concrete products for use in infrastructure such as roads. It is an important source of such supplies for many of Ireland's local authorities.
- 1.14 It is the parent company of Cleantech Civils Ltd., which has expanded to the UK and carries out a range of civil engineering work for the public, private and commercial sectors. The Group's Headquarters is based in Cavan.
- 1.15 Cleantech Civils Ltd. is an ISO 14001 (Environmental Management) and ISO 9001 (Quality Management) accredited company since 2010.

Environmental Commitment

- 1.16 The company is committed to achieving high environmental standards and has an established in-house environmental management system (EMS) at the site.
- 1.17 P&S Civil Works Ltd. t/a Cleantech Civils is registered with the Construction Industry Register Ireland which has been set up by the Construction Industry Federation (CIF). By registering with CIRI, members are eligible only by meeting strict criteria which upon approval a professional designation is granted (please see certificate as attached) and by committing to delivering excellence in every aspect of their work. They are competent and capable to deliver the job at hand, they run their business in a professional manner, and they sign up to continuous professional development to stay at the forefront of construction best practices.
- 1.18 As stated above, the group has achieved accreditation ISO14000 for its Environmental Management Systems. Copies of the company's Environmental Policy & NSAI 14001 Environmental Management Certification are provided in **Appendix 1-B**.

THE SITE

Site Location and Access

- 1.19 The overall landholding of the applicant (which comprises their existing quarry) straddles the three townlands of Mullymagowan, Drummuck and Tirlahode Lower. The planning application site itself is located fully within the townland of Mullymagowan, being c. 4.5km south of Stradone village and c. 10km southeast of Cavan town.
- 1.20 The site is in a rural area in the east of Co. Cavan, c. 1.25km east of the N3 (National Primary Road), which links Dublin and Cavan.
- 1.21 Access to the site is gained by taking the Regional R165 road off the N3 towards Bailieborough. There is a dedicated private access to the existing quarry. The location of the quarry is shown on **Figure 1-1** at a scale of 1:50,000.

Surrounding Land-Use

- 1.22 The general area is rural and agricultural in nature and characterised by a gently undulating topography associated with the indigenous drumlin landscape. Views in the area are generally enclosed by a series of low-lying hills, hedgerows and trees. Coniferous woodland features are also dispersed in the landscape. There are a number of minor worked gravel pits in the wider area. There is an active hard rock quarry in operation at Lavey, c. 1.4km southwest of the application site on the opposite side of the N3 road.
- 1.23 Small-scale residential buildings and farmsteads are scattered throughout the surrounding area. There are c. 46 potential dwellings within a 1km radius of the application site boundary. The nearest small settlement is Lavey, which is situated c. 2km to the northwest, along the N3 and is host to a number of dispersed services within the wider area.
- 1.24 Access to the site is via the private, dedicated access road to the existing quarry off the R165, c. 3.5km from its junction with the N3. The R165 is approximately 6 metres in width at this location. Its surface is in good condition. The quarry access road from the R165 crosses the L3500 to access the existing internal haul route. The L7503 runs along the western boundary of the proposed quarry extension area. Both the L3500 and the L7503 pass within the overall quarry landholding.

Overall Site Description

- 1.25 The overall landholding has an area of c. 39.7ha., of which c. 4.9ha. consist of the planning application area. **Figure 1-3** outlines the overall land ownership boundary in blue, and within which there are the following defined areas:
 - **Grey shaded** area consisting of **P. Ref. 07/827** which is an extant planning permission and contains the quarry access route from the R165 regional road to the site entrance, all of the site ancillary buildings, plant, facilities, storage, processing areas, etc., and the existing quarry extraction void;
 - **Yellow shaded** area consisting of the application site, which previously was granted planning permission (**P. Ref. 12/101**) for a c. 4 hectare rock extraction area. The planning permission has expired;
 - **Unshaded** area of lands to the western side of the L7503 road which are proposed to remain in agricultural use.

- 1.26 Levels within the application site range from c. 175m above Ordnance Survey (AOD) near the southern corner to c. 170m AOD in the eastern, c. 164m AOD in the western and c. 146m AOD in the northern corner. The proposed area for extraction (as previously approved under P. Ref. 12/101) is not directly adjoining the existing quarry void area, within which the water level is at c. 163m AOD. The highest point of the existing (southern) quarry face at c. 205m AOD. The majority of the existing processing area is at a level of c. 164m AOD, with the ground rising towards the east to a level of 172m AOD at the site entrance along the local road to the east of the processing area.
- 1.27 The central part of the quarry extension area has previously been used by the applicant for stockpiling aggregate materials, which has been agreed with Cavan County Council. There is evidence of rock outcrop on the application site, and this is especially evident on the public road, the L7503, along the western boundary of the quarry extension.
- 1.28 Facilities at the existing, permitted quarry site (P. ref. 07/827) include a weighbridge, wheelwash, portacabin office/canteen/toilet, water treatment system, processing plant, and all other associated site works and ancillary activities. The landuse in the immediate vicinity of the quarry is predominantly agricultural grazing lands, small-scale forestry and single/ small clusters of residential development.
- 1.29 There is a number of minor surface water features flowing within the landholding and, in particular, there is a stream flowing along the north-eastern boundary of the application site. The external site boundaries consists of mature hedgerows, treelines and post and wire fencing. Residences within the general area are confined to the public roads.

SCREENING

Introduction

- 1.30 Environmental Impact Assessment (EIA) is a formal process of identifying and anticipating the effects on the natural and human environments arising from a specific project or development. The EIA process is regulated by way of European EIA Directives, (Directive 2011/92/EU as amended by Directive 2014/52/EU) and national transposing legislation, principally the Planning and Development Acts and Regulations 2000 (as amended).
- 1.31 The EIA process as defined by the amended EU Directive, comprises the following activities:
- i. the preparation of an environmental impact assessment report by the developer;
 - ii. the carrying out of consultations with relevant stakeholders;
 - iii. the examination by the competent authority of the information presented in the environmental impact assessment report (EIAR) prepared by the developer and submitted as part of the land-use planning control / development consent process (together with any supplementary information provided) and any relevant information received through the consultation process;
 - iv. the reasoned conclusion by the Competent Authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examination; and
 - v. the integration of the Competent Authority's reasoned conclusion into any of the consent decisions made by it.

- 1.32 The start of the EIA process involves deciding whether an EIA needs to be undertaken in respect of a proposed project or not. An initial determination establishes whether the proposed project comprises *development, works or activity*, as defined in national legislation.
- 1.33 The decision-making process then proceeds by examining the legislation further to determine if the proposed project exceeds a defined threshold for EIA set by Part 1 and/or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended). If not, then there is no statutory requirement for the project to be subject to EIA.
- 1.34 If this assessment does not provide a clear screening outcome, then the nature and extent of the proposed project and the development site and of the types of potential effects are examined further. This is done by reference to the criteria specified in Annex III of the amended EIA Directive. The *totality of the project* is considered, including off-site and secondary projects as well as *indirect, secondary and cumulative impacts*. Even though EIA in respect of a particular project may not appear to be necessary at first glance, it may be on closer examination, when processes / activities are looked at in detail and factors such as the sensitivity or significance of the receiving environment etc. are taken into account.

EIA Screening Assessment

- 1.35 Screening is the process of assessing the requirement of a project to be subject to Environmental Impact Assessment (EIA).
- 1.36 Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) set out the forms of development that require an environmental impact assessment report(EIA).
- 1.37 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.
- 1.38 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.”
- 1.39 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.”
- 1.40 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.
- 1.41 The estimated extraction area for the existing permitted quarry within the landholding (which was the subject of EIA assessment previously) is 13.9 hectares, 25% of this extraction area equates to 3.5 hectares. Therefore, the proposed quarry extension area of 4 hectares exceeds the 25% threshold

set out in Part 1 13(a)(ii) of the Planning and Development Regulations 2001 (as amended) resulting in a requirement for an EIA.

SCOPING

- 1.42 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).
- 1.43 The application is for a quarry extension that was previously granted planning permission but never commenced.
- 1.44 A formal pre-planning consultation was held between planning staff of Cavan County Council and representatives of SLR Consulting Ireland and P&S Civil Works Ltd. on 10 August 2022.
- 1.45 Other consultations and informal discussions held by contributors in undertaking their environmental impact assessments are detailed in the specialist environmental sections of the EIAR where relevant, together with details of relevant archives and documentation held by state agencies and organisations.
- 1.46 The applicant is a long-established operator, who along with their consultants have detailed knowledge and experience of similar types of mineral extraction developments, both locally and nationally.

DIFFICULTIES ENCOUNTERED WITH EIAR COMPILATION

- 1.47 This Environmental Impact Assessment Report (EIAR) 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)

- 1.48 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.
- 1.49 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)

- 1.50 To facilitate clarity, this EIAR has been prepared in accordance with the Environmental Protection Agency (EPA) Guidelines (May 2022). The EIAR is sub divided into two volumes:

- **Volume 1** is the Non-Technical Summary (NTS); and
- **Volume 2** is the Environmental Impact Assessment report (EIAR) itself subdivided into fifteen chapters as described below. Associated appendices and supporting information are provided at the end of each chapter contained within the EIAR.

1.51 Volume 2: The Environmental Impact Assessment Report is sub-divided into:

Chapter 1: Introduction

1.52 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

1.53 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 e.g., nature and quantity of materials and natural resources.

Chapter 3: Reasonable Alternatives

1.54 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.

Chapters 4 - 15

1.55 These chapters provide detailed information on all aspects of the existing (baseline) environment. They identify, describe and present an assessment of the likely significant impacts of the proposed project on the environment, recommend mitigation and monitoring measures to reduce or alleviate these impacts and describe 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 (Hydrology & Hydrogeology)
- Chapter 8 : Air Quality
- Chapter 9 : Climate
- Chapter 10 : Noise and Vibration
- Chapter 11 : Material Assets
- Chapter 12 : Cultural Heritage
- Chapter 13 : Landscape
- Chapter 14 : Traffic
- Chapter 15 : Interactions

- 1.56 For each subject or specialist environmental topic, any associated references, plates, figures and appendices are provided at the end of the relevant chapter.
- 1.57 As required by the amended EU Directive and national transposing legislation, a non-Technical Summary of the Environmental Impact Assessment Report, presenting an overview of the project and the EIA process and a summary of baseline studies, principal mitigation measures and key findings and conclusions is prepared and issued as a separate, stand-alone document.
- 1.58 The Non-Technical Summary of the Environmental Impact Assessment Report, incorporating all of the above sections, is provided as a separate and self-contained document in **Volume 1**.

CONTRIBUTORS

- 1.59 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	Contributor	Company
Introduction	Shane McDermott <i>BSc(Hons), MRICS, MSCSI</i>	SLR Consulting Ireland
Description of Development	Shane McDermott <i>BSc(Hons), MRICS, MSCSI</i>	SLR Consulting Ireland
Alternatives	Lynn Hassett <i>BSc(Hons), MSc, PIEMA</i>	SLR Consulting Ireland
Population & Human Health	Lynn Hassett <i>BSc(Hons), MSc, PIEMA</i>	SLR Consulting Ireland
Biodiversity	Victoria Molloy <i>BSc (Hons) MIEEM</i> Michael Bailey <i>BSc (Hons) MSc. MIEEM</i>	SLR Consulting Ireland
Land, Soils and Geology	Nikolina Bozinovic <i>BSc, MSc</i> Peter Glanville <i>BA, MSc, EurGeol, PGeo</i>	SLR Consulting Ireland
Water	Orlaith Tyrrell <i>BSc</i> Dominica Baird <i>BSc. MSc. EurGeol, CGeol, MIAH</i> Peter Glanville <i>BA, MSc, EurGeol, PGeo</i>	SLR Consulting Ireland
Air Quality	Conor Hughes <i>MSc</i> Aldona Binchy <i>MSc.(Eng), PIEMA, MIAH</i>	SLR Consulting Ireland
Climate	Conor Hughes <i>MSc</i> Aldona Binchy <i>MSc. (Eng), PIEMA, MIAH</i>	SLR Consulting Ireland

Topic	Contributor	Company
Noise and Vibration	Conor Hughes <i>MSc</i> Aldona Binchy <i>MSc. (Eng), PIEMA, MIAH</i>	SLR Consulting Ireland
Material Assets	Lynn Hassett <i>BSc(Hons), MSc, PIEMA</i>	SLR Consulting Ireland
Cultural Heritage	Dr. Charles Mount <i>MA</i>	Archaeological Consultant
Landscape	Anne Merkle <i>Dipl. Ing (FH) MILI</i>	SLR Consulting Ireland
Roads and Traffic	John Doogan <i>Traffic and Road Safety Engineer</i>	Jennings O'Donovan & Partners Ltd.
Co-ordination of EIA	Shane McDermott <i>BSc(Hons), MRICS, MSCSI</i>	SLR Consulting Ireland

- 1.60 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.
- 1.61 P&S Civil Works Ltd. has also provided detailed background knowledge of the site, environmental monitoring data and has carried out a review of the EIAR.

APPENDICES

Appendix 1-A

Planning permission 12/101

Planning permission 17/383

Appendix 1-B

Environmental Policy

ISO 14001 Environmental Management Certification

CIRI Certificate of Registration

Appendix 1-A

Planning permission 12/101

Planning permission 17/383

Appendix 1-B

Environmental Policy

ISO 14001 Environmental Management Certification

CIRI Certificate of Registration

FIGURES

Figure 1-1

Site Location Map 50,000 scale

Figure 1-2

Site Location Map 10,000 scale

Figure 1-3

Site Location Map 5,000 scale

CAVAN COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 - 2004

FROM

TO

Planning & Development Section

S. E. E. Baillieborough

DATE: 14/01/2013

REG NO: 12/101

Enclosed herewith is Grant of Permission together with approved plans for your information and attention in relation to planning control.

I would be grateful if you would check that development complies with these plans.

A/Senior Staff Officer.

COUNCIL OF THE COUNTY OF CAVAN

Planning Register Number:	12/101
Application Receipt Date:	27/04/2012
Further Information Received Date:	05/11/2012

Subject to the 20 condition(s) set out in the 2nd Schedule and for the reason set out in the 1st Schedule.

Signed on behalf of Cavan County Council.

A/SENIOR STAFF OFFICER

Date: 14 January, 2013

Note:

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

PLANNING & DEVELOPMENT ACTS 2000 – 2004

PLANNING APPLICATION: P & S Civil Works Ltd. REG. NO. 12/101

SCHEDULE 1

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

SCHEDULE 2

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on 27th April, 2012 as amended by the further plans and particulars received by the Planning Authority on the 5th November, 2012, with particular regard to the Environmental Report and the mitigation measures contained in same, except as may otherwise be required in order to comply with the following conditions.

In the interest of clarity.

2. The developer shall pay the sum of €200,000 (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office) to the Planning Authority as a contribution towards expenditure that was and /or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for the Contributions Scheme for Cavan County made by the Council.

With reference to Section 48 of the Planning & Development Act 2000.

3. This permission shall be for a period of 10 years from the date of the grant of permission. At the end of the 10 years, works shall cease and the site shall be decommissioned and landscaped in accordance with details to be submitted to and agreed with the Planning Authority, unless before the end of that period, permission for continuance of use beyond that date shall have been granted.

To enable the effect of the development on the amenities of the area to be reviewed having regard to the circumstances then prevailing.

4. Where the Planning Authority considers that operation on the site have ceased for a period of at least six months in respect of extraction and processing of material originating within the site, the Planning Authority may notify and require the developer to carry out an "Enforced early closure" plan at full cost to the developer and in a manner to be agreed with the Planning Authority.

In the interests of public health, safety and amenity.

5. The developer shall at all times grant immediate and unhindered access to any part of the site or building, structure as plant within, to officials of the Planning Authority or their authorised agents to carry out inspections, sampling, monitoring or other investigations as deemed necessary.

In the interests of public health, safety and amenity.

6. Contaminated waters shall discharge to surface waters in accordance with a discharge licence issued under the Local Government (Water Pollution) Acts, 1977 and 1990.

In the interests of public health and amenities.

7. The quarry operator shall make provision as is necessary to ensure immediate mitigation or alleviation or off setting of adverse impacts to water supply sources which are adversely affected by the development during the development of the site, operational periods and or closure period. In the event of water supply disruption being caused by operations on site, such operations shall immediately cease and not recommence until water supplies are restored or replaced, if required by the Planning Authority.

In the interests of public health and amenities.

8. (a) Noise emanating from the development measured at the facing elevation (outside) of any dwelling in the area shall not exceed, during the hours 0800 - 2000 55 dB(A) (L_{aeq})(1h) and during the hours (and Sundays) 2000 -0800 45 dB(A) (L_{aeq})(1h). 95% of all noise levels shall comply with the specified limit value(s). No noise level shall exceed the limit value by more than 2dB(A).
- (b) There shall be clearly no tonal component or impulsive component in the noise emission measured at any residence.
- (c) There shall be no testing or use of alarms or sirens outdoors between 2200 - 0800 hours or on Sundays or public holidays.
- (d) At least two days advance notice of the date and time of any blasting operations to be carried out on the site shall be given to the occupants of properties locating within 300 metres of the location of such blasting operations.
- (e) No blasting shall be allowed between the hours of 1900 - 0800 or on Sundays or public holidays.
- (f) The transmitted ground vibration arising from any blast carried out on the site shall, when measured on the foundations of the dwelling house nearest to the location of the blast or on part of the dwelling house in close contact with the foundations not exceed a peak particle velocity of 12.0 millimetres per second.
- (g) The air pressure arising from any blast carried out on the site shall, when measured immediately outside the elevation facing the blast of any dwelling house in the general area, not exceed 125 dB (linear) (max. peak) with a 95% confidence limit.
- (h) Details of the frequency, instrumentation, means to be used and the method of measurement of noise, vibration and dust emissions, shall be submitted to and agreed with the Planning Authority. A full set of test results shall be submitted every twelve months from the date of this Notice to the Planning Authority for scrutiny if the Planning Authority deems it necessary.

In the interests of public health and amenities.

9. All haulage roads of a permanent nature within the transportation system of the site shall be managed to minimise dust emissions from its surface by watering down at regular intervals during dry periods.
In the interests of public health and amenities.
10. All overburden material which is removed during the preparation stage shall be stockpiled at designated locations within the site and topsoil shall be stockpiled separately. These stockpiles shall be graded and seeded to stabilise side slopes and dust suppression sprays used during periods of dry weather to ensure adequate dust suppression management.
In the interests of public health and amenities.
11. The total dust emission arising from the on-site operations when measured at any point along the site boundary (boundary with land not owned or under applicant's control) shall not exceed 350 milligrams per square metre per day averaged over a continuous 30 day period as a deposition of insoluble matter (Bergerhoff method).
In the interests of public health and amenities.
12. A wheel wash shall be installed at the exit to the site for all vehicles leaving the site and any dirt or debris deposited on the public road system attributable to traffic originating on the site shall be removed as and when required or as is considered appropriate by the Planning Authority by the developer or by the Planning Authority, in default, the quarry operator paying full costs incurred.
In the interests of public health and amenities.
13. All external lighting of the development shall be designed to ensure that it is not injurious to the amenities of nearby residences and if considered so by the Planning Authority shall be redesigned, located or immediately reduced to a satisfactory level.
In the interests of residential amenities.
14. Extraction shall not be permitted within 5 metres of any land outside the control of the operator or within 15 metres of any road or building other than temporary site buildings erected for the duration of the industry.
In the interests of traffic safety and public health and amenities.
15. All final quarry faces shall have a series of benches with 5 metre horizontal edges or steps being provided for each 20 metres (max.) of vertical faces. An alternative benching system may be utilized subject to the written approval of the Planning Authority.
In the interests of proper planning and sustainable development.
16. The wastewater treatment system shall be operated and maintained in accordance with best practice so as not to adversely affect surface waters, groundwaters or public health.
In the interests of public health and amenities
- 17(a) All plant used to transport crushed rock, other materials and staff, either to or from the quarry site shall be refuelled off-site.

(b) Plant wholly operated within the quarry may only be refuelled on-site. Mobile plant shall be refuelled on a hardstanding located outside the quarry area. Refuelling of less mobile plant (for example crushers) on the quarry floor shall be from a small fuel bowser mounted on an allwheel-drive truck.

(c) Maintenance of all plant shall be carried out on a hardstanding outside the quarry area. Emergency repairs of immobilised plant may be carried out on the quarry floor provided that mechanics use appropriate drip trays and oil catcher tanks to drain hydraulic, or oil lubrication, systems.

(d) Sufficient oil absorbent material shall be available on all quarry sites to cope with an oil or hydraulic fluid loss equal to the total content of the largest item of plant.

To prevent the pollution of ground and surface waters.

18. In the event of a cessation of operations in the quarry or following closure of the quarry, the rehabilitation scheme as set out in the Environment Report shall be commenced immediately or as shall be agreed between the developer and the Planning Authority. The rehabilitation scheme shall provide for the removal of any structures, plant and machinery and other debris from the site to an agreed storage compound or appropriate alternative location. The scheme shall also provide for the safe management of the settlement lagoons, the benching of any working faces, the spreading over the site of stockpiles of waste materials, the top spreading of silt dredgings and topsoil, graded to permanent site contours, to allow for seeding and planting of the rehabilitation area.

To ensure satisfactory rehabilitation of the development.

19. All landscaping and proposed screening berms shall be carried out in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed in writing with the Planning Authority before development commences. All failures shall be replanted within one year. The scheme shall include a timescale for its implementation.

In the interest of visual amenity.

20. Quarry traffic entering and exiting the proposed extension site shall follow the existing traffic routes by entering and exiting the site via the regional road R-165.

In the interests of traffic safety.

A/Senior Staff Officer

CAVAN COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 to 2015

Chief Executive's Order No: PL 97.364
Reference Number: 17/383
Name of Applicant: P&S Civil Works Ltd
Address: C/o Peter Kingham SLR Consulting Ireland
Unit 7 Dundrum Business Park
Windy Arbour
Dublin 14

Nature of Application: EXTENSION OF DURATION for development which will consist of an extension to the existing quarry site (with access from within the permitted quarry area). The overall application boundary (including the existing quarry and the proposed extension area) is estimated at approximately 42ha, with an overall proposed activity area of 4.5ha including boundary buffer zones. The extraction area proposed for this extension is 4.0ha (An Environmental Considerations Report accompanies this application)

Location of Development: Drumuck Stradone

ORDER:

I hereby decide, pursuant to the provisions of the Planning and Development Acts 2000 to 2015 to Grant Permission for the above development in accordance with documents submitted, subject to the following conditions:

1. The development shall be carried out in accordance with the conditions set out with the grant of application Planning Ref. No. 12/101

In the interests of proper planning and sustainable development.
2. Development shall be carried out and completed within 5 years. (13/01/2023).

In the interests of proper planning and sustainable development.


SENIOR STAFF OFFICER


N O'KANE
DELEGATED OFFICER

DATED : 26/10/2017

PLANNING & DEVELOPMENT ACTS 2000 - 2015

CAVAN COUNTY COUNCIL

TO: P&S Civil Works Ltd
C/o Peter Kingham SLR Consulting Ireland
Unit 7 Dundrum Business Park
Windy Arbour
Dublin 14

Planning Register Number: 17/383
Application Receipt Date: 07/09/2017
Valid Application Date: 07/09/2017
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Cavan County Council has by Order dated 28/10/2017 decided to GRANT EXTENSION OF DURATION for development of land, namely:-

EXTENSION OF TIME for development which will consist of an extension to the existing quarry site (with access from within the permitted quarry area). The overall application boundary (including the existing quarry and the proposed extension area) is estimated at approximately 42ha, with an overall proposed activity area of 4.9ha including boundary buffer zones. The extraction area proposed for this extension is 4.0ha (An Environmental Considerations Report accompanies this application) at Drumuck, Stradone, in accordance with the plans submitted with the application, subject to the following conditions:-

1. The development shall be carried out in accordance with the conditions set out with the grant of application Planning Ref. No. 12/101.

In the interests of proper planning and sustainable development.
2. Development shall be carried out and completed within 5 years, (13/01/2023).

In the interests of proper planning and sustainable development.

Signed on behalf of Cavan County Council:










Senior Staff Officer

Date: 27 October, 2017

	Environmental Policy	QHSE 04	Rev: 13 Page 1 of 1
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Cleantech Civils is committed to protecting and minimising its effects on the environment, through its activities, as far as is reasonably practicable. Cleantech Civils Environmental policy is intrinsically linked to our Health & Safety, Quality Assurance, Waste Management, and Purchasing policies. We invest time and resources in our Integrated Management Systems to achieve our goals.

We are committed to zero harm to the environment on our various sites & workplaces under our control, in order to achieve this, Cleantech Civils is committed to the following:

-  To comply with all relevant environmental legislation and best management practices,
-  To continuously monitor and upgrade our environmental management system in line with our policy and external influencing factors such as environmental legislation, changes in technology, and market pressures to achieve continuous improvement,
-  To minimise adverse environmental impacts of the services we deliver by using the best available techniques,
-  To ensure that all employees realise that they have a responsibility to co-operate with Management, in order to achieve environmental sustainability,
-  To communicate with all staff and employees on matters pertaining to the environment,
-  To make available all necessary information and training to both our employees and contractors (and the public where appropriate) to help implement this policy and to raise awareness of the potential environmental consequences of our activities,
-  To assess potential environmental and sustainability impacts for all projects,
-  To continuously improve efficiency and sustainability of our business activities and products, resulting in the lowering of greenhouse gas emissions and water use, minimising wastes destined for landfill, and prevention of pollution.
-  To minimise waste and identify ways of reducing, reusing and recycling material on our projects.

Top Management of Cleantech Civils have planned and established measurable objectives and targets based on the Environmental Policy for the ongoing development of the company and its clients. These objectives are regularly reviewed and measured by Top Management.

Top Management strive to build on the environmental management system, we have achieved through a process of continual improvement and also undertakes to review annually the environmental policy and consider the need for any amendments in the light of changing circumstances.

Signed: *Killian Smith*

Managing Director
Cleantech Civils

Dated: 4th January 2022



CONSTRUCTION INDUSTRY REGISTER IRELAND (CIRI) CERTIFICATE OF REGISTRATION

THIS CERTIFIES THAT

P&S Civil Works Ltd

IS REGISTERED ACCORDING TO THE CRITERIA OF THE
CONSTRUCTION INDUSTRY REGISTRATION BOARD

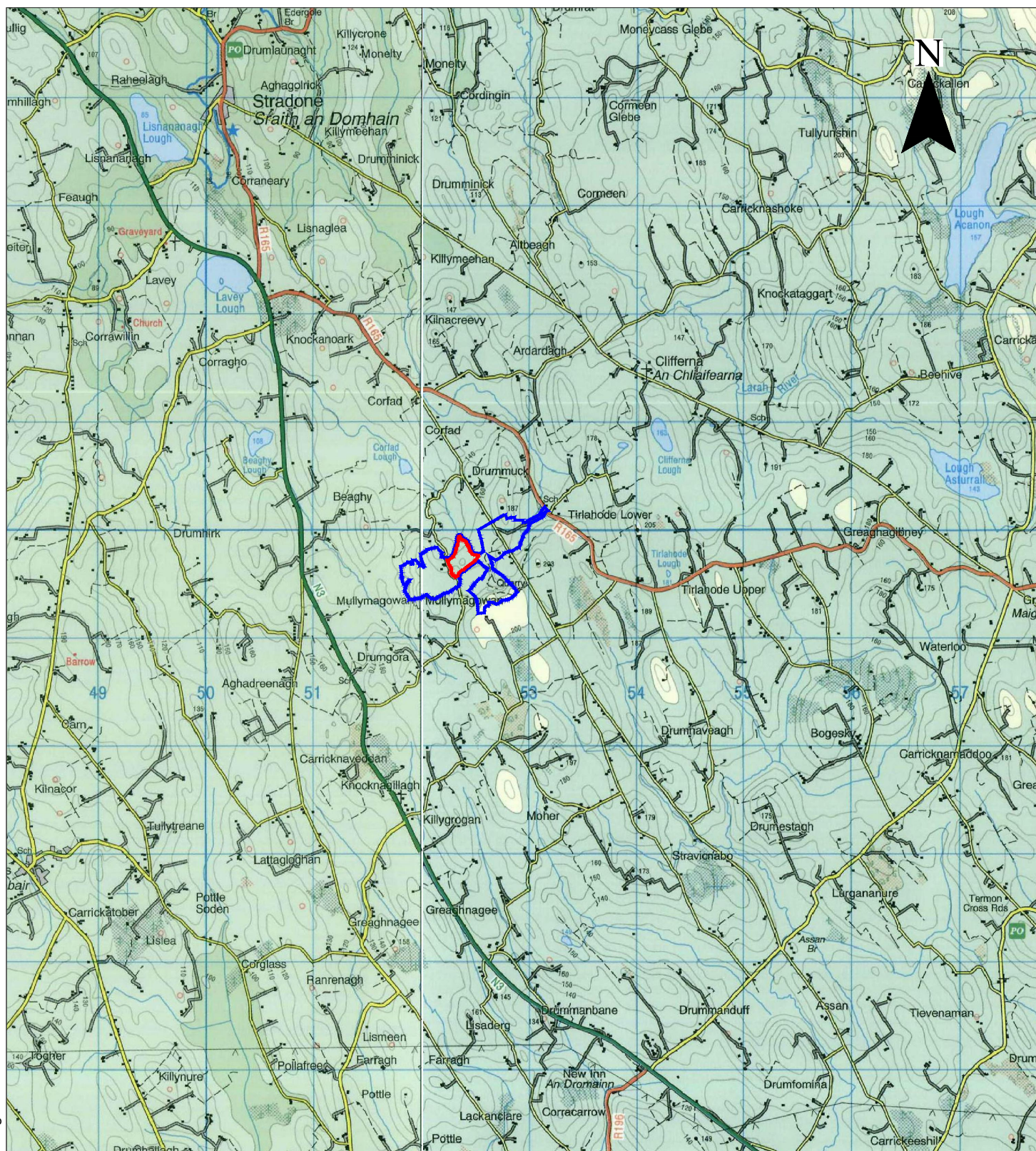
01/08/2023

THIS CERTIFICATE IS VALID UNTIL

150270

CIRI REGISTRATION NUMBER

PAUL FORDE
CHAIRMAN OF THE REGISTRATION BOARD

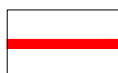


Extract from Ordnance Survey Discovery Series Mapping - Maps No. 34 & 35

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APPLICANTS LAND INTEREST
BOUNDARY (c. 39.7 ha.)



APPLICATION AREA (c. 4.9 ha.)

0 500 1000 1500 2000m 3000 4000 5000

Metres 1:50,000



SLR CONSULTING IRELAND
7 DUNDUM BUSINESS PARK
WINDY ARBOUR
DUBLIN 14
T: +353-1-2964667
F: +353-1-2964676
www.slrconsulting.com

P&S CIVIL WORKS LTD.
Environmental Impact Assessment Report

QUARRY AT MULLYMAGOWAN,
STRADONE, CO. CAVAN

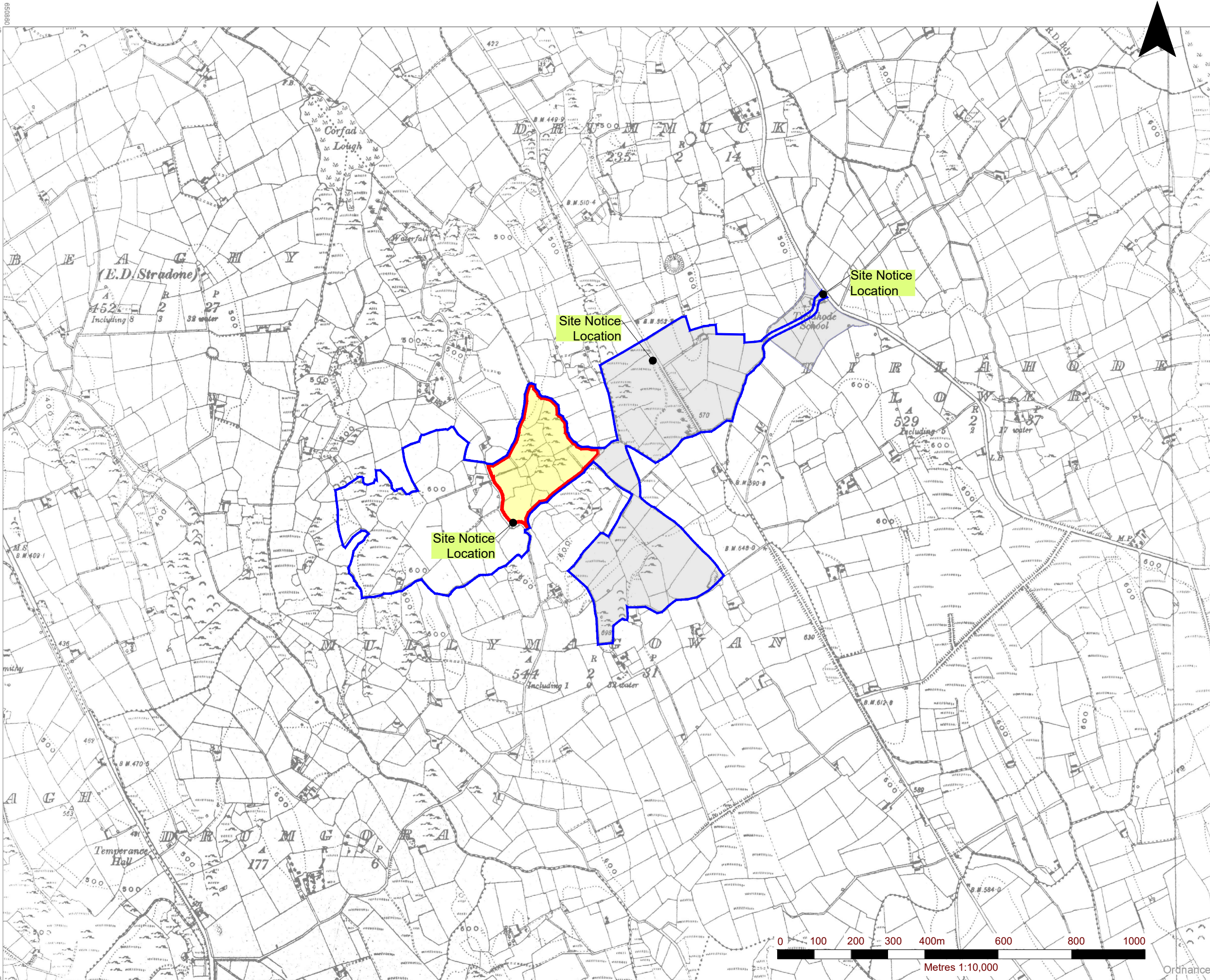
SITE LOCATION

FIGURE 1-1

Scale
1:50,000 @ A4

Date
FEBRUARY 2023




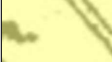
Last Edition 6 Inch Map



NOTES

Extract from Ordnance Survey Ireland 6 inch raster mapping sheets CN026 & CN027

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- LEGEND
-  APPLICANTS LAND INTEREST BOUNDARY (c. 39.7 ha.)
 -  APPLICATION AREA (c. 4.9 ha.)
 -  EXISTING PLANNING PERMISSION P. REF. 07/827
 -  PLANNING PERMISSION AREA P. REF. 12/101



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7 DUNDRUM BUSINESS PARK
WINDY ARBOUR
DUBLIN 14
T: +353-1-2964667
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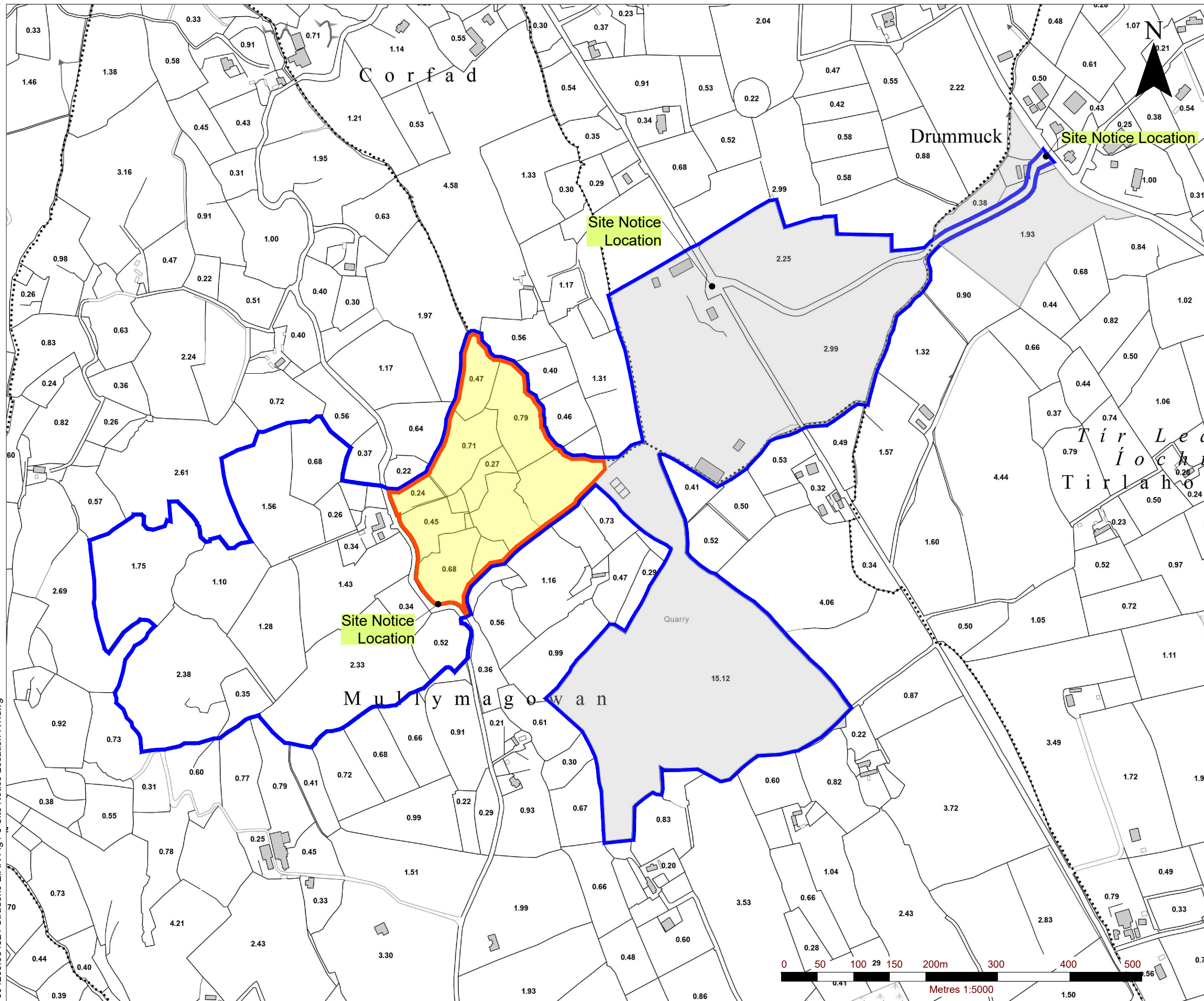
QUARRY AT MULLYMAGOWAN,
STRADONE, CO. CAVAN

SITE LOCATION / SITE NOTICE PLAN

FIGURE 1-2

Scale 1:10,000 @ A3	Date FEBRUARY 2023
------------------------	-----------------------

904200.064821 Stradone EIAR Fig1-3 Site Notice Location R1.dwg



NOTES

Extract from Ordnance Survey Ireland 1:5,000 mapping sheets 1818 & 1819.

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LEGEND

- APPLICANTS LAND INTEREST BOUNDARY (c. 39.7 ha.)
- APPLICATION AREA (c. 4.9 ha.)
- EXISTING PLANNING PERMISSION P. REF. 07/827
- PLANNING PERMISSION AREA P. REF. 12/101

SLR
global environmental solutions

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Environmental Impact Assessment Report

**QUARRY AT MULLYMAGOWAN,
STRADONE, CO. CAVAN**

SITE LOCATION / SITE NOTICE PLAN

FIGURE 1-3

Scale: 1:5,000 @ A3
Date: FEBRUARY 2023