

## 3 PLANNING CONTEXT

### 3.1 Introduction

This Chapter of the Environmental Impact Assessment Report (EIAR) considers the Proposed Development in terms of legislative context and in relation to strategic, national, regional and local level planning policies and objectives, in order to ascertain whether the Proposed Development is consistent with the proper planning and sustainable development of the area.

This Application is made under section 34(2)(a) of the Planning and Development Act 2000, as amended, where it is acknowledged that a planning authority is restricted to considering proper planning and sustainable development with regard being had to the following matters:

- (i) the provisions of the development plan,
- (ii) the provisions of any special amenity area order relating to the area,
- (iii) any European site or other area prescribed for the purposes of section 10(2)(c),
- (iv) where relevant, the policy of the Government, the Minister or any other Minister of the Government,
- (v) the matters referred to in subsection (4), and
- (vi) any other relevant provision or requirement of this Act, and any regulations made thereunder.

The following sections of this Chapter have sought to comprehensively address the strategic and statutory context governing the planning and development of the Proposed Development, including national, regional and local policy and legislation.

#### 3.1.1 Quality Assurance and Competence

The production of this Chapter of the Environmental Impact Assessment Report has been prepared by Claire Fagan who holds a MSc in Planning and Development, from Queen's University, Belfast (2006) and is a Principal Planner with Enviroguide Consulting.

#### 2.3.1 Site Planning History

There are no planning applications recorded at the site. However, the application site directly adjoins the site of an existing quarry to the north - Kilkenny Limestone Quarries Ltd -Quarry Reference under Section 261(A) Review-QY 12/13 and An Bord Pleanála reference 01.SU.0024. There is an extensive planning history on this site.

The most recent is;

**Ref; 18/450** Planning permission was granted for the erection of a 32-tonne gantry crane and the relocation of an existing 25 tonne gantry crane with all associated site works.

**Ref;17/64** Planning permission was granted for the continuance of use of the existing permitted quarry site and existing ancillary facilities, regularised by the previous grant of

substitute consent (PL01.SU0024); Lateral extension of the existing quarry void from the existing area of c.3.4 ha(ha.)increasing to total extraction area of c.4.5 ha; Deepening of the existing quarry void from the existing floor level at c.42-45m AOD to a final floor depth of c.21m AOD; Buffer zone of c.20m between the eastern extraction boundary and the public road, with construction of an earthen screening berm (1.5m high) along the eastern extraction boundary; Relocation of the employee car parking spaces (39no.); demolition of the existing processing factory to allow for the lateral quarry extension; Improvements to the existing dedicated HGV site entrance to meet the necessary site line requirements; Provision of a wheel wash facility; Installation of surface water attenuation and settlement ponds for the treatment of suspended solids in the floor of the quarry; Existing rate of rock extraction to remain at c.30000 cubic metres per year.

## 3.2 National and Regional Planning Policy Context

### 3.2.1 National Planning Context

#### 3.2.1.1 National Framework Plan

The National Planning Framework (NPF) and the National Development Plan 2021-2030 combine to form Project Ireland 2040. It is the Government's high-level strategic plan for shaping the future growth of Ireland to the year 2040. The NPF sets the vision and strategy for the development of Ireland to 2040 and the NDP provides the enabling investment to implement that strategy.

The Framework sets out the key goals and objectives for Ireland, and central to this framework is the theme of *Planning for Diverse Rural Places*.

*"The National Planning Framework will place a major focus on rural areas in relation to:*

- *Strengthening Ireland's rural fabric and supporting the communities who live there;*
- *Planning for the future growth and development of rural areas, including addressing decline, with a special focus on activating the potential for the renewal and development of smaller towns and villages;*
- *Putting in place planning and investment policies to support job creation in the rural economy;*
- *Addressing connectivity gaps;*
- *Better co-ordination of existing investment programmes dealing with social inclusion, rural development and town and village renewal."*

The most pertinent National Policy Objectives and National Strategic Outcomes of the NRF in the context of the Proposed Development at Bannagagole, Old Leighlin, Co. Carlow, are detailed in Table 3-1.

**Table 3-1 Pertinent National Policy Objectives and National Strategic Outcomes of the NRF in the context of the Proposed Development**

Policy Objective	Description
<b>National Policy Objective 15</b>	Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.
<b>National Policy Objective 23</b>	Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.
<b>National Policy Objective 21</b>	Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.
<b>National Policy Objective 53</b>	Support the circular and bio economy including in particular, through greater efficiency in land management, greater use of renewable resources, and by reducing the rate of land use change from urban sprawl and new development.
Strategic Outcome	Description
National Strategic Outcome 3	Strengthened Rural Economies and Communities
National Strategic Outcome 6	A strong Economy Supported by Enterprise, Innovation and Skills

Section 5.4 of the NFP: Planning and Investment to Support Rural Job Creation, recognises the key role of Aggregates and Minerals extraction, in creating an environment to support job creation in rural areas, which will be a key enabler to rejuvenating rural towns and villages, sustaining vibrant rural communities and reversing population decline.

In addressing the environmental challenges, and in support of environmental policy at European and national level, the Plan promotes the aim of Resource Efficiency and Transition to a Low Carbon Economy by:

- Sustainable Land Management and Resource Efficiency - Adopting the principles of the circular economy to enable more sustainable planning and land use management of our natural resources and assets;
- Low Carbon Economy - Our need to accelerate action on climate change;
- Renewable Energy - Our transition to a low carbon energy future; and

- Managing Waste - Adequate capacity and systems to manage waste in an environmentally safe and sustainable manner.

**National Policy Objective 53** is to “Support the circular and bio economy including in particular, through greater efficiency in land management, greater use of renewable resources, and by reducing the rate of land use change from urban sprawl and new development”.

The Plan recognises extractive industries are important for the supply of aggregates and construction materials and minerals to a variety of sectors, for both domestic requirements and for export. It also identifies the importance of the planning process and the key role it will play in realising the potential of the extractive industries sector by identifying and protecting important reserves of aggregates and minerals from development that might prejudice their utilisation – “Aggregates and minerals extraction will continue to be enabled where this is compatible with the protection of the environment in terms of air and water quality, natural and cultural heritage, the quality of life of residents in the vicinity, and provides for appropriate site rehabilitation.”

In support of this, National Policy Objective 21 and Objective 23 states:

**National Policy Objective 21** - “Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.”

**National Policy Objective 23** - “Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.”

The Proposed Development will assist with the Plan Objectives through the extractive Operational Phase activities and is in line with the vision of future proposals within this sector.

### 3.2.2 Regional Spatial and Economic Strategy (RSES)

The Southern Regional Spatial and Economic Strategy (RSES) came into effect on 31st January 2020 and sets out a strategy to implement the NPF at a regional level. The RSES sets out a strategic vision which includes:

- Protect and enhance the environment;
- Work to achieve economic prosperity and improve quality of life for all;
- Accommodate expanded growth and development in suitable locations; and
- Promote the region’s international reputation as one of Europe’s most creative, innovative and greenest liveable regions

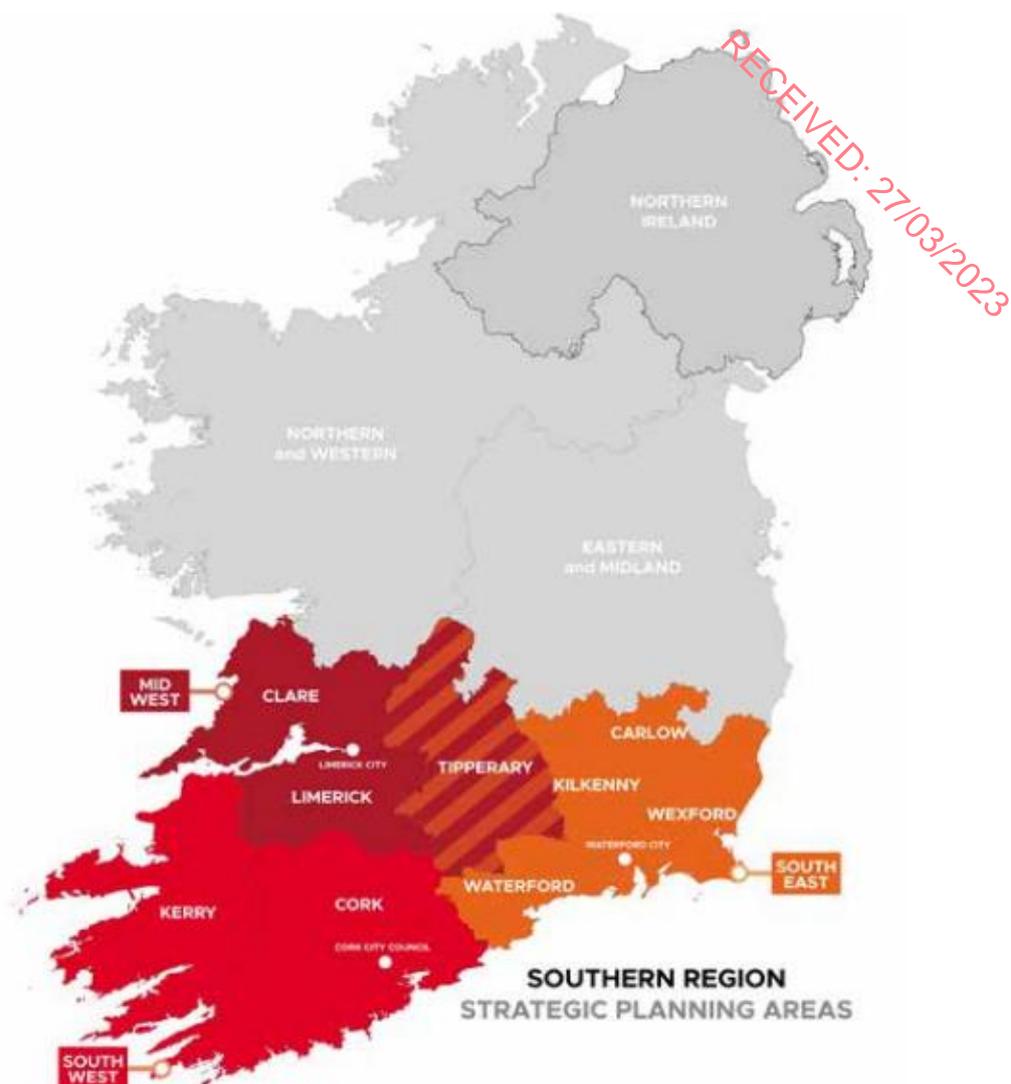


Figure 3-1 Map I Southern Region I RSES Strategy Statement

Established in 2015 under the Local Government Reform Act 2014 and part of the Local Government Sector. It incorporates three Strategic Planning Areas, also known as NUTS III regions for EU funding purposes, and ten local authority areas:

- 1) the South-East - Carlow, Tipperary, Waterford, Wexford, Kilkenny;
- 2) the South-West - Cork City, Cork County, Kerry;
- 3) and the Mid-West - Clare, Limerick, Tipperary.

The RSES for the Southern Region 2020-2032 seeks to implement the NPF at a regional level and is based on a vision to:

- Nurture all places to realise their full potential;
- Protect and enhance the environment;
- Work to achieve economic prosperity and improve quality of life for all;
- Accommodate expanded growth and development in suitable locations; and
- Promote the region's international reputation as one of Europe's most creative, innovative and greenest liveable regions.

Based on the criteria set out in the NPF, 14 Key Towns are identified, playing a critical role in underpinning the RSES and ensuring a consolidated spread of growth beyond the cities to the sub-regional level. It is envisaged that the Key Towns will be a focus for significant growth (more than 30%). Carlow is identified as 1 of the 14 Key Towns. The RSES states the following in relation to Carlow:

*“Carlow Town is strategically located in the South-East and has a pivotal inter-regional role with strong links to Midlands and Greater Dublin Area, supported by good access to transport infrastructure. With a 2016 population of 24,272 and total jobs of 7,868 in 2016, Carlow is a regional centre for education, healthcare, public services, shopping and arts, culture, leisure and recreation for a wide area extending into Laois, Kildare and Wicklow.”*

Key Towns are considered as major centres for the delivery of public services, with large hospitals, third-level institutions, courts, local and national government functions as well as economic and business roles and higher-order retail functions.

The pertinent key strategic issues for Carlow as contained in the Southern Regional Spatial and Economic Strategy are detailed in Table 3-2.

*Table 3-2 Key strategic issues for Carlow as contained in the Southern Regional Spatial and Economic Strategy*

Key strategic issues for Carlow as contained in the Southern Regional Spatial and Economic Strategy
Designation of Carlow Town as a key Town to function as an economic self-sustaining regional driver and a focus of significant growth within the county. The inter-regional role of Carlow is acknowledged given its location to the north of the Southern Region and adjacent to the Eastern Midlands Regional Assembly Region.
Recognition of the opportunities afforded to Carlow as part of a network of regionally significant drivers of collaboration and growth located on the Waterford – Kilkenny -Carlow- Dublin M9/ Rail Network/ Axis.
Supporting the preparation of a cross-boundary joint urban area plan with Laois County Council for the Greater Carlow Graiguecullen Urban Area.
Acknowledging Carlow as an important regional centre of education and research, supporting the establishment of a multi-campus technological university for the South East.
Population target of 63,000 ( + 6,000 (10%) by 2026 and 65,500 (8,500 (14%) by 2031.
Supporting the strong growth of towns villages and diverse rural areas in achieving the objectives of the NPF.

The Proposed Development at Bannagagole, Old Leighlin, Co. Carlow is in support of regional policies as set out in Table 3-2. The Proposed Development supports the enhancement of the competitiveness of rural areas and facilitates the development and diversification of the rural economy by supporting extractive industries. Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004

In 2004, the Department of the Environment, Heritage and Local Government (DEHLG) issued the Quarries and Ancillary Activities – Guidelines for Planning Authorities.

Chapter 3 of the Guidelines outlines the aspects of the environment that can be affected by extractive industries and provides examples of best practice mitigation measures. The aspects outlined include the following:

- Noise and Vibration;
- Dust Deposition/ Air Quality;
- Water Supplies and Groundwater;
- Natural Heritage;
- Landscape;
- Traffic Impact;
- Cultural Heritage; and
- Waste Management.

These aspects largely coincide with various Chapters of this EIAR and thus, in this regard, the Proposed Development complies with the DEHLG's Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004.

### **3.2.3 Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non-Scheduled Minerals), 2006**

The EPA's Guidelines on Environmental Management in the Extractive Industry complement the Department of the Environment, Heritage and Local Government ( DoEHLG) existing Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004 and seek to provide a harmonised regulatory approach to the authorisation and supervision of quarry activities in Ireland.

DoEHLG purpose and status of guidelines are to:

- offer guidance to planning authorities on planning for the quarrying industry through the development plan and determining applications for planning permission for quarrying and ancillary activities
- be a practical guide to the implementation of section 261 of the Planning and Development Act, 2000

Section 1.3 of Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004 outlines the economic importance of quarries and acknowledges by their nature, aggregates can only be worked where they occur. Construction aggregates and dimension stone are basic materials essential for construction.

The EPA's Guidelines on Environmental Management in the Extractive Industry guidelines are principally aimed at surface developments within the extractive industry, other than those working minerals as they are defined in the Mineral

Development Acts, 1940 to 1999. They apply to surface developments that are extracting and processing construction aggregates and dimension stone (i.e. quarries and ancillary facilities).

The Guidelines seek to provide some background to environmental management practice and the use and requirements of Environmental Management Systems (EMSs). The Guidelines provide a summary of good environmental practice and set recommended Emission Limit Values (ELV's), where appropriate, for each of the following:

- Ecology;
- Surface Water;
- Ground Water;
- Air Quality;
- Noise and Vibration;
- Landscape, Restoration and After Use;
- Waste Management;
- Archaeological Heritage;
- Transport and Traffic; and
- Energy.

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These key environmental issues are considered and addressed in the relevant Chapters of the EIAR.

### **3.3 Regional and Local Planning Context**

#### **3.3.1 Southern Region Waste Management Plan Eastern Midlands Region (2015-2021)**

The Proposed Development sits within the Southern Region Waste Management Region. The Southern Region Waste Management Plan 2015–2021, includes the administrative areas of Carlow County Council, Clare County Council, Cork City Council, Cork County Council, Kerry County Council, Kilkenny County Council, Limerick City and County Council, Tipperary County Council, Waterford City and County Council and Wexford County Council, and commits to a large and varied number of waste management policies and objectives for the region.

The plan contains several general policies and objectives aimed at generally improving waste management in the region. These include:

- Policy A.1 which calls for the region to ‘Take measures to ensure the best overall environmental outcome by applying the waste hierarchy to the management of waste streams’ (Southern Region Waste Management Plan 2015, p.21).
- Policy A.3 which sets out the need to ‘Contribute to the improvement of management performance across all waste streams through the implementation of policy actions and monitor progress towards national targets’ Southern Region Waste Management Plan (2015, p.27).
- Strategic Objective under section 5.3.1 states that ‘The region will implement EU and national waste and related environmental policy, legislation, guidance and codes of practice to im-prove management of material resources and wastes’ ( Southern Region Waste Management Plan 2015, p.43).
- Strategic Objective under Section 5.3.7 states that the region is to ‘Apply the relevant environmental and planning legislation to waste activities in order to protect the environment, in particular European sites, and human health against adverse impacts of waste generated’ (Southern Region Waste Management Plan 2015, p.45).

### 3.3.2 Carlow County Development Plan 2022-2028

Under Section 9(1) of the Planning and Development Act 2000, as amended, every planning authority is obliged to make a development plan every six years.

The Carlow County Development Plan 2022-2028 is the current statutory Plan for the county, against which planning applications will be considered. It was adopted on 23<sup>rd</sup> May and came into effect on 4<sup>th</sup> July 2022, identifying policies as well as specific objectives, including zoning, which are intended to achieve proper planning and sustainable development in its functional area.

Section 10(1) of the Planning and Development Act 2000, as amended, states that the purpose of a development plan is to set out “*an overall strategy for the proper planning and sustainable development*” in a particular functional area. The Carlow County Development Plan 2022-2028 vision statement for County Carlow is:

*“to champion quality of life through local employment provision, high-quality development, healthy placemaking and transformational regeneration, to grow and attract a diverse innovative economy, to support the transition from a linear to a circular economy, and to a low carbon climate resilient environment, to embrace inclusiveness and enhance our natural and built environment for future generations.”*

Renewal and regeneration of Carlow’s towns and villages is a key objective of the County Development Plan.

The Central Statistics Office (CSO) defines rural areas as those areas with a population of <1,500 persons. With the exception of the three main urban centres (Carlow Town, Tullow and Muine Bheag) the remainder of Carlow falls within the definition of rural areas. The rural area accommodates 52% of the overall resident population of County Carlow and includes a variety of small towns and villages. Population decline is of concern and has occurred in some of the EDs and smaller towns and serviced villages in Carlow.

Section 14.14 of the Carlow County Development Plan 2022-2028 states that:

*“Rural enterprises and employment opportunities will be vital in sustaining the rural economy. In accordance with the economic strategy for the overall county, employment servicing the rural areas should in general be directed to local employment centres in towns and serviced villages catering for local investment and small-scale industry. Within the rural nodes and the rural countryside, agriculture, horticulture, equine, forestry, tourism, energy production and rural resource-based enterprise should be facilitated.”*

With regard to planning and investment in rural areas, Section 14.16.1 of the Carlow County Development Plan 2022-2028 recognises the key role of the extractive industry in the rejuvenation of rural towns and villages to create and sustain employment opportunities, acknowledging that “*aggregates are a significant natural resource, and by their nature, can only be worked where they occur.*”

Pertinent policies within the Carlow County Development Plan 2022-2028 in the context of the Proposed Development are detailed in Table 3-3. Following a review and assessment of the Carlow County Development Plan 2022-2028, the Proposed Development at Bannagagole, Old Leighlin, Co. Carlow is considered to be in support of local policies as set out in Table 3-3.

The Carlow County Development Plan supports the extraction of, and mineral resources to meet the future growth needs of the county and wider region, citing that aggregates are a significant natural resource, and by their nature, can only be worked where they occur.

The Proposed Development site at Bannagagole, Old Leighlin, Co. Carlow offers the opportunity to extract dimension stone, as cited in the Planning Report prepared by Tom Phillips + Associates (2023) included in Appendix B. Dimension stone is limited to areas of County Kilkenny and Carlow and thus represents a valuable resource to the local economy, both in terms of employment opportunities and combating population decline.

*Table 3-3 Pertinent policies within the Carlow County Development Plan 2022-2028 in the context of the Proposed Development*

Policy	Description
<b>Rural Enterprise – P3</b>	Facilitate where deemed appropriate an extension of an existing established authorised rural based enterprise in the rural area provided that the scale and form of the enterprise is compatible with the character of the area, that there is capacity available in the local infrastructure to accommodate the expansion and that the development complies with other relevant objectives of this Plan, including normal planning and environmental criteria.
<b>Extractive Industry – P1</b>	Facilitate adequate supplies of aggregate and mineral resources to meet the future growth needs of the county and wider region where there is a proven need for a certain aggregate / mineral while addressing key environmental, traffic and social impacts and details of rehabilitation
<b>Extractive Industry – P2</b>	Ensure that extractions (e.g. stone, sand and gravel pits, limestone reserves) which would result in a reduction of the visual amenity of sensitive landscapes or damage to designated sites, habitat types or species shall not be permitted.
<b>Extractive Industry – P3</b>	Exercise appropriate control over inappropriate development(s) that would significantly hinder the efficient or effective recovery of the county's natural resources, by seeking to prevent incompatible land-uses that could be located elsewhere from being located in the vicinity of the resource, since the extraction of minerals and aggregates is resource-based.
<b>Extractive Industry – P4</b>	Ensure that all existing and proposed quarries comply with the requirements of "Quarry and Ancillary Facilities- Guidelines for Planning Authorities (DECLG) 2004 or any replacement document and to promote a whole-of-life plan for an extractive location, including restoration/rehabilitation plans and proper land use management. The Council will seek the delivery of environmental benefits in the form of sustainable habitat creation in conjunction with the restoration phases of development.
<b>Extractive Industry – P5</b>	Ensure that extractive developments do not adversely impact on environmental quality, including water quality, tourism value, existing infrastructure, residential amenity or the amenity value of neighbouring lands
<b>Extractive Industry – P6</b>	To ensure that development for aggregates/mineral extraction, processing and associated processes does not significantly impact the following:  Existing and proposed European Sites;

Policy	Description
	Other areas of importance for the conservation of flora and fauna; Areas of significant archaeological potential including recorded monuments; Important aquifers and sensitive groundwater resources; Sensitive landscapes; and Established rights of way.
<b>Extractive Industry – P7</b>	Ensure that the extractive industry (aggregates and mineral resources) and associated development minimise adverse impacts on the road network in the area and that the full cost of road improvements, including during operations and at time of closure, which are necessary to facilitate those industries are borne by the industry itself.
<b>Extractive Industry – P8</b>	Ensure compliance with the overall objectives of the Water Framework Directive in the context of quarry development(s) and extractive industry.

In accordance with Section 16.16.3 of the Carlow County Development Plan 2022-2028, Development Management Standards for Extractive Industries, key issues are considered in the relevant Chapters of this EIAR and documents submitted with this Planning Application.

- Map showing total site area, area to be excavated, and any ancillary proposed development, nearest dwellings or any other development (within 1 km of the site), including any established rights of way through the site;
- Description of the aggregate(s) to be extracted, method of extraction, any ancillary processes (such as crushing, concrete manufacture, etc.), equipment to be used, stockpiles, storage of soil and overburden, storage of waste materials, settling ponds;
- Total and annual tonnage of extracted aggregates, expected life of the extraction, maximum extent and depth of working, phasing programme;
- Description of development works (buildings, fixed and mobile plant, roads, fuel tanks, water supply and drainage, earth mounds, etc.);
- Description of water courses and water table depth, natural and cultural heritage, traffic impact and waste management;
- Description of cumulative impact when taken together with other quarries in the vicinity;
- Proposed mitigation measures;
- Detailed phased restoration and after-care proposals; The Council will seek the delivery of environmental benefits in the form of sustainable habitat creation in conjunction with the restoration phases of development.
- Proposals for surface water management and flood risk minimisation.
- Proposals for the appointment of a dedicated liaison engineer for the duration of the development

### 3.3.3 The EIA Directive

The EIA Directive (85/337/EEC) is in force since 1985 and applies to a wide range of defined public and private projects. The EIA Directive was amended in 1997, 2003, 2009, 2011 and 2014 by Directives 97/11/EC; 2003/35/EC, 2009/31/EC, 2011/92/EU and 2014/52/EU. The EIA Directive requires environmental impact assessments to be carried out for certain projects as listed in Annex I of the Directive. The EIA Directive, and amendments, are

transposed into Irish law through the Planning and Development Acts 1996 to 2019 in particular S.I. No. 296 of 2018.

Schedule 5, Part 1, of the Planning Regulations, transposes Annex 1 of the EIA Directive directly into Irish planning legislation. An EIAR is required to accompany a planning application for development of a class set out in Schedule 5, Part 1 of the Planning Regulations which exceeds a limit, quantity or threshold set for that class of development.

Schedule 5, Part 2 of the Planning Regulations defines projects that are assessed on the basis of set mandatory thresholds for each of the project classes including:

"Schedule 5, Part 2 - Infrastructure projects

11(b) Installations for the disposal of waste with an annual intake greater than 25,000 tonnes not included in Part 1 of this Schedule.

Draft "*Guidelines on the Information to be contained in Environmental Impact Assessment Reports*" published by the Environmental Protection Agency (EPA) in August 2017 detail the key changes made by the amended 2014 EIA Directive. In August 2018, the Department of Housing, Planning and Local Government published a document entitled 'Guidelines for Planning Authorities and An Bord Pleanála' on carrying out Environmental Impact Assessment." This document has been consulted in the preparation of this EIAR.

In May 2022, the EPA published the Final "*Guidelines on the information to be contained in Environmental Impact Assessment Reports*". The Guidelines have been updated following the introduction of transposing legislation and are now formally adopted. The preparation of these updated Guidelines has involved extensive consultation. Participants in this consultation included government departments, national agencies, regional and local government, independent statutory bodies, non-governmental organisations, members of the public, developers and bodies representing various professional, industrial and sectoral groups. The Guidelines emphasise the importance of the methods used in the preparation of an EIAR to ensure that the information presented is adequate and relevant. This document has been used in the preparation of this EIAR.

The Revised EIA Directive defines EIA as a process. Article 1(2) (g) states that EIA means:

*"(i) the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);*

*(ii) the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;*

*(iii) the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;*

*(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 decisions referred to in Article 8a".*

The Revised EIA Directive requires the EIA to identify, describe and assess, in an appropriate manner and in light of each individual case, the direct and indirect significant effects of the Proposed Development on factors of the environment including:

- (a) population and human health;
- (b) biodiversity, with particular attention to species and habitats protected under the Habitats and Birds Directives;
- (c) land, soil, water, air and climate;
- (d) material assets, cultural heritage and the landscape;
- (e) the interaction between the factors referred to in points (a) to (d).

The requirements of the Revised EIA Directive in relation to each chapter are addressed in the EIAR as follows;

- Chapter 2: Description of Development
- Chapter 3: Planning and Policy Context
- Chapter 4: Population and Human Health
- Chapter 5: Biodiversity;
- Chapter 6: Land and Soils;
- Chapter 7: Hydrology;
- Chapter 8: Air Quality and Climate;
- Chapter 9: Noise and Vibration;
- Chapter 10: Landscape and Visual Amenity;
- Chapter 11: Archaeology and Cultural Heritage;
- Chapter 12: Material Assets, Traffic, Waste and Utilities;
- Chapter 13: Risk Management;
- Chapter 14: Interactions;
- Chapter 15: Mitigation and Monitoring Measures.