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Planning ref: QSP83
Your ref: SU07.SU0038

Comhairle Chontae na Gaillimhe
Galway County Council

8th July 2013

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Re: Substitute Consent for Quarry located at Shannapheasteen, Co.Galway

Dear Sir/Madam,

In reply to your letter dated 10th May 2013 please find enclosed Galway County Council Planning Authority report compiled in accordance with Section 177 I(1) and Section 177 I(2) of the Planning and Development Acts 2000 to 2011.

Please let me know if you require further details.

Yours faithfully,

Sinead Dillon
Assistant Staff Officer
Planning & Sustainable Development Unit



Galway County Council

Planning Authority Report to An Bord Pleanála

Substitute Consent Application Reference Number: SU 07.SU0038

Planning Authority Reference Number: QSP 83

Development Description: Quarry at Shannapheasteen, Co.Galway

Date: 5th of July 2013

Recommendation prepared by: Tara Quinn A/Senior Executive Planner

Decision made by: Kevin Kelly, Director of Services

An Bord Pleanála received an application for substitute consent under section 177E of the Planning and Development Acts 2000 to 2011 for a quarry in the townland of Shannapheasteen, Co. Galway.

The Planning Authority received a copy of an application for substitute consent with a remedial environmental impact assessment and a remedial Natura Impact Statement in relation to the quarry in the townland of Shannapheasteen, Co. Galway from An Bord Pleanála on the 13th of May 2013.

The site was inspected on the 29th of May 2013 and the site notice was in place (see photographs attached).

Planning History

10/702 -1) Industrial building to store machinery and equipment.2) All purpose building with office, canteen, toilet and carpark.3) Changes to the existing entrance and access road.4) Signage at the entrance.5) CCTV mast.6) Wastewater treatment system.7) Weigh bridge and wheel wash – withdrawn.

Enforcement

No enforcement history on the site.

Development Plan Provision

The County Development Plan 2009 -2015 recognises the importance of quarries for the economic development of the County. Section 4.6 of the County Development Plan provides for policies associated with 'Extractive Development'.

County Galway has extensive deposits of stone and mineral material, which is a fundamental resource for the building industry. There are multiple workings of stone quarries and gravel pits throughout the County with continual pressure for the development of new sources.

It is recognised that the winning and processing of these materials are key factors in the economic life of the County and that the Planning Authority will face a challenge in facilitating the gainful exploitation of the materials with minimum impact on the environment and least disturbance to residences.

Extractive Development Policies

Policy ED16: Facilitate the extraction of stone and mineral material from authorised sites having regard to its location in the landscape sensitivity rating.

Policy ED17: Restrict development in the neighbourhood of existing extractive sites or sites which have obvious resource potential, and so avoid conflict in development activities.

Policy ED18: Control all new operations and carefully evaluate all proposed developments to ensure that the visual or other environmental impacts of such works will not materially injure the amenities of the area.



Policy ED19: The Planning Authority shall be favourably disposed towards planning applications for the use of temporary borrow pits for aggregates or materials that are located adjacent to or adjoining major public roads or infrastructure projects serving the county where the need to haul along public roads is eliminated. All normal planning considerations shall apply.

Extractive Development Objectives

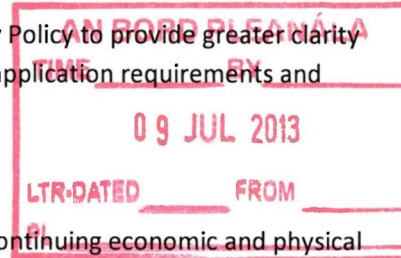
Objective ED6: The Planning Authority shall have regard to the Quarries and Ancillary Facilities Guidelines published by the Department of the Environment in 2004 and to DM Standard 36 of this Plan in the assessment of any applications for extractive developments.

Objective ED7: Consider the preparation of an Extractive Industry Policy to provide greater clarity and guidance regarding extractive industry operations, planning application requirements and environmental and rehabilitation provisions.

DM Standard 35: Extractive Development

The extraction of sand, gravel, stone, etc. is fundamental to the continuing economic and physical development of the county. It is desirable that such materials would be sourced close to the location of new development to minimise the need for long haul routes and potential interference with traffic flows and amenity. The following details shall be considered central to the determination of any application for planning permission for extractive development:

- **Guidelines:** Compliance with the provisions and guidance, as appropriate, contained within Section 261 of the Planning and Development Act 2000 (as amended), the DoEHLG Quarries and Ancillary Facilities Guidelines 2004 and the EPA Guidelines for Environmental Management in the Extractive Sector 2006. Where extractive developments may impact on archaeological or architectural heritage, regard shall be had to the DoEHLG Architectural Conservation Guidelines 2004 and the Archaeological Code of Practice 2002 in the assessment of planning applications. Reference should also be made to the Geological Heritage Guidelines for the Extractive Industry 2008.
- **Land Ownership:** The extent of land ownership. Details should be submitted showing the proposed site in relation to all lands in the vicinity in which the applicant has an interest.
- **Deposits:** The nature of all deposits. Details to be submitted to include: depths of topsoil, subsoil, over-burden and material, at various points on the site; an indication of the type of minerals, which it is intended to extract; a statement as to whether the parent rock from which the mineral is extracted is suitable for other uses; and the estimated total quantity of rock and mineral, which can be extracted commercially on the site.
- **Methods:** The methods of excavation and machinery to be used. Details to be submitted to include all proposed site development works, including: the proposed method of working; any existing or proposed areas of excavation; stages of work proposed; locations of any settling ponds, waste material and/or stockpiling of materials; methods for removing and storing topsoil, subsoil and overburden; etc.
- **Production:** The quantification of production in a given time. Details to be submitted to include the proposed production process to be employed, all requirements for water, electricity and/or other inputs to the production process and any proposals for chemical or other treatments.
- **Mitigation Methods:** to reduce environmental impact. Details to be submitted to include an assessment of potential impacts on water resources, residential and visual amenity (including noise, dust and vibration impacts), biodiversity and any other relevant considerations together with appropriate proposals for their mitigation.
- **Access:** Vehicle routes from site to major traffic routes and the impact on the adjoining road



networks. Details should be included on the mode, number and weight of trucks or other vehicles being used to transport materials and any truck sheeting or washing proposals.

- **Rehabilitation:** A scheme of rehabilitation and after care. Details to be submitted should include a report with plans and sections detailing: the anticipated finished landform and surface/landscape treatments, both of each phase and the whole excavation; quality and condition of topsoil and overburden; rehabilitation works proposed; the type and location of any vegetation proposed; proposed method of funding and delivery of restoration/reinstatement works; etc.
- **EIS:** Any Environmental Impact Study required by statute. An EIS should ensure that all impacts in relation to heritage, environment, biodiversity, groundwater protection, etc. are clearly addressed and appropriate mitigation measures are included.
- **Proximity:** Proximity to other developments. Details to be submitted to include location of all existing developments in the vicinity of the site that might be affected by site development works, extractive operations and/or traffic movements generated.
- **Landscaping & Screening:** Landscaping and screening proposals. Details to be submitted to include an indication of existing trees or other screening to be retained or removed and any proposed screening, grassing or planting of trees or shrubs and proposals for their maintenance.
- **Heritage and Biodiversity:** Proposals in relation to heritage and biodiversity. This would include any recommendations for the site to be considered as part of the geological heritage of the County and any proposed measures with regard to the protection and promotion of the environment and biodiversity, including any proposals for rehabilitation

Environment

A report from the Environment Section of Galway County Council was received on the 5th of July 2013.

They have reviewed the remedial Environmental Impact Statement and associated maps and documentation. They have inspected the site, noted the extent of the development and noted the use of adjacent lands. They have checked within the Environment Section complaints database for any issues brought to their attention formerly and no complaint were noted.

Observation

The nature of quarrying is to remove material and in this way there has been a significant effect on the immediate environment within the site. The active quarry is small scale rock extraction for production of dressed stone. The rest of the site is being regarded and restored so that vegetation can reestablish.

Removing overburden and working into the rock increases groundwater vulnerability to 'extreme – exposed rock' classification. The aquifer is classified as a poorly productive aquifer.

Excepting possible effects from noise and dust in the immediate environs, the quarrying activities that have taken place within this site have not had a significant effect on the wider environment including the Natura sites adjacent to the site. There is no current significant effect and no anticipated significant effect from these past activities.



Roads

A report from the Roads Department was received on the 13th of June 2013 and stated the following;

The principal concerns are the location of the entrance of the quarry access road onto the local primary road LP-1201. This entrance has very poor sight distance on both approaches with overgrown hedging to the north and a bridge parapet wall to the south. The speed limit on the local road is 80km and the appropriate sightlines should provide a minimum sight distance of 70metres on either side of the entrance.

The local primary road to the north of the entrance is in very poor condition and is unsuitable for heavy and large vehicles and should not be used as a delivery route for materials due to the lack of either carrying or manouver capacity of this section of road. The road to the south is more suitable for delivery of quarry materials but the transport of quarry material will cause this road to deteriorate much more rapidly than if the quarrying operation and subsequent material haulage did not occur. There are a number of bridges on this route which will require upgrade principally due to this activity.

1. Galway County Council requires that the applicant provide a minimum of 70 metres clear sight triangle set back 2.4m from the road edge at the entrance to the quarry access from the local road LP-1201.
2. Galway County Council recommend that the applicant be requested to provide a once off payment towards the upgrade of the road to the south of the quarry of €25,000 based on current proposed operations ie production of dimensioned stone. This is based on the cost of minor improvements to the pavement at specific locations on the southern approach.
3. The applicant shall agree, provide and maintain an appropriate road signage scheme to highlight the quarry entrance. This shall be agreed with Galway County Council Roads and Transportation Section.



Recommendation

The site is located in the townland of Shannapheasteen approximately 8km north east of Casla village abutting a local road.

The area is designated 'Class 3 – High Sensitivity' (where Class 1 is the least sensitive and Class 5 the most sensitive) in the Galway County Development Plan 2009 -2015.

Development Management Standard 35 'Extractive Development' states that the extraction of sand, gravel, stone, etc. is fundamental to the continuing economic and physical development of the county.

The Roads Department and the Environment Section of Galway County Council have no objection to the grant of substitute consent on this site subject to certain conditions being attached to any grant of substitute consent.

It is considered that this quarry complies with extractive development policies and objectives as set out in the Galway County Development Plan 2009 -2015.

After reviewing the Remedial Environmental Impact Statement and the Remedial Natura Impact Statement and taking into account the reports submitted from the Roads Department and the

Environment Section of Galway County Council it is considered that substitute consent should be granted for the development.

Galway County Council recommends that Substitute Consent be granted for the development as it is in accordance with the policies and objectives of the County Development Plan and the proper planning and sustainable development of the area.



The Planning Authority recommends that the following conditions be attached to any grant of substitute consent.

- (1) Normal good practice must be observed when refueling machinery so as to avoid spills, any fuel stored on site must be within a suitable double walled container or bund arrangement.
Reason: In the interest of orderly development and environmental protection.
- (2) Recyclable or waste material must be removed off site to licensed or permitted facilities
Reason: In the interest of orderly development and environmental protection.
- (3) There should be a prohibition on bringing in waste material other than usable waste extractive materials
Reason: In the interest of orderly development and environmental protection.
- (4) No material washing processes can be permitted without explicit provision in a planning permission
Reason: In the interest of environmental protection.
- (5) A restoration proposal for the lands should be agreed with the Planning Authority.
Reason: In the interest of orderly development and environmental protection.
- (6) The applicant shall provide a minimum of 70 metres clear sight triangle set back 2.4m from the road edge at the entrance to the quarry access from the local road LP-1201.
Reason: In the interests of traffic safety.
- (7) The applicant shall agree, provide and maintain an appropriate road signage scheme to highlight the quarry entrance. This shall be agreed with Galway County Council Roads and Transportation Section.
Reason: in the interests of traffic safety.
- (8) Galway County Council recommend that the applicant be requested to provide a once off payment towards the upgrade of the road to the south of the quarry of €25,000 based on current proposed operations ie production of dimensioned stone. This is based on the cost of minor improvements to the pavement at specific locations on the southern approach.
Reason: in the interests of traffic safety.

Recommendation:



Tara Quinn
A/Senior Executive Planner

Decision:

Valerie Doyle - Tara A/Dos.
5/07/2013.

Kevin Kelly
Director of Services









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