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## INTRODUCTION

- 1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a planning application to Meath County Council by Kilsaran Concrete Unlimited Company (also referenced as Kilsaran or Kilsaran Concrete) in respect of a proposed new sand and gravel extraction operation at Naul townland, Ford-de-Fine, County Meath. Processing of the extracted materials will be carried out on-site to produce a range of aggregates for use by the applicant in the manufacture of concrete at its existing concrete batching plant located c. 700m east of the proposed extraction area on the opposite side of the R108 regional road.
- 1.2 The planning application site extends to c. 14.9 hectares (c. 36.8 acres). The application site location is indicated on an extract from the 1:50,000 scale Ordnance Survey Discovery series map in **Figure 1-1**.
- 1.3 The proposed development being applied for under this planning application comprises of:
  - Extraction and processing on site, to include washing (with associated closed recycled washing plant and lagoon system), screening and crushing plant; storage; stockpiling and haulage of sand and gravel to service the existing readymix concrete plant operated by Kilsaran on the eastern side of the R108 regional road and permitted under P. Ref. 80/572 & 22/153 (ABP-314881-22);
  - The total extraction proposal extends to an area of c. 6.2 hectares and will be worked (extracted and restored) on a phased basis for a period of 11 years plus 1 year to complete final restoration works (total duration of 12 years);
  - Phased stripping and storage of topsoil and overburden materials for reuse in the restoration works. Restoration of the site will be to a beneficial agricultural after-use;
  - Access to the site will be through the existing agricultural enterprise site entrance onto the R108 regional road with upgrade of same to consist of setting-back of the existing boundary wall to the north of the site access, and provision for the upgrade of the existing internal access track and sections of a new access track which will include a new weighbridge; and
  - All associated site ancillary works within an overall application area of c. 14.9 hectares.
- 1.4 The planning application is made in accordance with the requirements of the Planning and Development Regulations 2001 (as amended).

## Rationale for Planning Application

- 1.5 Planning permission (applied for under planning ref. **AA/191263 ABP-308009-20**) was sought in 2019 for development, similar to that being applied for in this planning application. Meath County Council issued a notification to grant planning permission in July 2020 which was subsequently overturned by An Bord Pleanála on appeal in April 2021.
- 1.6 The Board refused permission for the 2 no. reasons as set out below. This new planning application seeks permission for similar development to that of planning ref. **AA/191263** while addressing the above reasons for refusal.
- 1.7 **Reason 1**

*The proposed development is dependent on the operation of the existing concrete batching plant to the east of the R108. In the absence of baseline information on the operation of the existing plant, the Board is not satisfied that the proposed development would not give rise to additional traffic*

*movements on the public roads in the vicinity of the site, endanger public safety by reason of traffic hazard and obstruction of road users or seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

- 1.8 The previous planning application (p. ref. AA/191263) allowed for an annual extraction rate of 150,000 tonnes per annum with a 90%:10% split of aggregates as feedstock to the existing concrete batching plant and dispatched to other external Kilsaran facilities respectively. This new planning application is seeking permission for an annual extraction rate of 120,000 tonnes per annum with 100% of the aggregates being feedstock for the concrete batching plant on the eastern side of the R108 regional road and permitted under P. Ref. **80/572** and **22/153 (ABP-314881-22)**.
- 1.9 The concrete batching plant does not fall within the red line planning application area but given that it is controlled by the Applicant the site is enclosed by the blue line. The traffic movements associated with it have been included as part of the traffic impact assessment (TIA provided in EIAR Chapter 14) given their interdependence. Similarly, for the purposes of preparing a robust EIA assessment, the concrete batching plant is also cumulatively assessed with the proposed extraction development where relevant, in respect of noise, dust, visual impact, etc. and shown on the various EIAR figures and planning drawings.
- 1.10 The aim of the TIA is to provide Meath County Council with sufficient roads and traffic related information to determine the current traffic characteristics of both the existing concrete batching plant and the proposed development and to forecast growth based upon industry standards in order to enable an assessment of the potential traffic impact arising from the proposed development.
- 1.11 Automatic traffic counter (ATC) surveys were carried out on the R108 for a period of one week in May 2023. Counters were located north of the Kilsaran Concrete batching plant site and south of the access to the commercial farm (the application site). The ATC surveys recorded traffic flow data continuously and the survey data is provided in the EIAR Traffic Chapter 14 **Appendix 14-A** which includes mapping information of the survey locations.
- 1.12 The survey data shows that the two-way HGV flow on the R108 north of the existing concrete batching plant was 104 no. two-way traffic movements split evenly by direction. The data for the traffic counter site to the south of the existing commercial farm access showed a two-way HGV flow of 193 no. The existing concrete batching plant generates an average of 22 no. HGV movements associated with the delivery of aggregates from outside the area.
- 1.13 Quarry vehicles transporting sand and gravel have been delivering concrete constituents to the existing batching plant from other sites principally along the R122 and R108. It is proposed that the concrete batching plant will be serviced with materials extracted from the proposed development lands, which has the potential therefore to remove from the greater roads network, those HGV associated with the importation of aggregates to the existing batching plant. Under the current proposal, the traffic associated with the importation of materials to the concrete batching plant will be limited to the 70m section of the R108 between the proposed upgraded commercial farm access located within the 50km/h and the existing concrete batching plant access located within the 60km/h speed limit to the northern side of Naul Village. The proposed development will therefore give rise to a reduction in HGV road traffic on the wider receiving road network with sand and gravel delivery vehicles supplying materials to the existing concrete batching plant proposed to now be limited in their use of the network to a 70m section of the R108 between the existing concrete plant and the existing farm development access. Traffic volumes on the 70m section of the R108 will remain unchanged by the proposed development.
- 1.14 It is considered that the Traffic Impact Assessment (TIA) provided in EIAR chapter 14 provides robust information on the baseline conditions of the existing concrete plant and a robust assessment of

same to show that the proposed development would not give rise to additional traffic movements on the public roads in the vicinity of the site, would not endanger public safety by reason of traffic hazard and obstruction of road users or seriously injure the residential and visual amenities of the area.

1.15 **Reason 2**

*Having regard to the nature of the proposed development and its location alongside the River Delvin, and deficiencies in the information contained within the Environmental Impact Assessment Report, and associated documents, in relation to ground water, the Board is not satisfied that the proposed development would not have significant effects on the quality of ground water and surface water in the vicinity of the site and flows within the River leading to the risk of increased flooding downstream. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

1.16 The main water related reasons for refusal was the Board's view that the proposed development may result in significant effects on groundwater and surface water quality in the vicinity of the site and may impact flows within the Delvin River which could lead to an increased downstream flood risk.

1.17 The key concerns raised in relation to **surface water** included:

- Potential effects on surface water quality associated with the migration of contaminants through the sand and gravel deposits to the Delvin River;
- Concerns relating to the uncertainties associated with the proposed cut-off drain and the previously proposed settlement ponds (revised settlement ponds form part of the current application);
- Potential effects on surface water quantity associated with a risk of increased baseflow to the River Delvin and an associated increase in the downstream flood risk; and
- Potential effects associated with the proposed internal haul road.

1.18 The key concerns raised in relation to **groundwater** included:

- Potential effects on groundwater quality in the bedrock aquifer from suspended solids and accidental spills of contaminants;
- Potential effects on groundwater in the bedrock aquifer due to the removal of protective surface and subsurface layers (i.e. low permeability layers); and
- Potential effects on local groundwater well supplies due to the absence of a comprehensive information on the likely movement of water and its connectivity to/relationship with wells in the area of the site.

1.19 The primary 3<sup>rd</sup> party concerns raised in relation to the previous application included:

- Potential effects on the underlying bedrock aquifer;
- Potential effects on local groundwater well supplies in the absence of an adequate well survey;
- Potential effects on the Delvin River; and
- Potential effects on the WFD status of downstream surface waterbodies and the WFD status of the underlying groundwater bodies.

1.20 The above concerns raised in respect of the previous planning application have been comprehensively addressed in Chapter 7 Water of this EIAR. In response to the Board's previous

reasons for refusal, Kilsaran have amended the proposed development and have prescribed detailed mitigation measures for the protection of water environment (surface water and groundwater) by way of the following below design amendments:

- The final floor level of the proposed pit has been amended (northern section of Phase 1 extraction area raised by c. 10m) to reflect the local hydrogeological regime and to reduce the works below the water table;
  - The proposed development includes a phased operational phase whereby each of the 3 no. proposed extraction areas will be restored upon completion of the extraction in these areas (thereby reducing the area of exposed sand and gravels at any one time); and
  - The proposed development includes an aggregate washing plant which removes the requirement for large settlement ponds.
- 1.21 The assessment completed for the EIAR water chapter builds upon the EIAR submitted for the previous application, and the associated response to the further information request, and addresses all water related issues raised previously by the Board, and 3<sup>rd</sup> parties.

## THE APPLICANT

- 1.22 The planning application and accompanying supporting documentation has been prepared by SLR Consulting Ireland (SLR) on behalf of Kilsaran Concrete Unlimited Company (hereafter referred to as 'Kilsaran' in the EIAR).
- 1.23 Founded in 1964, Kilsaran is a wholly Irish-owned company, whose business is primarily in the production of materials for the construction industry.
- 1.24 The company manufactures paving and walling, pre-mixed dry products, pre-cast concrete, ready-mix concrete, concrete blocks, trowel-ready mortar, aggregates, asphalt and macadam, hard core and fill materials for the Irish and UK markets as required. The company also undertakes surfacing contracts for road construction, building and civil engineering works.
- 1.25 The company now employs over 1,000 people directly; it operates twelve hard rock quarries and a similar number of sand and gravel pits. Kilsaran manufactures various concrete products from 20 locations, mainly in the east, midlands and south of the country. The company also has three asphalt plants located strategically within extractive sites throughout its operational area.
- 1.26 The company's intention in preparing and submitting an application to extract sand and gravel at this location is to provide a local source of aggregates to supply the existing concrete plant and eliminate the need to transport the aggregates from other Kilsaran sites in County Meath, located at Annagor (c. 20km north) and Ballynamona, near Summerhill (c. 40km southwest). The proposed development has the benefit of removing an average of 18 HGV trips or 36 HGV movements per day from the greater road network including traffic travelling through Naul Village, over the life of the proposed development.

## Environmental Commitment

- 1.27 Kilsaran Concrete has an Environmental Policy statement which has been communicated to employees and contractors. The company recognises that the successful implementation of this policy depends on the ongoing commitment of all those working in the organisation, and on this basis has won a number of awards in recognition to their commitment to the environment.
- 1.28 The company is committed to achieving industry leading environmental standards and has established an in-house Environmental Management System (EMS) at all of its operational sites.

- 1.29 Kilsaran Concrete is a member of the Irish Concrete Federation (ICF) and as a member commits itself to the principles of the Federations Environmental Code, which states:

*"ICF members will minimise production of waste and where appropriate consider its beneficial use including recycling. They will deal with all waste in accordance with the relevant legislation and other controls in place, including waste contractors with valid Waste Collection Permits".*

## THE SITE

### Site Location

- 1.30 The existing concrete manufacturing facility is located c. 300m north of the centre of Naul village, while the proposed sand and gravel extraction area is located c. 750m northwest from the centre of Naul village, with the whole of the application area located on the northern side of the Delvin River. The Delvin River provides the county boundary between Meath and Dublin, with the village of Naul located within Dublin (Fingal administrative area) and the planning application site located in County Meath.
- 1.31 The R108 regional road passes to the east of the application site and runs from Dublin City Centre to Drogheda, passing through Santry, Ballyboughal and Naul. The R122 passes to the south of the application site and runs from Balbriggan to the east, through Naul before turning south and meeting up with the R108 at St Margaret's to the west of Dublin airport. Access to the national road network is via the local road network and the R122 regional road which provides access to both the M1 and M2 motorways.
- 1.32 The plan extent of the Kilsaran land interest is outlined in blue on **Figures 1-2** and **1-3**. Within the blue line area, the lands owned by Kilsaran at their existing concrete plant are shaded cyan / light blue (c. 1.4 hectares) with the remainder of the freehold lands held jointly as tenants in common with a third party (PPW (Naul) Limited).
- 1.33 The site, to which this planning application refers, lies entirely within Naul townland. The plan extent of the application site is also outlined in red on the same **Figures 1-2** and **1-3**.

### Site Description

#### **Planning Application Area (Proposed Sand & Gravel Extraction) – west of R108 regional road**

- 1.34 The overall planning application area covers a total area of approximately 14.9 hectares (c. 36.8 acres) which comprises all or part of three adjoining agricultural fields, currently under crop.
- 1.35 The general site layout is shown on **Figure 2-1** in Chapter 2 and consists of the proposed extraction development lands (west of R108 regional road) consisting of a sloping landform from north to south which extends towards the Delvin River. The existing permitted concrete batching plant (east of R108 regional road) is also shown on **Figure 2-1**. The Delvin River forms the boundary between counties Meath and Dublin and it flows in an easterly direction from its source north of Garristown until it enters the Irish Sea at Gormanston.
- 1.36 A coniferous woodland plantation is located to the northeast of the extraction application area, measuring approximately 5 hectares. Sections of this northern boundary along with the western site boundary contain a mature hedgerow and individual trees. The eastern site boundary is formed by a hedgerow along which runs a hard-core farm access track linking the landowner's farm facility to the east of the site with the forestry plantation to the north. The internal field boundary running northwest to southeast between the two lower fields also consists of mature hedgerows and



intermittent mature trees. There is an area of dense vegetation to the southeast of the site along the lower slope adjacent to the river. The application area includes an extensive deposit of sand and gravel which is proposed to be extracted and processed on site. To the southwest of the site is a former sand and gravel pit which is not operational, and which has had its slopes regraded and vegetated. Some stockpiles of aggregates and concrete foundations of former plant remain but the site has for the most part become vegetated with a combination of grass, shrub and tree species.

### **Existing permitted concrete batching plant – east of R108 regional road**

- 1.37 On the eastern side of the R108, the existing batching plant site (operated by the Applicant) is bounded along the southern boundary with mature vegetation and trees, and similarly along the western boundary with the exception of the site entrance which consists of a post and wire fence with metal gate. The northern and eastern site boundary consists of a metal palisade fence which divides the batching facility from the Clashford Recovery Facility.
- 1.38 The existing permitted concrete batching plant does not fall within the red line planning application area. For the purposes of preparing a robust EIA assessment, the concrete batching plant is cumulatively assessed with the proposed extraction development where relevant, in respect of noise, dust, traffic, visual impact, etc.

### **Site Access**

- 1.39 The site is accessed from the R108 regional road by an existing gated entrance, off the western side of the road. The existing site entrance serves as an access for the landowner's existing agricultural business. The site entrance is c. 240m north of the road junction between the R108/R122, and approximately 400m from the centre of Naul village.
- 1.40 The site entrance to the existing Kilsaran Concrete Batching facility is located c. 70m to the north on the opposite (eastern) side of the R108 regional road.

### **Surrounding Land-Use**

- 1.41 The application site is located within a rolling farmed landscape, featuring a mixture of pasture and arable farmland. The field pattern is mostly irregular, variable in scale and generally defined by mature dense hedgerow vegetation. Occasional pockets of coniferous woodland and tree groups are dispersed throughout, and most noticeably to the immediate north of the proposed extraction site and northeast at Harbournstown.
- 1.42 The proposed extraction site is located along the southern flank of a local high point (155mOD) to the north of the site. The high point forms the eastern end of an elevated ridge which extends westwards for a distance of approximately 5km to Ardcath.
- 1.43 The existing concrete batching plant is bound by the R108 regional road to the west, the Delvin river to the south and the existing Clashford Recovery facility to the north and east where former sand and gravel extraction operations are being progressively restored to an agricultural uses.
- 1.44 The River Delvin which forms the southern site boundary is also the boundary between counties Meath and Dublin and it flows in an easterly direction from its source north of Garristown until it enters the Irish Sea at Gormanston. To the south of the river, the lands rise again towards a high point at 176mOD at Knockbrack, c. 3.3km to the southwest of the application site. Other noticeable high points are located directly south of the site at Flacketstown (137mOD) and Cabinhill (143mOD).
- 1.45 The M1 motorway crosses the landscape in a north south direction, c. 5km east of the site. The N2 national primary road runs c. 9km to the southwest at its closest point. The R108 and R122 are the

main regional roads that cross the landscape to the east and south of the site respectively. Minor roads cross the area and are lined with individual and groups of dwellings. The closest dwellings to the application site are shown on **Figure 1-3** and are located along the local county road to the west of the proposed extraction area and along the R108 regional road in the vicinity of the site entrances.

## SCREENING

- 1.46 Screening is the process of assessing the requirement of a project to be subject to Environmental Impact Assessment (EIA).
- 1.47 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).
- 1.48 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."*
- 1.49 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."*
- 1.50 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."*
- 1.51 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.*
- 1.52 The proposed development in part relates to the extraction of sand and gravel from an area of c. 6.2 hectares, and it is this element that triggers a requirement for an EIA under Part 2, because the proposed sand and gravel extraction area exceeds the 5-hectare threshold.

## SCOPING

- 1.53 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).
- 1.54 The application is for the establishment of a new sand and gravel extraction development, where no previous experience of the impact of this development has been gained, however there is a history of sand and gravel extraction at locations within the vicinity of the application site.



- 1.55 In preparing the previous planning application (Meath Coco Reg. Ref. AA191263), a pre-planning consultation meeting was held between officials of Meath County Council and the applicant on the 2<sup>nd</sup> August 2019 at the offices of the Planning Authority. As the site is adjacent to the Meath-Dublin border, pre-planning consultation was also carried out with Fingal County Council at the time.
- 1.56 Although this planning application is for development broadly covering the same development as applied for previously under P. Ref. AA191263, owing to the lapse in time between planning applications, a further formal pre-planning meeting was held with Meath County Council Planning Department via Teams on the 30<sup>th</sup> May 2024.
- 1.57 Separate consultation was undertaken by phone between the transportation planning consultant for the project and Meath County Council Transportation Section on 31 July 2024. The transportation planning consultant set out the underlying traffic generation characteristics of the proposed development and verified that the road improvement works currently proposed between the entrance to the application site and the existing concrete batching plant are identical to the previous road improvement proposals which had been refined in response to the request for further information that issued under P. Ref. AA191263. On these grounds the Transportation Section confirmed that the proposed scheme would similarly be acceptable with respect to road and traffic matters.
- 1.58 Other consultations and informal discussion held by contributors in undertaking their environmental impact assessments are detailed in the specialist environmental sections of the EIAR, together with details of relevant archives and documentation held by state agencies and organisations.
- 1.59 The application is for the establishment of a new sand and gravel extraction development to service an existing and established concrete batching facility. The applicant is a long-established operator who have along with their consultants detailed knowledge and experience of similar types of mineral extraction developments, both locally and nationally.

## DIFFICULTIES ENCOUNTERED WITH EIAR COMPILATION

- 1.60 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)

- 1.61 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.
- 1.62 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)

1.63 To facilitate clarity, this EIAR has been prepared in accordance with the 'Guidelines on the Information to be contained in Environmental Impact Assessment Reports' published by the Environmental Protection Agency (EPA) in 2022. The EIAR is sub-divided into two volumes:

- **Volume 1** is the Non-Technical Summary; and
- **Volume 2** is the Environmental Impact Assessment Report itself subdivided into sixteen chapters, as described below. Any associated appendices and supporting information are provided at the end of each chapter of the EIAR where relevant.

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

### Chapter 1: Introduction

1.65 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

1.66 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

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

### Chapters 4 - 16

1.68 These chapters provide detailed information on all aspects of the existing (baseline) environment, 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. The environmental topics are grouped as follows:

*Chapter 4: Population and Human Health*

*Chapter 5: Biodiversity*

*Chapter 6: Land, Soils and Geology*

*Chapter 7: Water (Hydrology and Hydrogeology)*

*Chapter 8: Air Quality*

*Chapter 9: Climate*

*Chapter 10: Noise*

*Chapter 11: Material Assets*

Chapter 12: Cultural Heritage

Chapter 13: Landscape

Chapter 14: Traffic

Chapter 15: Interactions

Chapter 16: Mitigation and Monitoring

- 1.69 The associated references, plates, figures and appendices are provided at the end of each of the Chapters 1 – 15, where relevant.
- 1.70 Chapter 16 provides a summary of all of the proposed mitigation and monitoring commitments as recommended by Section 3.8.4 of the Environmental Protection Agency Guidelines on the Information to be contained in Environmental Impact Assessment Reports.
- 1.71 A Non-Technical Summary of the Environmental Impact Assessment Report, incorporating all of the above chapters, is provided as a separate and self-contained document in **Volume 1**.

## CONTRIBUTORS

- 1.72 Kilsaran appointed SLR Consulting Ireland to prepare this Environmental Impact Assessment Report (EIAR) in support of the planning application for the proposed development.
- 1.73 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, MSCSI, MRICS</i>	SLR Consulting Ireland
Description of Development	Shane McDermott <i>BSc, MSCSI, MRICS</i>	SLR Consulting Ireland
Alternatives	Shane McDermott <i>BSc, MSCSI, MRICS</i>	SLR Consulting Ireland
Population and Human Health	Lynn Hassett <i>BSc(Hons), MSc, PIEMA</i>	SLR Consulting Ireland
Biodiversity	Michael Bailey <i>MCIEEM, CEcol.</i> Jake Matthews <i>MSc, BSc</i>	SLR Consulting Ireland
Land, Soils and Geology	Peter Glanville <i>BA, MSc, EurGeol, PGeo</i> Nikolina Bozinovic <i>BSc, MSc</i> Orlaith Tyrrell <i>BSc (Geology)</i>	SLR Consulting Ireland
Water	Michael Gill <i>BA, BAI, Dip Geol., MSc, MIEI</i> Conor McGettigan <i>BSc, MSc</i>	Hydro Environmental Services
Air Quality	Conor Hughes ( <i>MSc. Energy Science</i> ) Aldona Binchy <i>MSc. (Eng)</i>	SLR Consulting Ireland
Climate	Conor Hughes ( <i>MSc. Energy Science</i> ) Aldona Binchy <i>MSc. (Eng)</i>	SLR Consulting Ireland

Topic	Contributor	Company
Noise	Aldona Binchy <i>MSc. (Eng)</i>	SLR Consulting Ireland
Landscape	Anne Merkle <i>MSc, Dipl. Ing (FH), MILI</i>	SLR Consulting Ireland
Cultural Heritage	Dr. Charles Mount <i>MA, PhD. Dip. EIA &amp; SEA Mgmt., MIAI</i>	Consultant
Material Assets	Lynn Hassett <i>BSc(Hons), MSc, PIEMA</i>	SLR Consulting Ireland
Traffic	Julian Keenan <i>Traffic and Road Safety Engineer</i>	Trafficwise
Planning Report	Lynn Hassett <i>BSc(Hons), MSc, PIEMA</i>	SLR Consulting Ireland

- 1.74 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 EIA.
- 1.75 Kilsaran has also provided detailed background knowledge of the site, environmental monitoring data and has carried out a review of the EIA.

## FIGURES

### **Figure 1-1**

Site Location Map 50,000 scale

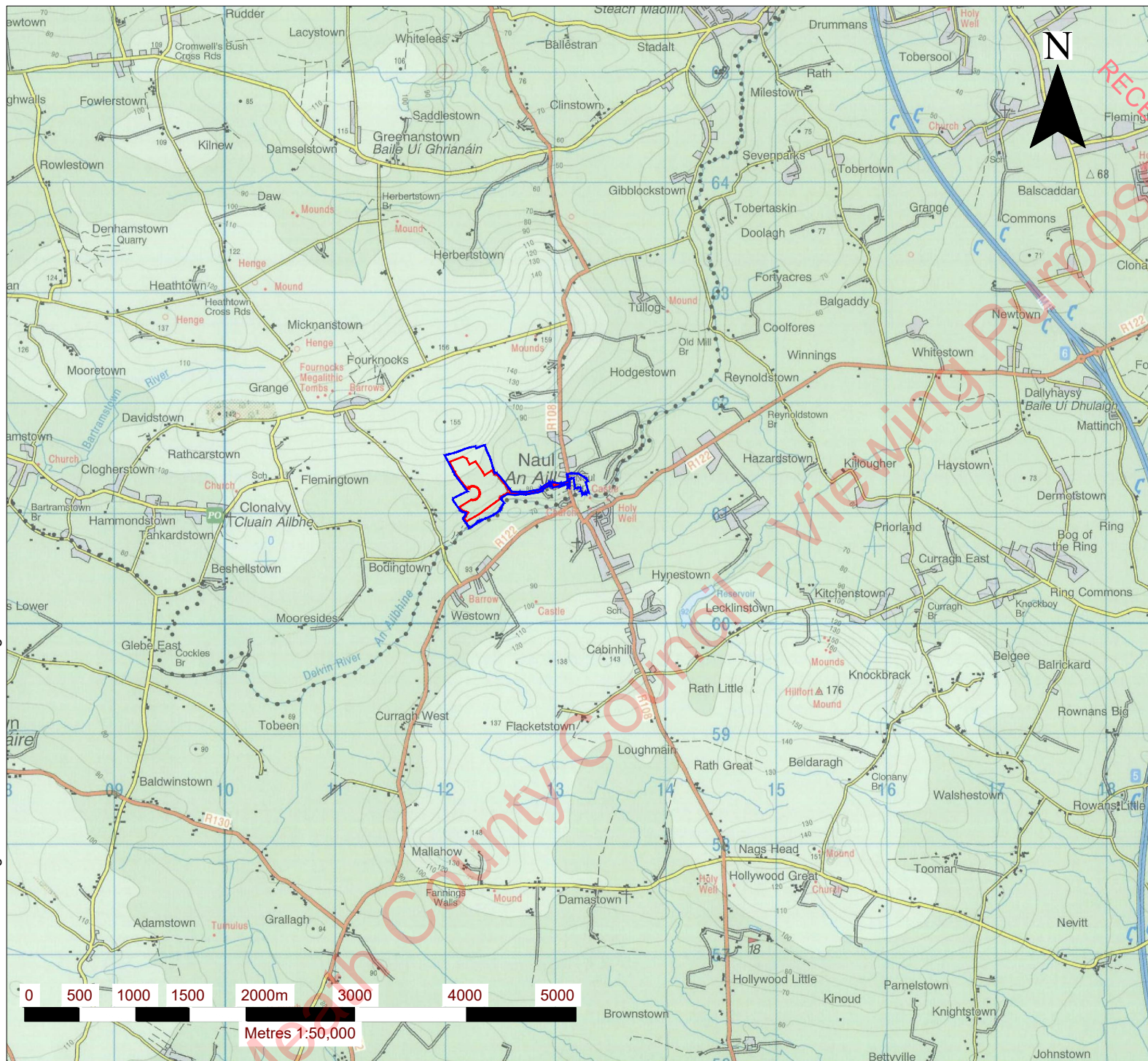
### **Figure 1-2**

Site Location Map 10,000 scale

### **Figure 1-3**

Site Location Map 2,500 scale





## NOTES

1. Extract from Ordnance Survey Discovery Series Map No. 43
2. Ordnance Survey Ireland Licence No. CYAL50381397 (c) Tailte Éireann - Surveying

## LEGEND

- LAND INTEREST AREA c.25 HECTARES (c.61.8 ACRES)
- APPLICATION AREA c.14.9 HECTARES (c.36.8 ACRES)

**Kilsaran**  
ideas taking shape



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ENVIRONMENTAL IMPACT ASSESSMENT REPORT**

**SAND & GRAVEL DEVELOPMENT  
AT NAUL TOWNLAND, CO. MEATH**

**SITE LOCATION MAP**

**FIGURE 1-1**

Scale  
1:50,000 @ A4

Date  
OCTOBER 2024

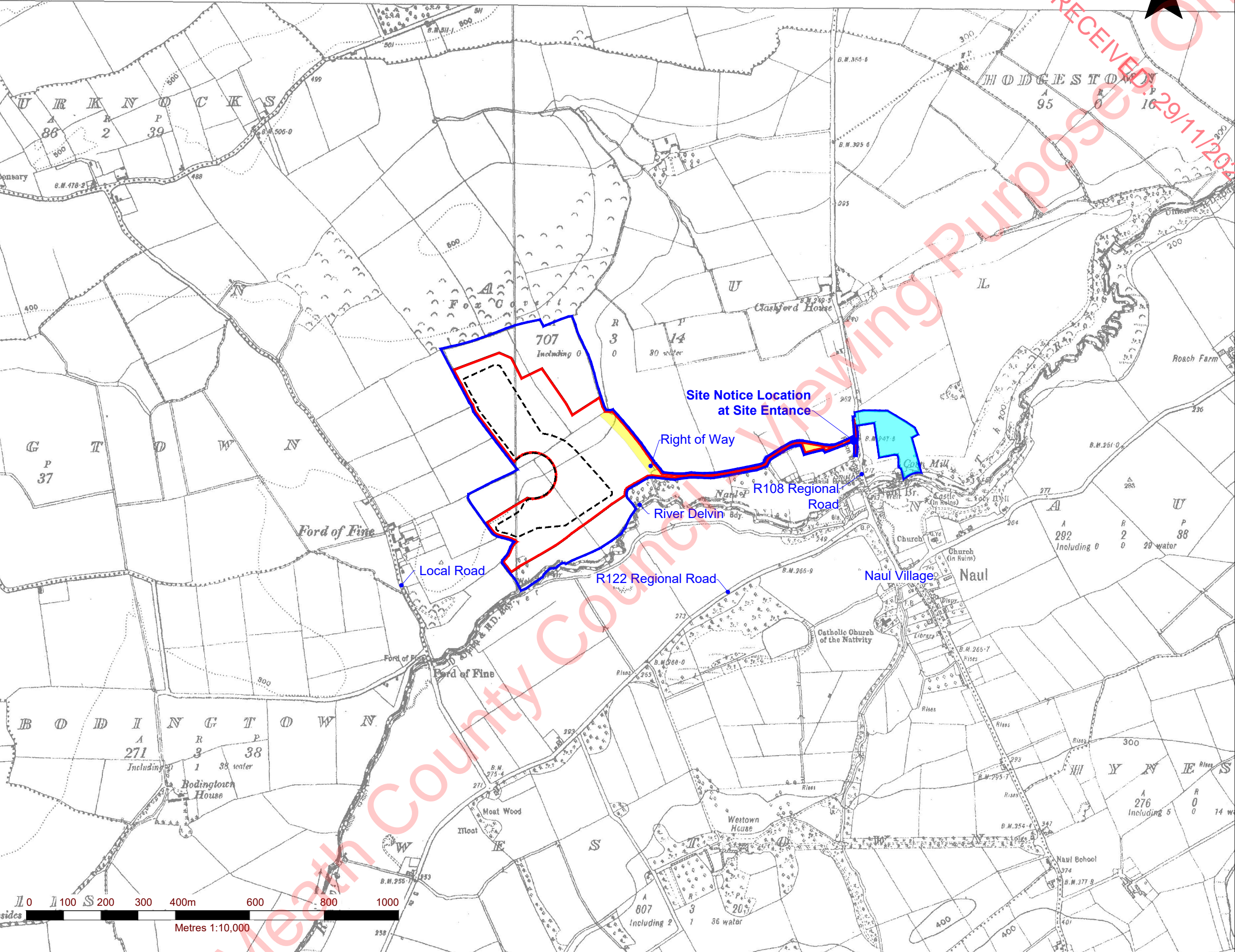


Last Edition 6 Inch Map



- NOTES
1. Extract from 6 inch scale Ordnance Survey Mapping - Raster Maps 9900-21, 9900-26, DN004, MH033, MH034
  2. Ordnance Survey Ireland Licence No. CYAL50381397 (c) Tailte Éireann - Surveying

- LEGEND
- LAND INTEREST AREA c.25 HECTARES (c.61.8 ACRES)
  - Cyan Shaded Area = Kilsaran Ownership  
Remainder = Third Party Ownership with Lease Agreement
  - APPLICATION AREA c.14.9 HECTARES (c.36.8 ACRES)
  - PROPOSED EXTRACTION AREA c.6.2 HECTARES (c.15.3 ACRES)
  - EXISTING KILSARAN BATCHING PLANT  
P.REFS. 80/572 & 22/153 (ABP-314881-22)
  - SHED / COMMERCIAL STRUCTURE
  - RESIDENTIAL PROPERTY



Kilsaran  
ideas taking shape

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KILSARAN CONCRETE UNLIMITED COMPANY  
ENVIRONMENTAL IMPACT ASSESSMENT REPORT

SAND & GRAVEL DEVELOPMENT  
AT NAUL TOWNLAND, CO. MEATH

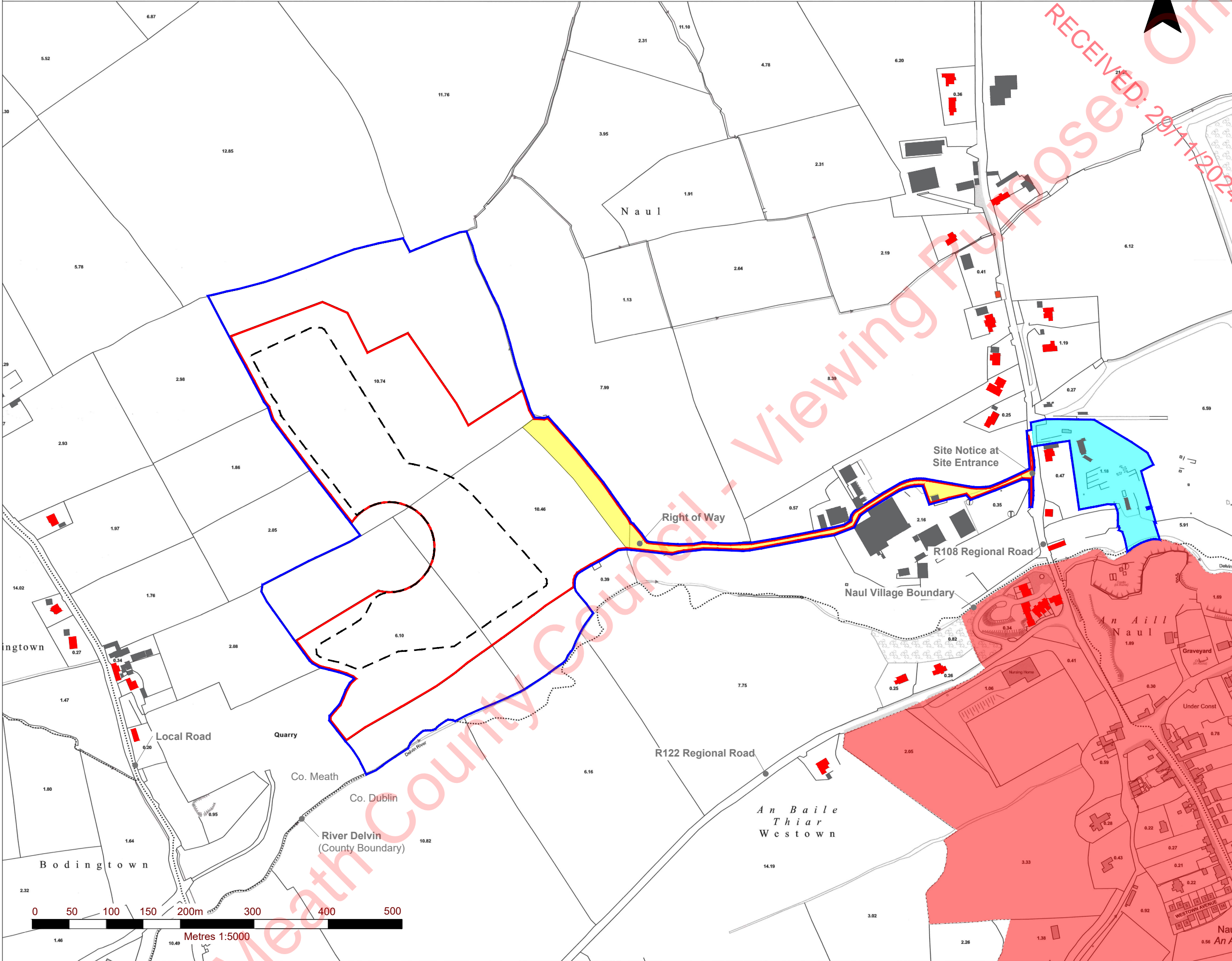
SITE LOCATION MAP

FIGURE 1-2

Scale 1:10,000 @ A3 Date OCTOBER 2024



OSi PLACE Map



NOTES

1. Extract from 1:2,500 scale Ordnance Survey Mapping - Digital Maps 2648-B & 2649-A  
2. Ordnance Survey Ireland Licence No. CYAL50381397 (c) Tailte Éireann - Surveying

LEGEND

LAND INTEREST AREA c.25 HECTARES (c.61.8 ACRES)

*Cyan Shaded Area = Kilsaran Ownership  
Remainder = Third Party Ownership with Lease Agreement*

APPLICATION AREA c.14.9 HECTARES (c.36.8 ACRES)

PROPOSED EXTRACTION AREA c.6.2 HECTARES (c.15.3 ACRES)

EXISTING KILSARAN BATCHING PLANT  
P.REFS. 80/572 & 22/153 (ABP-314881-22)

SHED / COMMERCIAL STRUCTURE

RESIDENTIAL PROPERTY

RIGHT OF WAY

**Kilsaran**  
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**SITE LOCATION / SITE NOTICES MAP**

**FIGURE 1-3**

Scale 1:5,000 @ A3      Date OCTOBER 2024