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## INTRODUCTION

- 11.1 This Chapter of the EIAR addresses the impact on material assets of the proposed sand and gravel extraction development and restoration back to a beneficial agricultural use at Naul townland, Naul, Co. Meath.
- 11.2 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.
- 11.3 For impact assessment purposes, it is assumed that the proposed development will generate an average extraction rate of up to 120,000 tonnes per annum. Allowing for proposed working hours / working days and averaged out over a 12-month period, the maximum rate of extraction would generate on average 18 no. HGV trips (c. 36 two-way movements) to and from the application site every working day.

## Scope of Work / EIA Scoping

- 11.4 Article 3(1) of the amended EIA Directive provides the revised headings by which an EIAR is to be written. According to the EPA Advice Notes on Current Practice (EPA (2003):
- “Resources that are valued and that are intrinsic to specific places are called ‘material assets’. They may be of either human or natural origin and the value may arise for either economic or cultural reasons”.*
- 11.5 Under Schedule 6 of the Planning and Development Regulations (2001) as amended, material assets also refers to architectural and archaeological heritage and cultural heritage.
- 11.6 The more recently published EPA guidelines in relation to the preparation of EIAR<sup>1</sup> note the following in respect of material assets:
- “Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes roads infrastructure.”*
- 11.7 The specific headings in the guidelines in relation to material assets refer to built services, roads and traffic and waste management. Chapter 14 of this EIAR address transport and traffic aspects while

<sup>1</sup> Environmental Protection Agency (2022). *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*

Chapter 12 addresses architectural heritage, archaeological heritage and cultural heritage separately to this Chapter.

- 11.8 This material assets impact assessment comprises the consideration of existing resources pertinent to the proposed development and the application site that are not addressed elsewhere in this EIAR and the likely development impacts on those resources. On this basis, this section addresses built services and waste management. Built services are understood to refer to electricity, telecommunications, gas, water supply infrastructure and sewerage.

## Consultations / Consultees

- 11.9 In preparing the previous planning application (P. 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.
- 11.10 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 30th May 2024. The ways in which the proposed development had been redesigned in response to feedback obtained during the previous planning process and the refusal reasons by An Bord Pleanála were outlined to MCC officials.
- 11.11 Consultation has been undertaken with utility service provider in the course of this assessment to identify the infrastructure resources on and around the application site. Consultation has also been undertaken with other specialist contributors to the EIAR and with the applicant in relation to the likely requirements and intended supply of utility and waste management services.

## Contributors

- 11.12 This chapter of the EIAR has been prepared by Lynn Hassett, an Associate with SLR Consulting Ireland. Lynn is an EIA co-ordinator with a BSc in Applied Ecology (2000) and a MSc in Environmental Impact Assessment (2001). She has 15 years of experience in EIA across the not-for-profit, public and private sectors in the UK and Ireland. She has worked on both the review of EIA on behalf of planning authorities assessing applications and in the production of them to support planning applications being lodged. She is a Practitioner member of the Institute of Environmental Management and Assessment, which she is a member of since 2001. She is also a Full Member of the Institution of Environmental Sciences, which she joined in 2023.

## Limitations / Difficulties Encountered

- 11.13 No limitation or difficulties were encountered in the preparation of this Chapter of the EIAR.

## REGULATORY BACKGROUND

### Guidelines and Technical Standards

- 11.14 This Chapter of the EIAR has been prepared on the basis of the Guidelines on the Information to be contained in Environmental Impact Assessment Reports by the EPA (2022), as referenced above.
- 11.15 There are no technical standards relevant to this section of the EIAR.

## Legislation

- 11.16 There is no specific legislation relevant to this Chapter of the EIAR. However, the information provided within this Chapter is informed by:
- Section 37D and 171A of Planning and Development Act, 2000 (as amended);
  - Article 94 and Schedule 6 of Planning and Development Regulations, 2001 (as amended);
  - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

## Planning Policy and Development Control

- 11.17 This Chapter of the EIAR is informed by the National Planning Framework (NPF) 2040 and the Meath County Development Plan (MCDP) 2021 - 2027. Chapter 6 of the MCDP acknowledges the need for development of infrastructure services in tandem with physical development. Policy objectives are set out within the Chapter to provide for the strategic investment in such infrastructure and Chapter 11 Development Management Standards and Land Use Zoning Objectives set out detailed requirements for the content of planning applications for infrastructure projects.

## RECEIVING ENVIRONMENT

### Study Area

- 11.18 The site to which this planning application refers, lies entirely within Naul townland in County Meath. For the purposes of this Chapter on Material Assets, the study area principally comprises the application site, the residences / dwellings located therein and along the local road network. This study area extends to a 1km buffer of the application site and existing concrete batching plant to ensure that that any associated structures or inter-reliance with on-site infrastructure that could be present in the immediate surrounding area were considered if appropriate.

### Baseline Study Methodology

- 11.19 The baseline study comprised a desk-top review of online and published resources, information provided by the Applicant and information contained in the other Chapters of this EIAR. Ordnance Survey maps and aerial photography of the local area were also examined.

### Sources of Information

- 11.20 Baseline information was obtained from the following sources:
- Myplan.ie (<http://myplan.ie/index.html>);
  - Historic Environment Viewer (<http://webgis.archaeology.ie/historicenvironment/>);
  - Meath County Development Plan 2021 - 2027;
  - Fingal County Development Plan 2023 – 2029;
  - Specialist environmental topic chapters of this EIAR;
  - Ordnance Survey maps;
  - Aerial photography; and

- [openstreetmap.org](https://openstreetmap.org).

## Site Context

- 11.21 The application site comprises existing agricultural lands located in the townland of Naul, in County Meath and is located to the northwest of the Naul village, County Dublin. There is no existing extractive activity at the application site but there has historically been sand and gravel extraction in the general area including in the lands directly to the south which is now heavily vegetated through natural regeneration. The applicant currently operates a concrete batching facility on the opposite side of the R108 regional road from the application site with the raw aggregate materials used in the concrete manufacturing process currently imported to the site from external locations (Annagor near Drogheda c. 20km north via the M1 motorway and Ballynamona near Summerhill c. 40km southwest).
- 11.22 The application site is located within a wider predominantly rural landscape. Within the surrounding area, land use is primarily agricultural, comprising a mix of grassland and tillage uses, together with some isolated and one-off housing and ribbon development, principally along the local road network. The small rural village of Naul is located within 400m of the southeast of the application site, with associated edge of settlement housing estate and sports grounds being within 200m.
- 11.23 A number of existing residential properties are located close to the application site. The nearest properties are located to the west of the proposed extraction area along a local road and adjacent to the site entrance, to the east along the regional road R108. The existing housing pattern in the vicinity of the application site is shown on **Figure 11-1**.
- 11.24 According to the Meath Landscape Character Assessment in Appendix 5 of the current Meath County Development Plan the application area is located within the Landscape Character Area (LCA) 9 – Bellewstown Hills. The nearest other LCA, 150m east of the proposed site entrance is LCA 7 – Coastal Plains. Both are classed as of regional landscape importance.
- 11.25 The land interest boundary adjoins County Dublin to the south along the Delvin river and the current Fingal County Development Plan includes a landscape character assessment (Chapter 9 – Natural Heritage). The land to the southeast of the Delvin River, i.e. approximately 50m south of the application site is located within the Fingal High Lying Agricultural LCT, which is classed as having high landscape value.

## Infrastructure

### Roads

- 11.26 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.
- 11.27 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. The M1 motorway is the closest motorway to the site and 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.

### Railways

- 11.28 There are no railway lines in the immediate vicinity of the site or the general Naul area. The closest rail line is the Dublin – Belfast lines which runs c. 8km east through Balbriggan.

## Utilities

- 11.29 There are no high voltage electrical transmission lines either running through the application site or in the immediate vicinity thereof. The closest line runs in a north-south direction from east of Ashbourne northwards to the Irish Cement plant at Platin and north again to western side of Drogheda. There is an existing overhead electrical power line running from the R108 serving the existing agricultural enterprise adjacent to the proposed development, with a number of poles and transformers present at the existing entrance.
- 11.30 Currently there is no street lighting along the site entrance or floodlighting within the application site. Lighting present within the site will be headlights on the machinery used for the extraction works. Lighting would only be in use for wintertime operations, when darkness has fallen, within the proposed site operating hours of 08.00 hours until 18.00 hours Monday to Friday and until 14.00 hours on Saturdays. There will therefore be a period where such lighting will be required for up to 1 hour in the morning and up to 2.5 hours in the evening, during periods in winter.
- 11.31 There is an existing municipal wastewater treatment plant serving Naul village with a catchment which extends from the Delvin River southwards along the R108 regional road for a distance of c. 2km. The Naul Sewage Treatment Works (STW) is situated to the north of the village on the banks of the Delvin River. It was designed for 400pe and is currently operating at approximately 347pe<sup>2</sup> based on house counts. It is a conventional aeration plant. The Naul agglomeration flows by gravity to the treatment works. There is a manhole at the head of the works with a weir. In the event of a major rainfall event, the diluted influent overtops this weir, flows through a screen and discharges to the primary discharge outfall pipe. Maps obtained from Irish Water do not show the application site as being served by the mains sewer (see **Figure 11-2**).
- 11.32 All wastewater generated at existing properties and farm enterprises outside of the Naul wastewater catchment area are managed privately by way of septic tanks and effluent discharge to ground via percolation areas (for domestic wastewater) or by land spreading (for agricultural wastes).
- 11.33 Infrastructure maps obtained from Irish Water show a water mains supply also serving the settlement of Naul village. Mains supply to the application site is not indicated on the map (see **Figure 11-2**).
- 11.34 Conventional fixed telephone lines run along the side of the R108 regional road leading to / from the application site.
- 11.35 There is no natural gas pipeline running within or in close proximity to the application site, the nearest high pressure transmission line being c. 4.8km east along the M1 and the nearest distribution line infrastructure being c. 4.5km northeast near Stamullen<sup>3</sup>. The Gas Networks Ireland 'Dial Before You Dig' mapping for the site area is provided in **Appendix 11-A**.

## Settlements and Housing

- 11.36 The nearest settlements to the application site are the village of Naul, Co. Dublin, located approximately 400m southeast of the application site, and the towns of Stamullen, Co. Meath (c. 4.5km northeast) and Balbriggan, Co. Dublin (c. 8km east) of the site.
- 11.37 Residential housing in the area immediately surrounding the application area comprises isolated one-off houses along the local road network. Most housing in the study area has been established for several (>5) years.

<sup>2</sup> EPA Naul Waste Water Discharge Certificate Application (2013)

<sup>3</sup> <https://www.gasnetworks.ie/home/safety/dial-before-you-dig/dbyd/>



- 11.38 As previously noted, there are a small number of existing residential properties located along the local road network close to the application site. **Figure 11-1** identifies residential properties and/or farm holdings in the locality, within 500m and 1km offsets from the application boundary.

### Local Enterprises

- 11.39 The principal economic activity and rural enterprise in the area surrounding the application site is associated with family farms and related agricultural / food production activities. Although there is a history of extractive activity in the area, tied to the underlying deposits of sand and gravel, there is currently no pit or quarry actively working in the area. Kilsaran Concrete currently operates a concrete batching plant on the opposite side of the R108 road to the application site which is currently served by imported aggregates from other extraction sites at Annagor and Ballynamona, both in County Meath.
- 11.40 There is a C&D recovery facility, Clashford Recovery, operating adjacent to the applicant's concrete batching plant which was most recently permitted in September 2019 and has an annual capacity of 170,000 tonnes. It is located within a previous sand and gravel pit which is undergoing restoration.
- 11.41 There are also a number of small local enterprises and other high street services in and around the Naul, including a shop, café and arts centre, pharmacy, hairdresser, bridal shop, car garage, pub, B&B's etc.

### Waste Management

- 11.42 The Clashford C&D recovery facility on the eastern side of the R108, across the road from the application site is the nearest licensed waste management facility in the immediate vicinity (W0265-01). This site handles inert construction and demolition wastes for recovery of secondary aggregates.
- 11.43 Hollywood Landfill, c. 3.6km southeast of the application site is another landfill facility for construction and demolition wastes (W0129-02) at a rate of 500,000 tonnes per annum capacity. An Bord Pleanála is currently considering an application to broaden the waste acceptance types to include (construction, commercial, industrial and waste processing ABP Ref. 314964).
- 11.44 As the site is currently a greenfield agricultural site there are no waste oils, batteries, tyres, domestic waste or scrap metal stored on the site.
- 11.45 Existing waste management at the application site is handled through the wider Whyte Bros. company waste management arrangements.

### Existing Land Use

- 11.46 The area in and surrounding the application site principally comprises agricultural land supporting rural farm-based enterprises.
- 11.47 None of the lands in the immediate vicinity of the application site which are currently used for agricultural purposes are zoned for any specific form of future development in either the Meath County Development Plan 2021-2027 or the Fingal County Development Plan 2023-2029. The lands south of the River Delvin within the Fingal administrative area are zoned RU (Rural) to '*Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*'



## Local Sensitive Receptors

- 11.48 The application site is surrounded by mostly agricultural land that is interspersed with one-off housing and agricultural buildings, along with the village of Naul to the southeast.
- 11.49 The closest residential dwellings to the application area are located along the public road network surrounding the site. There are approximately 47 one-off dwellings located within 500 metres of the application area. Between 500m and 1km there are approximately a further 70 one-off houses, which excludes the majority of residences within the Naul village itself.
- 11.50 There are no schools located within 1km of the application area. The closest is the National School to the south of the Naul village itself and c. 1.2km from the application site. The closest church is c. 500m southeast in the Naul.
- 11.51 The GSI national groundwater well database does not record the presence of any groundwater wells within the site. It does record the presence of over 30 no. groundwater wells within a 5km radius of the site. The majority of the boreholes mapped in the Duleek GWB have poor yields, whereas the majority in the Lusk GWB have excellent yields. The boreholes are typically used for domestic and agricultural purposes, but several are also used for public water supplies.
- 11.52 It is understood that there is no mains water supply or GWS in the area of the site. Dwellings in the local area have individual private groundwater well supplies.
- 11.53 The site is not located within a drinking water protection area. The closest public supply source protection area is the Bog of the Ring Public Water Supply which is located c. 1km south-east of the site.

## IMPACT ASSESSMENT

- 11.54 The evaluation of effects on built services and waste comprises a qualitative assessment based on an analysis of potential effects on the environment undertaken in other sections of this EIAR. The assessment also takes into account a review of relevant literature and professional judgement in relation to impacts on built services and waste.
- 11.55 The proposed extraction scheme envisages that extraction of approximately 120,000 tonnes of sand and gravel from the site on an annual basis. This is equivalent to approximately 4,444 HGV trips (at 27 tonnes per load) between the application site and the concrete batching facility. Should the site operate at full capacity, it is expected that the extraction operations would be completed within eleven years.

## Infrastructure - Roads

### Short-Medium Term Impacts

- 11.56 The proposed development will result in HGV's from the application site principally hauling aggregates to the adjacent concrete batching plant and only travelling on the public road for a distance of c. 70m between the two entrances. This will eliminate the need to haul aggregates to the concrete batching plant from outside of the area (from distances of up to 40km from the facility which is currently the case). This will not give rise to any increase in the volume of existing HGV traffic movements over the local road network in the vicinity of the site entrances but will have the benefit of decreasing the volume of HGV traffic on the wider road network beyond the section of road between the site entrances.
- 11.57 The existing local road network has demonstrated its ability to support comparable levels of HGV traffic to and from the existing concrete batching plant as is currently the case.

- 11.58 An assessment of likely development impacts on the local road network, presented in Chapter 14 of this EIAR, concluded that the proposed development will not have a likely significant effect on either traffic safety or the existing capacity of local roads and junctions.
- 11.59 The construction and operational activities of the proposed development are predicted not to have a significant impact upon the operation of the receiving road network. Appropriate traffic management and roadworks management co-ordinated with a construction phasing program will aim to reduce effects during the construction phase. The proposed development will result in a decrease in HGV traffic using the greater road network in the vicinity of Naul. Overall there are considered to be no residual effects on traffic and transport.

## Long Term Impacts

- 11.60 On completion of extraction activities at the site, there will be a return to the status-quo as HGV traffic movements over the local road network leading to and from the concrete batching facility will remain at the same level but will return to haulage of the materials from outside the area again.

## Infrastructure - Utilities

### Short-Medium Term Impacts

- 11.61 The proposed phased sand and gravel extraction and associated restoration activities are not likely to give rise to any short-medium term impacts on services / utilities.
- 11.62 Any electrical power supply required at the proposed site will be stepped down from the existing overhead power lines servicing the existing agricultural enterprise at a transformer and supplied to the plant as required.
- 11.63 There will be no requirement to introduce gas or telephone services to the site. Gas will not be used and it is intended that site workers will rely on mobile phone usage for telecommunications.
- 11.64 Short periods of lighting that will be required in the winter months will be provided on the pit floor and below the surrounding ground level, therefore no lighting will be directed outside of the site.
- 11.65 There will be no requirement for a new water connection to the mains supply as the existing agricultural weighbridge office and toilet facility will continue to be used by site staff for the duration of the proposed extraction development. Existing office, welfare and toilet facilities are also in place for staff at the adjacent concrete batching facility.
- 11.66 Precautions / mitigation measures will be applied to ensure that any potential impact of site-based activities on the groundwater resource underlying the application site (e.g. accidental oil or fuel spills) and its associated use will be minimised. These measures are outlined in detail in Chapter 7 of this EIAR.
- 11.67 Standard construction safety practices for working close to the overhead power lines around the facility will be implemented for all site-based operations in order to safeguard the health and safety of employees, hauliers and visitors, in line with statutory obligations under health and safety legislation. Such measures will also serve to protect overhead lines from any damage by site-based plant and activities.

### Long Term Impacts

- 11.68 On completion of restoration activities, there will be no further risk presented to existing utilities / services or groundwater resources at the application site over the long-term.

## Waste

### Short-Medium Term Impacts

11.69 During the proposed extraction, processing and restoration activities, management systems will be established and implemented at the site establishment stage to control and manage all potential waste streams, to avoid generation where possible and to maximise re-use or re-cycling opportunities thereafter.

11.70 Kilsaran Concrete as a member of the Irish Concrete Federation commits themselves to the principles of the Federations Environmental Code. The code 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 using waste contractors with valid Waste Collection Permits."*

11.71 Potential waste produced and the measures used to control it are described as follows:

**Scrap metal** - these materials are chiefly produced from the maintenance of the processing plants and can cause a nuisance if allowed to build up in an uncontrolled manner. A designated scrap metal area will be demarcated on site and the build-up of scrap will be controlled by the regular removal by licensed scrap metal dealers.

**Used Oil and Oil Filters** - any waste oil/oil filters that may arise from servicing of plant will be removed from the site by a licensed waste contractor.

**Used Batteries** - similarly, all used batteries will be removed from site for collection and recycling by a licensed waste contractor in accordance with the Waste Management Regulations.

**Domestic Style Waste (Canteen Waste)** - domestic waste generated at the existing farm offices and employee's facility will continue to be collected by a licensed waste collection contractor.

Note: topsoil/overburden stripped from above the sand and gravel and silt produced during the washing process are not considered waste. They are an essential component of the restoration programme. These materials are required for the reshaping and landscaping of the worked-out area to make it more suitable for an agricultural after-use.

11.72 Any vegetation to be cut and removed off site during the site establishment phase will be managed by a landscape contractor and brought to an authorised organic waste recycling facility.

11.73 The proposed extraction development will comply with all waste management responsibilities prescribed by conditions attached to any future grant of planning permission.

11.74 In terms of extractive wastes, almost all products and by-products arising from the aggregate processing will have commercial value. Any waste materials from the site will be stored, collected, recycled and/or disposed of in accordance with any requirements of Meath County Council.

11.75 In light of the above, it is considered that the generation of waste over the period of the extraction and restoration works will give rise to medium-term and slight effects.

### Long Term Impacts

11.76 On completion of extraction and restoration activities, it is considered that the development will not have any effect on local waste management or waste generation over the long-term.

## Land Use Changes

11.77 The proposed development will result in a medium term change of use of the land from agricultural to mineral extraction. However, following the proposed 12 year period required to finalise

extraction and restore the land to agriculture use it is not anticipated that a long term change in land use effect will ensue. This can be supported through the re-establishment of much of the surrounding land to agriculture uses following previous sand and gravel extraction in the wider area.

## Sensitive Receptors

### Short-Medium Term Impacts

- 11.78 The proposed development could give rise to a potential increase in the impact of ambient noise and dust and a decreased impact of traffic on residential properties in the vicinity of the application site. As outlined in Chapters 8 and 10 of this EIA, a number of mitigation measures are proposed to control and minimise these effects (dust and noise) at the properties closest to the site. Implementation of the planned measures will ensure that the residual effects of the proposed development on nearby properties during extraction, processing and restoration activities at the application site are acceptable and not significant.
- 11.79 As previously noted, precautions / mitigation measures will also be applied to ensure that any potential impact of site based activities on the groundwater resource underlying the application site (e.g. accidental oil or fuel spills) will be minimised. These measures are outlined in detail in Chapter 7 of this EIA.

### Long Term Impacts

- 11.80 The impact of noise and dust from the proposed development on nearby properties will be eliminated on completion of extraction and restoration works and cessation of site activities. On completion of extraction activities at the site, there will be a return to the status-quo as HGV traffic movements over the local road network leading to and from the concrete batching facility will remain at the same level but will return to hauling the materials from outside the area again.
- 11.81 When restored to long-term agricultural use, the application site will blend into the surrounding landscape and be visually similar to that at present. The assessment of landscape and visual impacts presented in Chapter 13 of this EIA concluded that the proposed development will, on completion of all restoration activities, and as the hedgerows within the application area mature the predicted landscape effects will reduce to minor/negligible and the visual effects will reduce to minor/none.
- 11.82 On this basis, it is considered that there would be no likely significant long-term effects on residential property and amenity as a result of the proposed development.

## Unplanned Events

- 11.83 According to the EPA guidelines, unplanned events, such as accidents, can include *“spill from traffic accidents, floods or landslides affecting the site, fire, collapse or equipment failure on the site”*. The 2014 EIA directive refers to *“major accidents, and/or natural disasters (such as flooding, sea level rise, or earthquakes)”*.
- 11.84 In this instance, the vulnerability of the proposed development to accidents, unplanned events or natural disasters is relatively limited owing to:
- the relatively straight-forward nature of the proposed site establishment, extraction, processing and restoration works,
  - the nature of the materials to be handled on-site and the relatively rural location of the proposed works.

- the proven capability and performance of the plant, equipment and technologies to be used in executing the works; and
  - the well-established procedures which will be employed by the applicant to manage and control the works.
- 11.85 Unplanned events in relation to the proposed development could potentially relate to:
- instability arising from over-steep pit faces during extraction operations at the application site;
  - spill from vehicles moving within the site;
  - flooding.
- 11.86 Effects arising from unplanned events will not have any impact on material assets considered herein. Effects of unplanned events on human health, water and the local environment are addressed in Chapters 4 and 7 of this EIAR. The water assessment carried out in EIAR Chapter 7 prepared by Hydro-Environmental Services includes a Flood Risk Assessment which has concluded that the potential for the proposed development to impact on downstream flooding is negligible.

### Cumulative Effects

- 11.87 The EIAR submitted with the previous planning application in 2019 considered the potential for cumulative effects with the following project that had recently been granted permission (February 2019).
- 11.88 Meath County Council under planning file reference number AA180893 for:
- "Development at this site, within part of a sand and gravel pit (P.A. Reg. Ref. QY36, QC 17.QC2085) which is currently under restoration. The development will consist of the recovery of construction and demolition waste using mobile crushing and screening plant to produce secondary aggregates. The existing site office including welfare facilities will be replaced including provision of septic tank and percolation area. The wheelwash will be upgraded and relocated towards the site entrance. The existing palisade fence at the entrance is to be replaced with a stone wall and separate entrance gate provided for access to the site office. A weighbridge, hard standing area with drainage to oil interceptor, semi-mobile crushing and screening plant and other ancillaries will be provided. The total application area including the site infrastructure covers c. 0.8 ha of lands. The development will be subject to the requirements of a waste management licence (Reg. No. W0265 01) which is currently under consideration by the Environmental Protection Agency (EPA)"*
- 11.89 This grant of planning permission was for a period of 10 years and was subject to the issuing of a waste management licence from the EPA along with the processed secondary aggregate material attaining 'end-of-waste' status from the EPA. It was considered in light of the available assessments that the project would not have any significant adverse cumulative effect on human beings. As the operation is now functional and waste licence has been granted by the EPA, it can be considered that the project is accounted for within the updated baseline assessments undertaken for this EIAR.
- 11.90 A search of the Meath and Fingal County Council and An Bord Pleanála's online planning search facilities was undertaken to identify any potential cumulative projects that have been or may be granted since the original EIAR was undertaken in 2019.
- 11.91 Planning permission ABP Ref. 314881 was granted in February 2024 for ancillary development at the applicant's concrete batching plant across (east of) the R108, which included a concrete reclaimer.
- 11.92 Although the site does not form part of the application site, the EIAR has cumulatively assessed the activities of it in combination with the proposed extraction.

- 11.93 An Bord Pleanála is currently considering a Strategic Infrastructure Development application for a 'Circular Economy Campus' and integrated waste management facility at the Hollywood Landfill, c. 3.6km southeast of the application site (ABP Ref. 314964). Given the distance involved and that the project relates to operational changes that have been prompted by changes to EPA licencing procedure it is not anticipated that there will be potential for cumulative effects with the proposed development under consideration in this EIAR. The general arrangements such site operating hours, location, and general operation will remain unchanged, hence the environmental emissions have been considered within the baseline assessments of this EIAR.
- 11.94 The environmental considerations that have the potential for significant cumulative impact on population and human health, and in particular on amenity is noise and dust from the processing activities and traffic from the haulage of materials to and from the site. These are assessed and discussed in the impact assessments presented in the respective EIAR chapters – Noise in Chapter 10, Dust in Chapter 8 and Traffic in Chapter 14.
- 11.95 The noise and air quality assessments conclude that the proposed development would not have any likely significant adverse impact on the air quality or noise levels at the nearest noise sensitive receptors, in this case, those residences located along the R108 regional road and in between the proposed developments.
- 11.96 The traffic assessment concludes that the proposed development would not have any likely significant adverse impact on junction capacity and traffic safety across the local road network.

## Interaction with other Environmental Receptors

- 11.97 It is not anticipated that the effects of the proposed development on the material assets considered herein would interact significantly with other impacts.

## 'Do-nothing Scenario'

- 11.98 In a 'do-nothing scenario', the proposed extraction, processing and restoration activities would not proceed at the application site and the existing agricultural landform which currently exists across the site would remain unchanged. In this scenario, there would be no effects on material assets.

## Transboundary Impacts

- 11.99 It is not anticipated that the impacts of the proposed development would have any significant transboundary effects on material assets.

# MITIGATION MEASURES

## Short-Medium Term Impacts

- 11.100 The mitigation of the impacts of the proposed development in respect of noise air quality, ecology, cultural heritage and traffic are detailed in the relevant Chapters of this EIAR. Apart from the standard best practice construction measures to protect overhead electricity lines, it is not considered that any additional mitigation measures, over and above those proposed for environmental emissions are required in respect of infrastructure, utilities or sensitive receptors, other than set out in other chapters of this EIAR.

### *Long Term Impacts*

- 11.101 It is not considered that there are any long-term impacts associated with the proposed development that require mitigation in respect of material assets other than those identified elsewhere in other relevant chapters of this EIAR.



## FIGURES

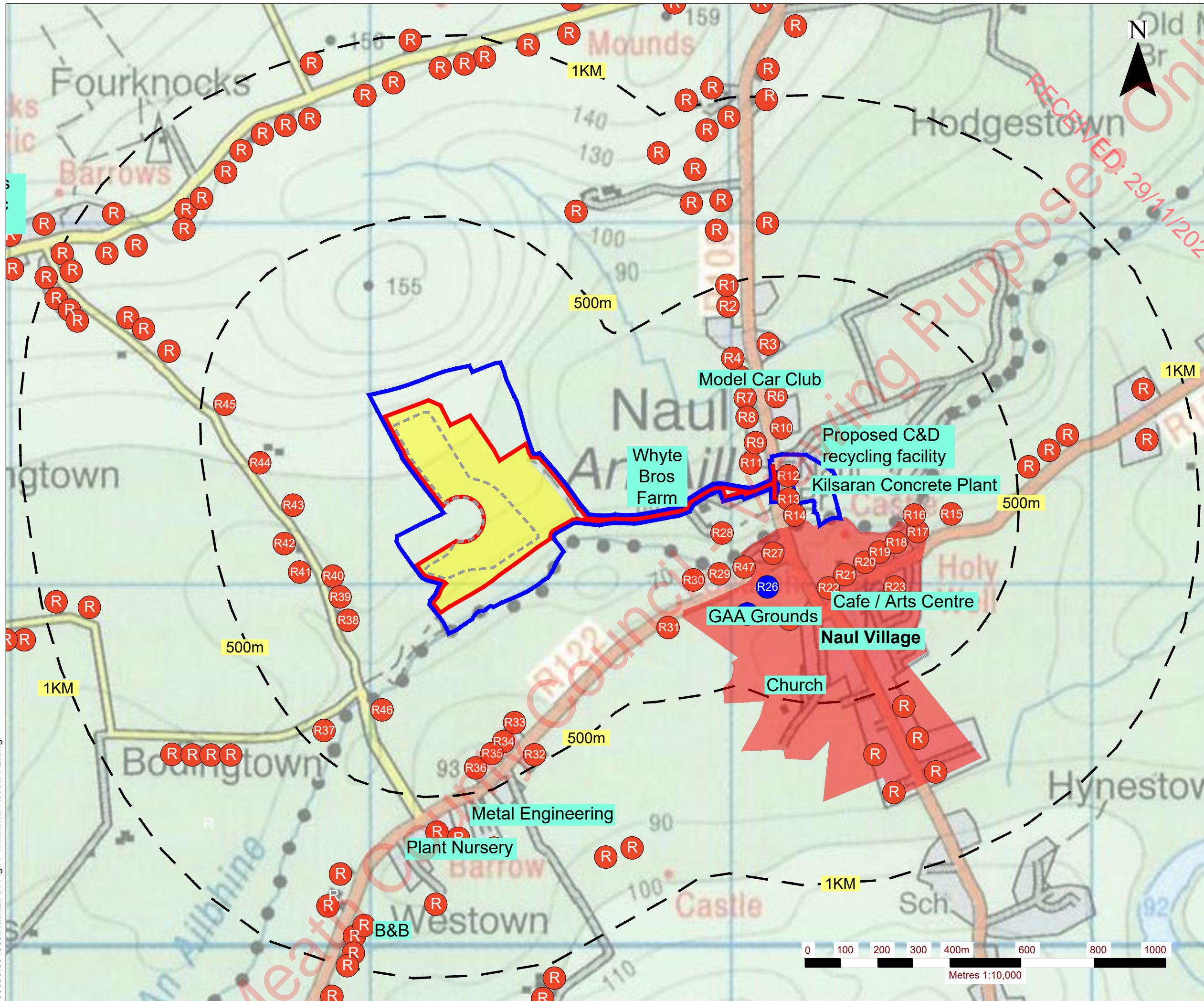
### Figure 11-1

Surrounding Land Use

### Figure 11-2

Uisce Eireann (Irish Water) Maps

00036.064988 Naul.EIAR-Fig11-1.Material Assets R2.dwg



#### 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)
- EXISTING KILSARAN BATCHING PLANT P.REFS. 80/572 & 22/153 (ABP-314881-22)
- PROPOSED SAND AND GRAVEL PIT OPERATIONAL SITE AREA
- 500M & 1KM OFF-SET BOUNDARY TO APPLICATION SITE AREA (RED LINE) & EXISTING CONCRETE PLANT (CYAN AREA)
- RESIDENCE / RECEPTOR LOCATIONS
- NAUL VILLAGE
- PROPOSED EXTRACTION AREA c.6.2 HECTARES (c.15.3 ACRES)

**Kilsaran**  
ideas taking shape

**SLR**

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

KILSARAN CONCRETE UNLIMITED COMPANY  
ENVIRONMENTAL IMPACT ASSESSMENT REPORT

SAND & GRAVEL DEVELOPMENT  
AT NAUL TOWNLAND, CO. MEATH

**SURROUNDING LANDUSE  
/ MATERIAL ASSETS**

**FIGURE 11-1**

Scale  
1:10,000 @ A3

Date  
OCTOBER 2024



SEWER MAPPING



WATER MAINS MAPPING (No Scale)

NOTES

1. Map Source: Uisce Eireann

LEGEND

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

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

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

Legend

Sewer Manholes

Standard

Backdrop

Sewer Discharge Points

Outfall

Sewer Mains (Irish Water)

Gravity - Foul

Gravity - Overflow

Pumping - Foul

Waste Water Treatment Plant

Waste Water Treatment Plant

Legend

Non Boundary Meter

Meter

Water Hydrants

Fire Hydrant

Kisok

Kisok

Water Fittings

Cap

Other Fitting

Water Mains(Irish Water Owned)

Potable Water

SLR

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

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AT NAUL TOWNLAND, CO. MEATH

UISCE EIREANN MAPPING  
SEWER & MAINS WATER MAPPING

FIGURE 11-2

Scale  
1:2,500 @ A3

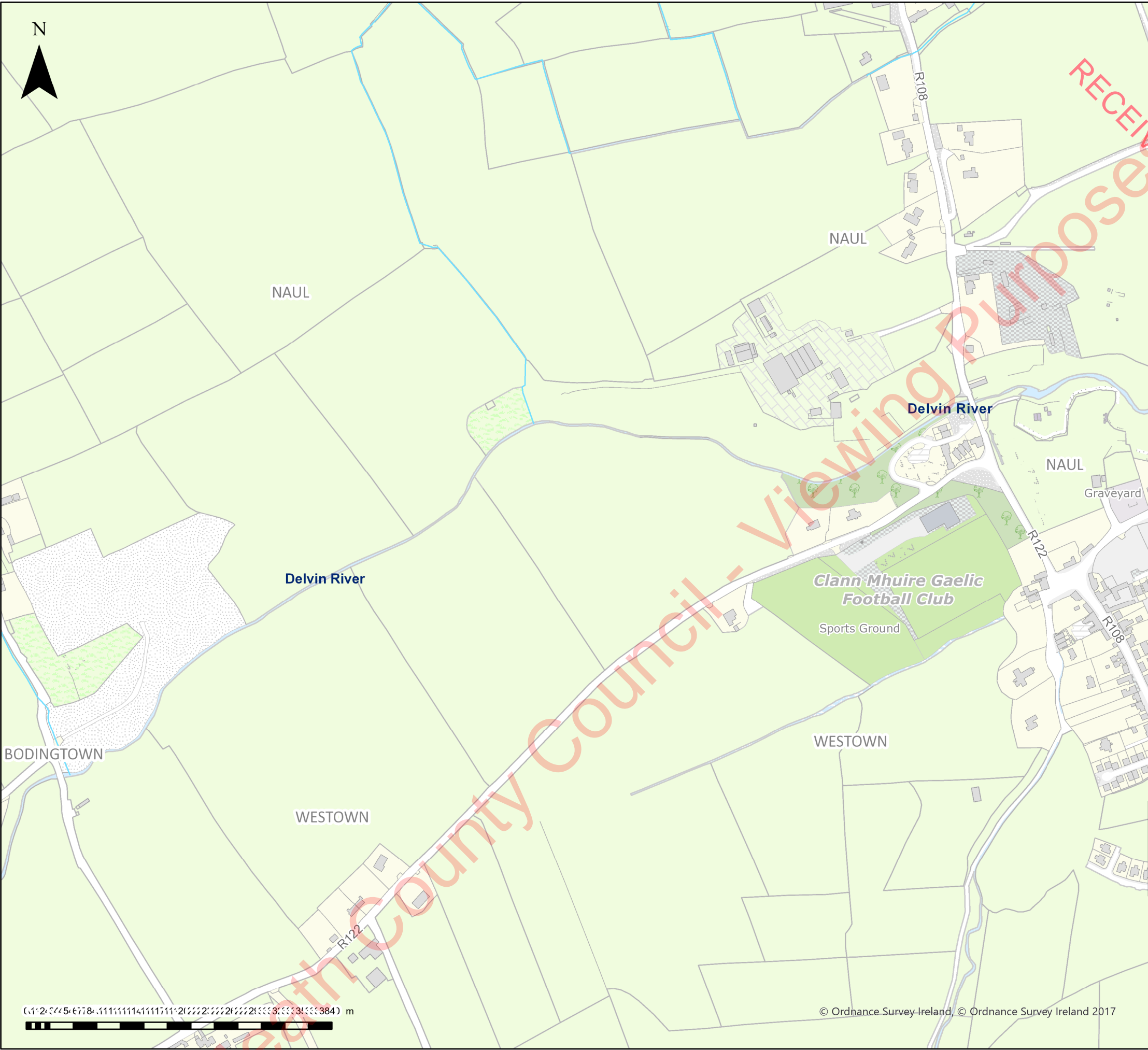
Date  
OCTOBER 2024

## APPENDICES

### Appendix 11-A

Gas Networks Ireland – Dial Before You Dig Map





**Important Safety Notice:** Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health and Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (0818 289 389) or can be downloaded at [www.hsa.ie](http://www.hsa.ie).

**Legal Notice:** Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the 'Information'). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss arising out of or in connection with the use or re-use of the Information.

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Aurora Telecom Duct

Aurora Telecom Sub Duct

Aurora Telecom Inserted Gas Pipe

Aurora Telecom Queries - 01-8926166 (Office Hours)  
Aurora\_Network\_Queries@gasnetworks.ie  
Aurora Telecom Emergency Only 1800 427399 / 01 2030120

Transmission Pipe (High Pressure)

Transmission Pipe (Construction Issue)

Distribution Pipe (Medium Pressure)

Distribution Pipe (Low Pressure)

Service Pipe (Medium Pressure)

Service Pipe (Low Pressure)

Strategic Pipe (Medium Pressure)

Strategic Pipe (Low Pressure)

Inserted

Abandoned Pipe

C=?

Cover (depth in metres)

Pressure Monitor

CP

CP Test Point

Protection (Slabbing)

End Cap

Protection (Sleeve)

Hot Tap

Reducer

Installation

Service Terminator

Valve

Tee

Mains Verification\*\*

Transition

\*\* Please contact GNI on 1800-427747 for specific information

DIAL BEFORE YOU DIG  
**1800 427 747**  
In Emergency call  
1800 20 50 50

**Gas Networks Ireland**

## GAS NETWORK INFORMATION

Description: test

Location: 712568,761015

Plot Date: 28/06/2024 09:11	Scale: 5000 @ A3
Plotted By: 1088	Ref ID: 1088_28062024091100