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## Introduction

- 11.1 This chapter of the Environmental Impact Assessment Report addresses the potential effects of a proposed development at an existing sand and gravel pit on material assets. The existing pit is long established at Annagh, Baltrasna and Murrens townland in Oldcastle, Co. Meath and has been registered with Meath County Council in accordance with Section 261 of the Planning & Development Act, 2000 (Quarry Ref. No. QY 24), see further details in EIAR Chapter 1.
- 11.2 The application site (shown as Area 2 on EIAR **Figure 2-2**) is a new proposed extension extraction area of c. 4.2 hectares that will effectively be a replacement source of sand and gravel materials for an extension area that was previously permitted but will not be worked due to the poor quality of materials since discovered therein (Area 1 on **Figure 2-2**). The newly proposed extension area (Area 2) is intended to be a direct replacement for Area 1, with all other details of the proposed development as that permitted through P. Ref. KA14/1129 / ABP PL17.245257 which was granted for a wider extension area of 23.9 hectares from the original pit. The planning permission also included an additional connection to the existing materials transport conveyor system and associated landscaping works. That planning permission is due to expire in December 2036.
- 11.3 The proposed development being applied for under this planning application will consist of:
- Extraction of sand and gravel (dry working) over a lateral extension extraction area of c. 4.2 hectares adjacent to the existing sand and gravel pit development permitted by planning permission KA/141129 (ABP PL17.245257) with access gained from the existing pit.
  - Restoration of the lands will form part of the overall adjacent sand and gravel pit restoration site, returning the lands to a combination of agricultural grazing and beneficial ecological habitat.
  - The development will be commensurate with the life of existing site permission (P. Ref. KA14/1129 & ABP PL.17.245257) which is due to expire in December 2036.
  - All associated site ancillary works within an overall application area of c. 5.8 hectares.
- 11.4 The overall pit site traverses the three townlands of Baltrasna, Annagh and Murrens. Area 2, i.e., the application site, is situated within the townland of Murrens. The townlands are situated in a rural area referred to as 'The Murrens', located c. 4 km west of Dromone and 6 km southwest of Oldcastle town, refer to EIAR **Figure 1-1**. The R195 regional route that runs along the eastern edge of the existing pit links Oldcastle, Co. Meath (to the north) to Castlepollard to the south.
- 11.5 The land interest and application areas are shown on EIAR **Figure 1-2** and **Figure 1-3** of this EIAR.
- 11.6 It is proposed that extraction within the extension area will also be carried out above the groundwater table, with the proposed pit floor over the extension lands of between 123m AOD and 120mAOD. It is proposed to extract the sand and gravel on a gradual basis with the extraction face advancing southeast from the existing pit as shown on EIAR **Figure 2-2**.
- 11.7 The sand and gravel will be used to primarily supply the onsite concrete plant, with the remainder being transported directly to the market.

- 11.8 The proposed development will use the existing permitted and operational access to the existing sand and gravel pit on the local road L68181 to the northwest of the application site. There is no other vehicular access proposed to the application site.
- 11.9 Further details on the proposed development (site infrastructure, operations, environmental management systems, and controls etc. which are already in-situ) are provided in Chapter 2 of this EIAR.

## Scope of Work / EIA Scoping

- 11.10 Article 3(1) of the amended EIAR 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”.*
- 11.11 Under Schedule 6 of the Planning and Development Regulations 2001 (as amended), material assets are taken to refer to architectural and archaeological heritage, and cultural heritage.
- 11.12 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.”*
- 11.13 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 Chapter 12 addresses architectural heritage, archaeological heritage and cultural heritage separately to this Chapter.
- 11.14 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 Chapter addresses built services and waste management. Built services are understood to refer to electricity, telecommunications, gas, water supply infrastructure and sewerage.

## Consultations / Consultees

- 11.15 In preparing this Environmental Impact Assessment Report an initial pre-planning consultation meeting was sought between officials of Meath County Council and the Applicant. A request was made by email containing the Council's Pre Planning questionnaire and site location plans on 23rd September 2024. A telephone pre-planning consultation meeting was held between an official of Meath County Council and SLR on the 21st October 2024.
- 11.16 In addition, a pre-planning consultation document was issued to statutory consultees. Details of those consulted and feedback obtained is contained in Chapter 1 of this EIAR.
- 11.17 Feedback of most relevance to the assessment of material assets was received from Uisce Éireann (formerly Irish Water), which stipulated required measures to ensure the protection of supply and protection of public water supplies. The means by which these measures

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

have been incorporated into the proposed development are described in Chapter 7 of this EIAR.

- 11.18 Infrastructure maps were also requested and received from ESB Networks, Uisce Éireann, Éir and Gas Networks Ireland.

## Contributors / Author(s)

- 11.19 This assessment has been carried out 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 16 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

- 11.20 No limitation or difficulties were encountered in the preparation of this chapter of the EIAR.

## Regulatory Background

### Guidelines and Technical Standards

- 11.21 This chapter of the EIAR has been prepared on the basis of the EPA Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (2022).
- 11.22 There are no technical standards relevant to this chapter of the EIAR.

### Legislation

- 11.23 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); and
  - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

### Planning Policy and Development Control

- 11.24 This Chapter of the EIAR is informed by the National Planning Framework (NPF) 2040<sup>2</sup> and the Meath County Development Plan 2021 - 2027 (MCDP).
- 11.25 Section 6.15.4 of the MCDP relates to energy infrastructure and Policies **INF POL 46 to INF POL 53**, inclusive, seek to ensure adequate consideration of future energy needs and protection of infrastructure in all development within the County.
- Specifically in relation to mineral extraction, **INF POL 53** seeks:

<sup>2</sup> Draft First Revision to the National Planning Framework (issued July 2024)

*“To ensure that development proposals, including quarrying and mining operations involving explosives, do not negatively impact on the gas network. The Council shall refer applications for developments in proximity to the natural gas network to Gas Networks Ireland and will have regard to their comments in the assessment of the application”.*

- 11.26 Elsewhere within Chapter 6 of the MCDP there are numerous policies and objectives regarding the provision and safeguarding of other service infrastructure such as Water related (Sections 6.7 to 6.13), Information and Communication Technologies (Section 6.16) and Waste (Section 6.17).

## Significant Risks

- 11.27 The proposed development is a relatively conventional project providing for the extraction of sand and gravel using established industry methods. Extraction has previously been carried out at the site, and there is a history of excavation at the site since pre-1964.
- 11.28 The nature and extent of the works involved do not present any risk of a major accident or disaster which would give rise to uncontrolled emissions of dangerous substances to air, land or water which could, in turn, give rise to significant adverse impacts on material assets in the surrounding local area.

## Receiving Environment

### Site Context

- 11.29 The existing pit operation straddles the Murrens, Baltrasna and Annagh townlands, Oldcastle, Co. Meath, and the newly proposed extension area is located wholly within the Murrens townland. The original pit has been in operation since 1962 and prior to the implementation of the Planning and Development Act (1963).
- 11.30 The pit was registered under Section 261 of the Planning and Development Act (2000), with Meath County Council (Ref. No. QY24), and 19 no. conditions were imposed on the operation of the site.
- 11.31 In the review of quarries following the amended Planning & Development Act 2010, Meath County Council (MCC) determined that BD Flood Ltd. should apply to An Bord Pleanála for substitute consent in respect of the existing operations (Quarry Ref. QY24), and that the application should be accompanied by a remedial Environmental Impact Statement (rEIS) and a remedial Natura Impact Statement (rNIS). Substitute Consent (ABP Ref SU0079) was granted by the Board for a quarry area covering 46.25 ha. in December 2014.
- 11.32 A planning application (P. Ref. KA/141129) was submitted in December 2014 for development consisting of an extension of the existing sand & gravel pit to include: an extraction area of c. 23.9 hectares; perimeter landscaped screening berms; all other associated site works/ancillary activities; and restoration to a beneficial agricultural & ecological after-use within an overall planning application area of c.28.5 hectares. The development was granted planning permission in December 2016 following an appeal to An Bord Pleanála (Ref. PL.17.245257) subject to 13 no. conditions.
- 11.33 The application site, which is the newly proposed extension area (Area 2), is a site of former plantation woodland, which has been previously felled. It is directly adjacent to the existing extraction area of Murrens Pit, which dominates the area to the northwest. The ancillary pit infrastructure such as site office and processing facilities is located in the northern part of the BD Flood site. The third-party JJ Flood quarry site abuts and dominates the area to the north and northeast. The application site is bounded to the west / southwest by agricultural pasture lands and to the east / southeast by commercial forestry.

- 11.34 The character of the wider area is predominantly agricultural, interspersed with other small blocks of plantation woodland and small lakes. Small rural settlements and isolated farmsteads are scattered along the local road network. The regional R195 route is a dominant feature to the east of the application site.
- 11.35 There are few residences in the immediate vicinity of the site. The closest property is located 235 m south of the application site, with six further properties within 500 m of the application site, all in the south/southeast direction. In total there are c. 29 residential properties within a 1 km radius of the application site. These are shown in **Figure 11-1**.

## Study Area

- 11.36 For the purposes of this assessment, the study area principally comprises the application site and its immediate surrounds to within a 1 km radius. The study area was selected to ensure that all built service infrastructure within the surrounding area of the application site was identified and to ensure that any associated structures or inter-reliance in the immediate surrounding area were considered if appropriate.

## Baseline Study Methodology

- 11.37 The baseline study in respect of Material Assets 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

- 11.38 All baseline information which was not contained within other chapters of this EIAR was obtained from the following resources:
- Myplan.ie ([www.myplan.ie](http://www.myplan.ie));
  - Environmental Protection Agency Maps (<https://gis.epa.ie/EPAMaps/>);
  - Meath County Development Plan 2021-2027;
  - OSi Maps;
  - Aerial photography;
  - Open Streetmaps ([www.openstreetmaps.org](http://www.openstreetmaps.org)); and
  - Information on infrastructure supplied by utility providers as identified in this chapter.

## Infrastructure

### Roads

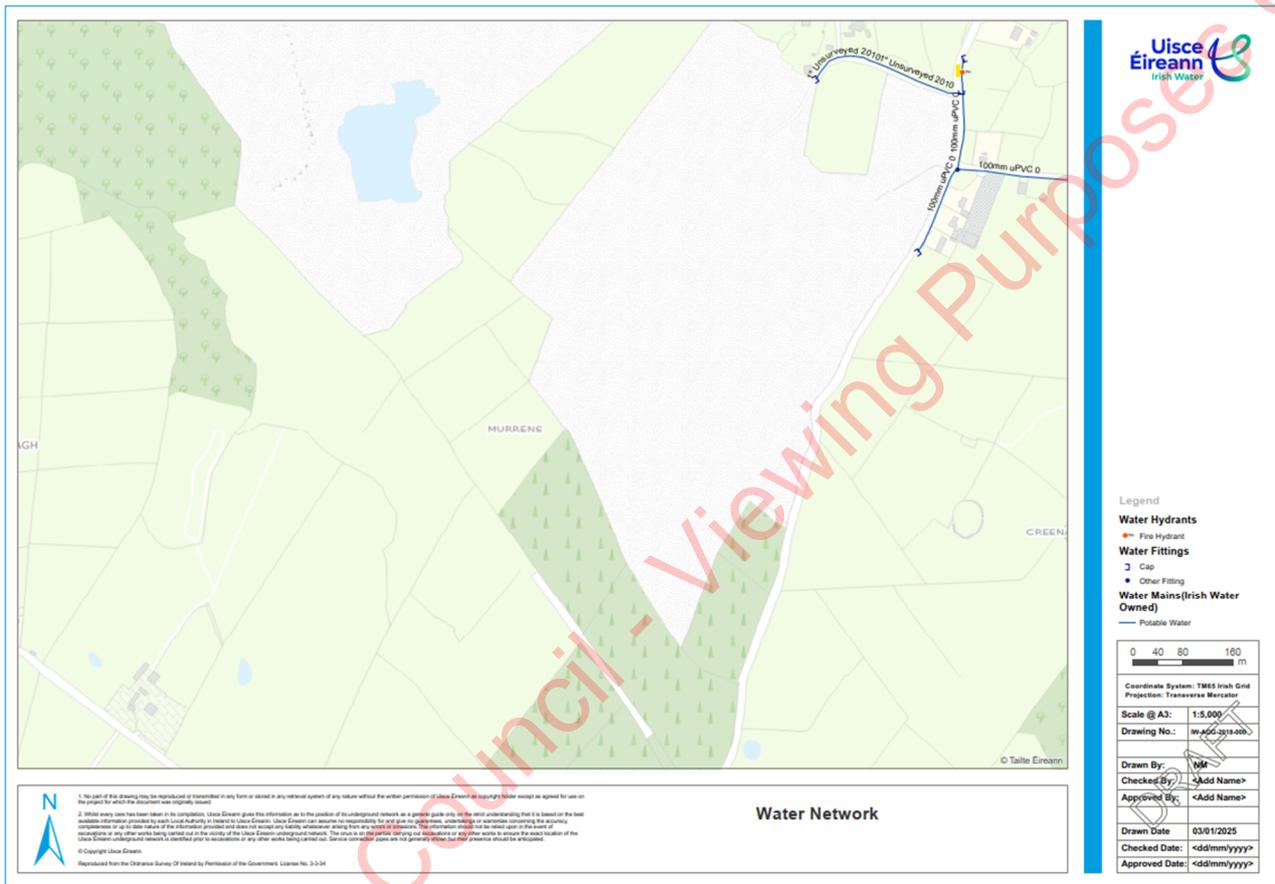
- 11.39 The road infrastructure surrounding Murrens Pit is largely comprised of the regional and local road network. The N3/M3, to the east, can be accessed in approximately 20 minutes' drive time via the R163, R154 and R195 roads. The N4/M4, to the southwest, is approximately 30 minutes' drive time via the R195 and R394.
- 11.40 The proposed development will use the existing permitted access to the existing sand and gravel pit. This access is located on the local road L68181 along the northern site boundary. The existing access junction is long-established.
- 11.41 The L68181 local road is a two-way single carriageway running in a north-south direction between the L1759 in the west and the L68131 in the northeast. It is approximately 7 m wide with no existing footways or public lighting on either side of the road. The posted

speed limit of the L68181 has reduced from 80kph to 60kph, as of the 7th February 2025, as set out in the Road Traffic Act 2024.

## Water Supply and Management

11.42 It is understood from consultation with Uisce Éireann that there is no mains water supply or group water scheme in the vicinity of the application site, see **Plate 11-1** below and **Figure 11-1**.

**Plate 11-1 Uisce Éireann Water Mains Infrastructure**



11.43 As set out in Chapter 7, a well survey was carried out and no private water supplies were found in the surrounding area. It is assumed that residential properties in the area are supplied from connection to mains supply or a group water scheme.

11.44 The existing Murrens pit is not connected to the water mains and drinking water is supplied by means of bottled water. Water is sourced from a well on the site for the site office, canteen and washroom facilities.

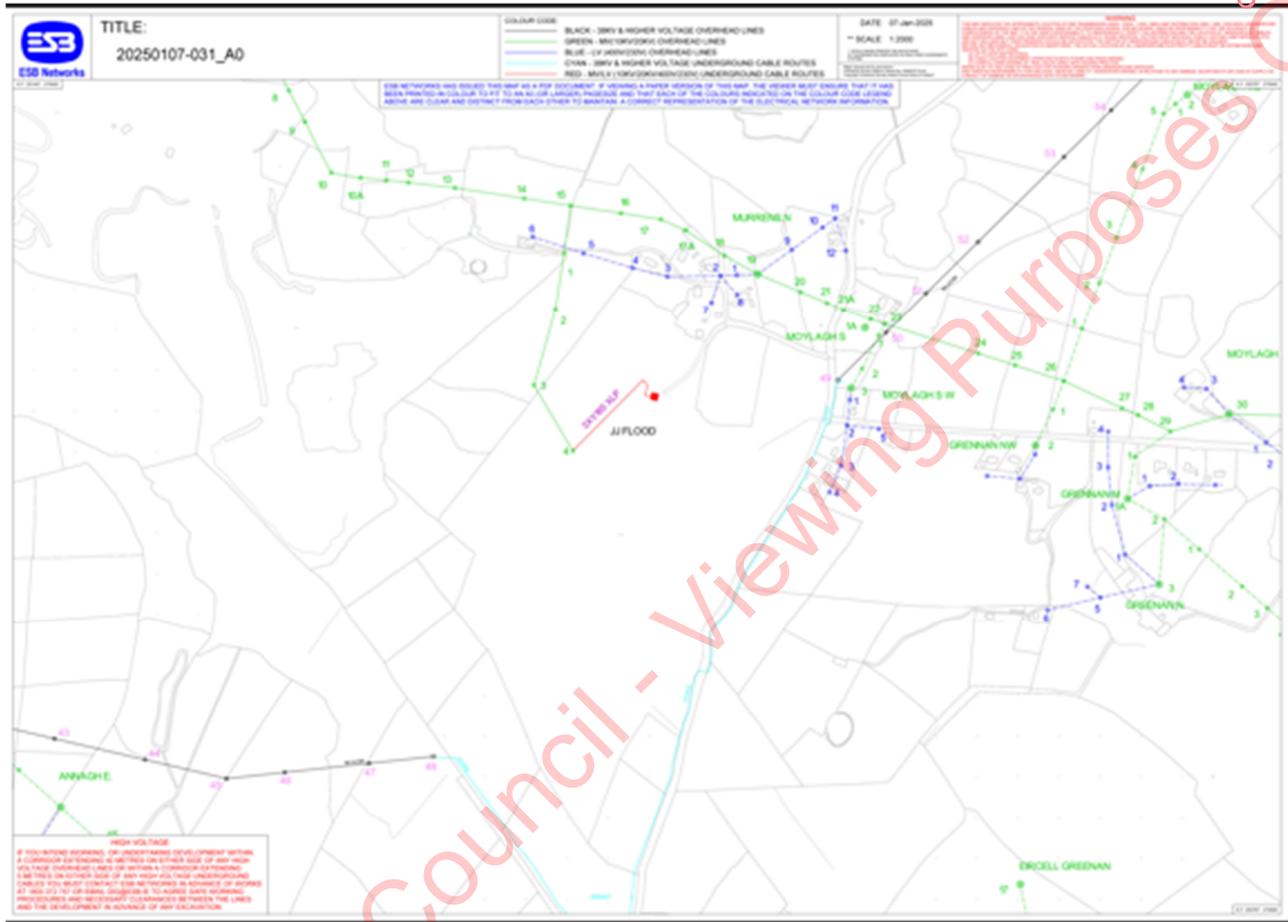
11.45 There is no municipal wastewater infrastructure in the area surrounding the application site. All wastewater generated at local residential properties and farm enterprises are managed privately by way of septic tanks and effluent discharge to ground via percolation areas (for domestic wastewater) or by land spreading (for agricultural wastes). An existing proprietary treatment system, comprising treatment unit with percolation area, is in place to treat foul water from the site.

11.46 There is a water management system in place at the established pit for surface water runoff and process water. There is no discharge of water from the site to surface watercourses in the area.

Utilities

11.47 Following a request to ESB Networks for information on the electrical supply network in the local area of the quarry, a map was received in January 2025. See **Plate 11-2** below and **Figure 11-1**.

**Plate 11-2 ESB Infrastructure around the Application Site**



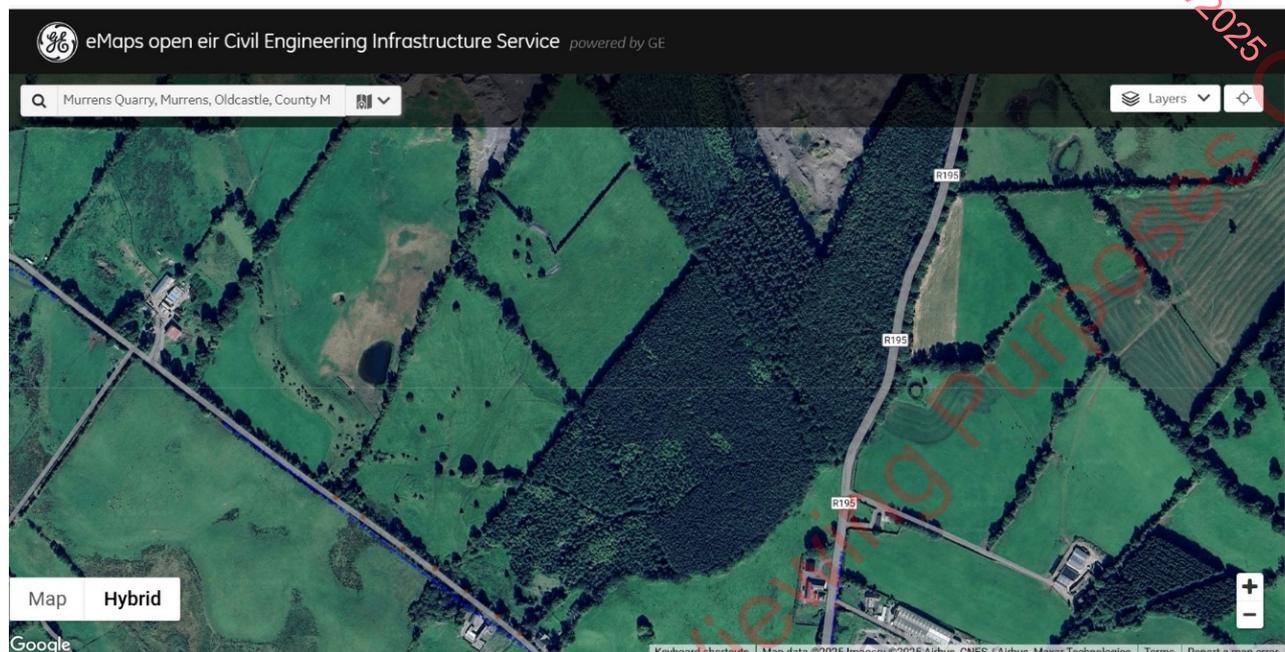
11.48 The map shows a network of medium voltage 10KV/20KV overhead line crossing the landscape to the north in an east / west direction, from which connections are made to individual properties. The third-party JJ Flood quarry is connected via an underground low / medium voltage cable, whilst local residences are connected via low voltage overhead lines.

11.49 The existing Murrens Pit is supplied with an electrical connection through the medium voltage 10KV/20KV network at the central processing area. There are 2 ESB substations on site.

11.50 To the east of the newly proposed extension area there is a higher voltage (38KV or higher) overhead line which is undergrounded just to the east of the application site. The underground cable route is shown running in a straight line just inside the southwestern boundary of the site itself. A further ESB connection is in existence in the central access area, where another underground cable connects the portacabin and weighbridge to a lower voltage (400V/230V) overhead line approaching the site from the northern side of the R363.

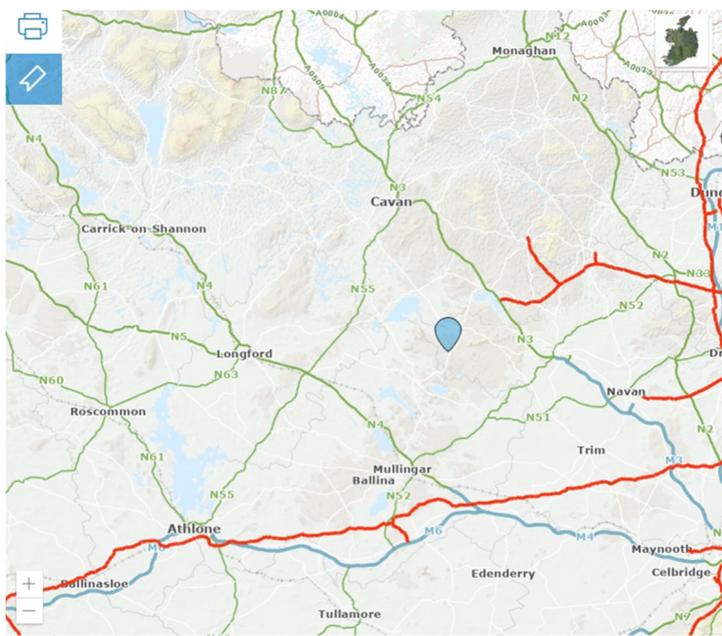
- 11.51 OpenEir Civil Engineering mapping (see **Plate 11-3** and **Figure 11-4**) indicating that there is telecommunications infrastructure running along the local road network. There is no infrastructure shown in the area that will be disturbed as part of the newly proposed extension area.

**Plate 11-3 Eir Civil Engineering Infrastructure around Application Site**



- 11.52 According to Gas Networks Ireland (GNI) mapping, there is no gas infrastructure close to the application site. The nearest high pressure transmission pipe is shown near Virginia, c. 16 km from the application site.

Plate 11-4 GNI Infrastructure Strategic Map



## Settlements and Housing

11.53 Residential housing in the area immediately surrounding the application site principally comprises isolated, single rural dwellings along the local road network. Most housing in the study area has been established for several (>5) years, although there are two residential properties identified as being permitted but not yet built within that timeframe. The locations of properties close to the application site are indicated on **Figure 4-1**, within 250 m, 500 m, 750 m and 1 km offsets from the application boundary. The nearest large settlement cluster is at the village of Dromone, located approximately 4 km to the east of the application site.

## Local Enterprise

11.54 Farm based businesses and forestry are the principal sources of economic activity in the area surrounding the application site. There are also likely to be a number of small home or farm based rural enterprises operating out of local residential properties in the area.

11.55 The principal tourism / amenity resource in the local area is associated with the Loughcrew complex discussed in Chapter 4.

## Waste Management

11.56 Waste produced from the development is minimised. Almost all products and by-products arising from processing will have commercial value so there is no extraction waste. Any fines captured from the washing process are set aside and stored for use in site restoration works.

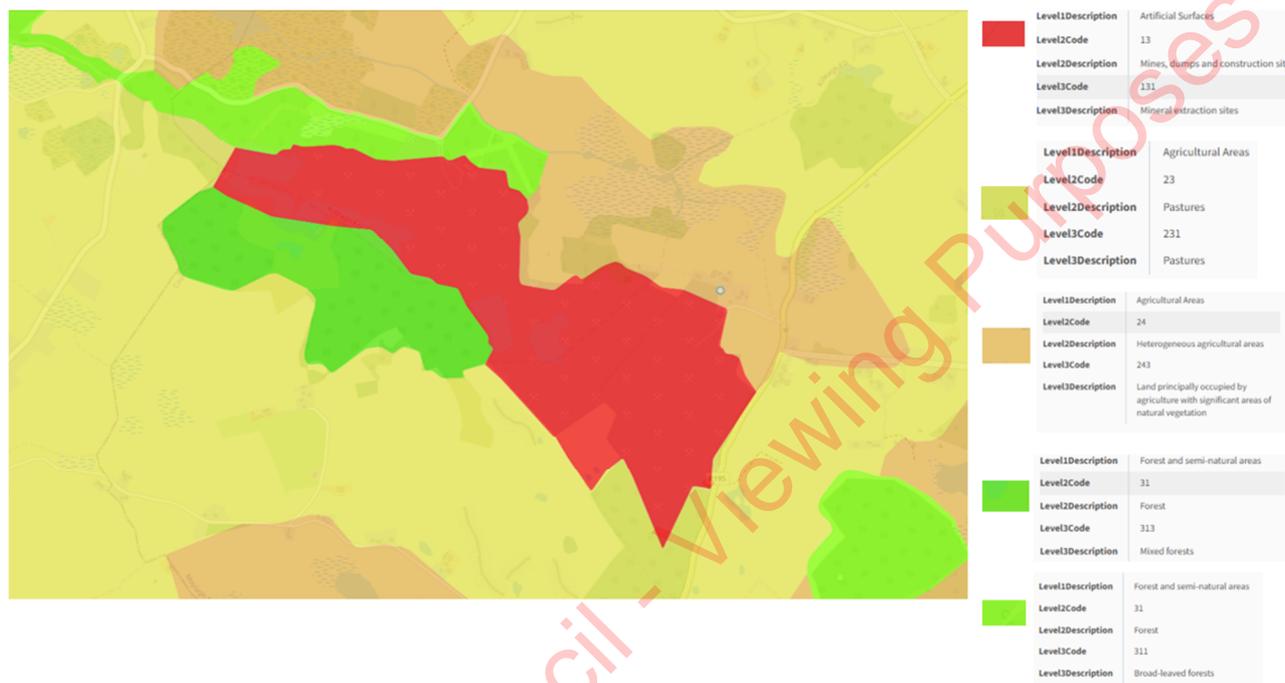
11.57 The limited operational waste materials (e.g. scrap metals) are stored, collected, recycled and/or disposed of by contract with Wilton Waste<sup>3</sup>. A record of volumes of waste oils, used batteries, used tyres, disused plant and machinery and scrap metal arising within the site is kept on site and made available to Meath County Council, in compliance with Condition no. 12 imposed of the Section 47 Agreement.

<sup>3</sup> [Recycling | Scrap Metal | Waste Management | Wilton Waste Recycling | Ireland](#)

## Existing Land Use

- 11.58 The application site (4.2 hectares) comprises an area of former forestry land, which has been previously felled.
- 11.59 None of the lands in the immediate vicinity of the application site which are currently used for agricultural or forestry purposes are zoned for any specific form of future development in the MCDP. **Plate 11-5** shows an extraction from the national Corine Land Use map<sup>4</sup> surrounding the application site.

**Plate 11-3 Corine Land Uses surrounding Application Site**



## Property Receptors

- 11.60 There are approximately 29 residences within c. 1 km of the application site as indicated on **Figure 11-1**. Of these, 7 receptors (dwellings) are identified within c. 500m of the application area.
- 11.61 There are no schools, churches, playing grounds or any other community infrastructure in the vicinity of the application site.

## Impact Assessment

### Evaluation Methodology

- 11.62 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 chapters 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.

<sup>4</sup> <https://gis.epa.ie/EPAMaps/>

## Infrastructure

### Construction and Operational Stage Impacts – Roads

- 11.63 The proposed development will not generate additional traffic movements over the existing public local road network to what are currently permitted and operational at the existing pit.
- 11.64 The existing road network and the proposed haul route has demonstrated its ability to support comparable levels of HGV traffic to and from the existing pit throughout its operation.
- 11.65 An assessment of likely development impacts on the local road network, presented in Chapter 14 (Traffic) of this EIAR, concluded that the development will have a negligible impact on traffic flows on the existing road network and on the junctions assessed.

### Post-Operational Stage Impacts – Roads

- 11.66 On completion of extraction and final restoration activities at the site, there will be a permanent reduction in HGV traffic movements over the local road network leading to and from the application site, with consequent reduction in HGV traffic levels and an improvement in road service levels.

### Construction and Operational Stage – Water Supply and Management

- 11.67 Precautions / mitigation measures will be implemented to ensure that any potential impact of site-based activities on local surface waters and groundwater underlying the application site (e.g. accidental oil or fuel spills) is minimised in order to safeguard and protect potential surface water and groundwater resources.
- 11.68 A detailed assessment of surface water and groundwater risks and measures to mitigate potential impacts are outlined in Chapter 7 (Water) of this EIAR. There will be no impact on water supply arising from excavation works given the lack of public or private supply pipe infrastructure in the area.
- 11.69 An on-site well will continue to supply water for the welfare needs of staff. Drinking water will continue to be supplied by means of bottled water.
- 11.70 The existing proprietary treatment system, comprising treatment unit with percolation area, will continue to treat foul water from the site.
- 11.71 The water management system in place at the established pit will continue to be employed and there will continue to be no discharge of water from the site to surface watercourses in the area.

### Post-Operational Stage Impacts – Water Supply and Management

- 11.72 On completion of extraction and final restoration of the pit, there will be a permanent reduction in direct risks to surface water bodies and groundwater. There will be no long-term requirement for a water supply to the site.

### Construction and Operational Stage Impacts- Utilities

- 11.73 Extraction at the newly proposed pit extension area is not likely to give rise to any short-to-long term impacts on services / utilities.
- 11.74 The works in the area of the underground higher voltage cable running inside the southwestern boundary of the new proposed extension area will be carried out in close consultation with ESB Networks. No works will be carried out within the buffer zone (i.e. within 5m either side of the route). Excavation works at the site do not require any blasting.

- 11.75 There will be no additional requirement for electricity services as a result of the proposed development and the ancillary site infrastructure at the main pit site will continue to be powered by mains electricity from the ESB's national grid.
- 11.76 There is no gas infrastructure in or around the application site, therefore no potential for disturbance of this supply or infrastructure.
- 11.77 Telecommunications cables running along the local roads are sufficiently distant from the new extension area so as not to be potentially impacted.

## Post-Operational Stage Impacts - Utilities

- 11.78 On completion of restoration activities, there will be no long-term risk presented to existing utilities / services around the application site, nor will there be a requirement for introduction of services to the site.

## Waste

### Construction and Operational Stage Impacts

- 11.79 The applicant will control and manage all potential waste streams, to avoid waste generation where possible and to maximise re-use or re-cycling opportunities thereafter in line with current practices at the site.
- 11.80 Any vegetation to be cut and removed off site during the site establishment or subsequent extraction operations will be managed by a landscape contractor and brought to an authorised waste recycling facility.
- 11.81 General office and food waste produced at the site offices will be minimised insofar as possible and the current periodic collection of general / recyclable waste by authorised waste contractors will continue at the site.
- 11.82 Waste oils and batteries will continue to be stored on site in a designated (bunded) area, and domestic waste and scrap metal will be stored on site in designated storage areas adjacent to the site office and will be collected and recycled or disposed of at authorised off-site waste facilities by authorised waste contractors.
- 11.83 The proposed development will comply with all waste management responsibilities prescribed by conditions attached to any future grant of planning permission.
- 11.84 In light of the above, and the limited volume of wastes generated, it is considered that the generation of waste by on-site activities over the period of the extraction and final restoration works will not give rise to any significant short-to-long term effects on local waste collection / off-site waste management capacity.

### Post-Operational Stage Impacts

- 11.85 On cessation of site activities, the proposed development will not have any effect on local waste generation or waste management needs over the longer-term.

## Property Receptors

### Construction and Operational Stage Impacts

- 11.86 The proposed development will give rise to a potential increase in the impact of ambient noise and dust on residential properties and rural based enterprises in the vicinity of the application site. As outlined in Chapters 8 and 10 of this EIAR, a number of mitigation measures are proposed to control and minimise these effects at the properties closest to the application site.

- 11.87 Implementation of the planned measures will ensure that the residual effects of the proposed development on nearby properties during activities at the application site are acceptable and not significant.
- 11.88 As previously noted, precautions / mitigation measures will also be applied to ensure that any potential impact of site-based activities on surrounding surface water bodies and groundwater underlying the application site (e.g. accidental oil or fuel spills) and its associated abstraction / use will be minimised. These measures are outlined in detail in Chapter 7 of this EIAR.

## Post-Operational Stage Impacts

- 11.89 The effects of the proposed development on nearby properties and rural based enterprises will cease on completion of restoration works.
- 11.90 The assessment of landscape and visual impacts presented in Chapter 13 of this EIAR concluded that the proposed development, while the landform will remain altered when the site is returned to an agricultural use, the restored site will integrate into the surrounding landscape, in particular as the hedgerows within the site mature.
- 11.91 On the basis of the foregoing, it is concluded that there would be no likely significant long-term effects on residential property or rural based enterprise as a result of the proposed development.

## Future Land Uses

- 11.92 Implementation of the proposed restoration plan will reinstate the application site to its original agricultural use, which is in line with its current categorisation as per Corine Land Use maps. The completion of these activities therefore will provide a final landform which is in keeping with previous and surrounding land-use.
- 11.93 The proposed development will not effect, or interfere with, any established extractive, rural enterprise or agricultural activities or local residential property at surrounding landholdings over the short and/or long term.

## Unplanned Events

- 11.94 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)”*.
- 11.95 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 proposals and past experience of extraction works at the existing pit;
  - the inert nature of the materials to be extracted and the relatively remote location of the proposed works;
  - the proven industry experience of the applicant, and previous use of similar plant, equipment and technologies to be used in executing the works; and
  - the well-established procedures which will be employed to manage and control the works.
- 11.96 Unplanned events in relation to the proposed development could potentially relate to:
- instability arising from extraction activities at the application site;

- spill from HGVs and other plant or vehicles moving within the site; and
- flooding.

11.97 Effects arising from unplanned events will not have any impact on material assets considered herein. Effects of unplanned events on land and water resources and the local environment are addressed separately in Chapter 6 and Chapter 7 of this EIAR.

## Cumulative / Synergistic Impacts

11.98 A search of planned future developments which may have an impact on material assets in the vicinity of the development was undertaken for approved developments, not yet built or operational, of relevance to the consideration of cumulative impacts in respect of material assets and none were identified.

11.99 Apart from small-scale agricultural and domestic projects only two projects of interest have been noted within a 5 km boundary of the application site. The first is an application for substitute consent for the existing JJ Flood and Sons Ltd quarry that is currently under consideration by An Bord Pleanála (ABP Ref QD17.322189). The JJ Flood site has a substantial history of quarrying at that location, dating back to pre-1963 and the EIA application has been made to An Bord Pleanála to regularise its planning compliance. As can be seen from the preceding information in this chapter, the JJ Flood site is operated and serviced independently, therefore it is not anticipated to have any cumulative impacts with the proposed development in terms of material assets.

11.100 The other development noted is an infill development to restore a previous sand and gravel pit to agricultural use (P. Ref. 24128). That development is located c. 2.7 km east of the Murrens Quarry, on the other side of the R195. Therefore, it is considered adequately remote from the proposed development so as not to represent a potential cumulative impact in terms of material assets.

## Transboundary Impacts

11.101 Given the location and site context of the application site, it is not anticipated that the impacts of the proposed development will have any significant transboundary effects on material assets.

## Interaction with Other Impacts

11.102 It is not anticipated that the effects of the proposed development on material assets will interact significantly with other impacts.

## 'Do-nothing Scenario'

11.103 In a "do nothing scenario", the proposed extraction would not proceed at the application site and there would not be an opportunity to obtain higher quality mineral reserves in the setting of an established sand and gravel pit. The local supply of quality aggregates would not be augmented and would become increasingly restricted. The return of the land at the application site to agricultural use may not occur.

11.104 The site would not be used to maximum advantage and the opportunity would be missed to obtain high quality and desirable sand and gravel from a proven resource.

## Mitigation Measures

### Construction and Operational Stage Impacts

- 11.105 The mitigation of the construction and operational stage impacts of the proposed development in respect of water, air quality, noise, ecology, cultural heritage and traffic are detailed in the relevant Chapters of this EIAR. 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 those set out in other Chapters of this EIAR.
- 11.106 As noted above, the works in the area of the underground higher voltage cable running inside the southwestern boundary of the new proposed extension area will be carried out in close consultation with ESB Networks. No works will be carried out within the buffer zone (i.e. within 5m either side of the route). Excavation works at the site do not require any blasting.
- 11.107 All waste generated at the site will be appropriately stored and removed by licenced contractors.

### Post-Operational Stage Impacts

- 11.108 It is not considered that there are any long-term, post-operational 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.

## Residual Impact Assessment

### Construction and Operational Stage

- 11.109 As no significant effects are anticipated in relation to built assets or waste management and no specific mitigation measures are required in respect of material assets during the construction and operational stage, no residual impact is anticipated.

### Post – Operational Stage

- 11.110 As no significant effects are anticipated in relation to built assets or waste management and no mitigation measures in respect of material assets are required during the post-operational stage, no residual impact is anticipated.

## Monitoring

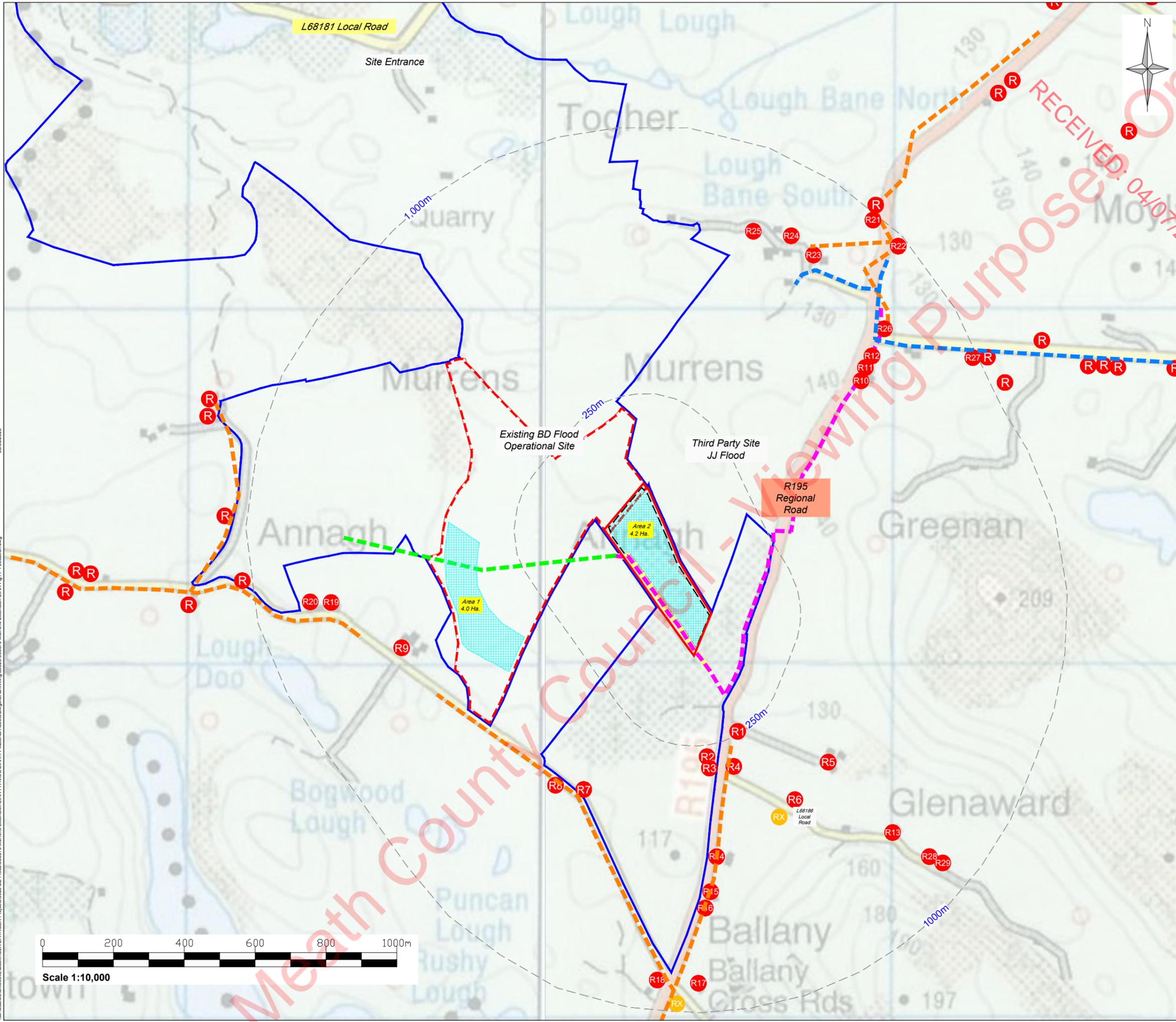
- 11.111 Monitoring, over and above that proposed for environmental emissions in other chapters of the EIAR, is not required or proposed specifically in respect of material asset

**Figures**

**Figure 11-1: Material Assets Map**

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**Notes:**  
 1. Based on *Tailte Eireann Digital maps 2304, 2305, 2367, 2368; 6 inch raster scale maps MH014, MH015, WH004; and 50,000 scale Discovery series maps 41 & 42*

- Legend:**
- Landholding
  - Planning Application Area (c. 5.8 hectares)
  - Proposed Extraction Area (c. 4.2 hectares)
  - Planning Permission KA14/1129 (c. 28.5 hectares)
  - 38KV overhead powerline
  - 38KV underground powerline (with 5m buffer each side)
  - Potable Water Network (Uisce Eireann)
  - Openeir (Telecoms) Infrastructure
  - Distance Off-Sets from Planning Application Boundary  
250m and 1km
  - Residential Property Locations  
*Residences numbered within 1km of Application Boundary*
  - Residential Property permitted within the last 5 years but not yet constructed

Rev	Amendments	Date	By	Chk	Auth



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Client  
 BD Flood Unlimited Company

Project  
 Sand & Gravel Pit Extension  
 The Murrens, Oldcastle, Co. Meath

Figure Title  
 Receptor Location & Material Assets Map

Scale  
 1:10,000 @ A3 SLR Project No.  
 501.065670.00001

Designed smcd	Drawn scmd	Checked lh	Authorised lh
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Date 01/25	Date 01/25	Date 03/25	Date 03/25
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Figure Number  
**Figure 11-1**

