May 2025

Environmental Impact Assessment Report - Volume III

Appendices – Part 1

Proposed Extension to the Agall Quarry, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

MALONE O'REGAN ENVIRONMENTAL

Environmental Impact Assessment Report - Volume III

Proposed Extension to the Agall Quarry, Co. Offaly

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August 2023

Environmental Impact Assessment (EIA) Scoping Report

Proposed development to Agall Quarry Agall, The Rise, Tullamore, Co. Offaly

On behalf of

Condron Concrete Limited

MALONE O'REGAN ENVIRONMENTAL

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Title: Environmental Impact Assessment (EIA) Scoping Report, Proposed development to Agall Quarry Agall, The Rise, Tullamore, Co. Offaly, on behalf of Condron Concrete Limited.

Job Number: E2018

Prepared By: Martin Kearns **Signed:** _____

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Environmental Impact Assessment (EIA) Scoping Report

Proposed development to Agall Quarry Agall, The Rise, Tullamore, Co. Offaly

On behalf of

Condron Concrete Limited

Fortunestown, Tallaght, Dublin 24

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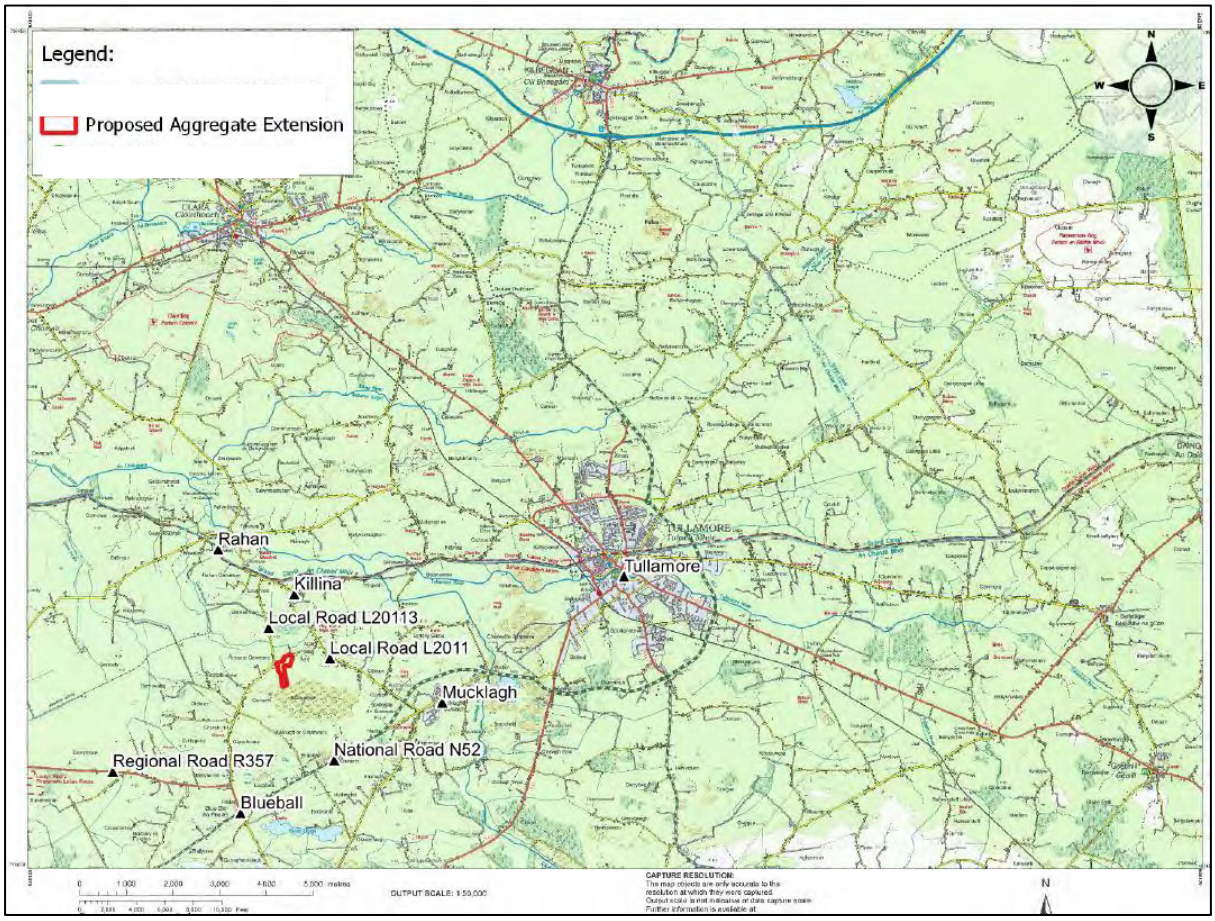
Malone O'Regan Environmental (MOR) has been commissioned by Condron Concrete Limited (CCL) to prepare an Environmental Impact Assessment Report (EIAR) in support of a planning application to Offaly County Council for a proposed development at Agall Quarry, The Rise, Tullamore, Co. Offaly (the Site) The proposed development is for the continuation of use of the existing quarry as authorised under 19.QD0008, extraction of remaining reserves in the existing quarry (3.86ha) and further extension of quarrying activities into available lands (9.97ha) adjoining the western boundary. The proposed development includes access road, parking welfare, fixed plant and weighbridge (2.11ha). It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site (c.6ha @ 2m depth) which formed part of the past Substitute Consent 19.SU0131. Included in the soil recovery facility will be a dedicated office unit, with chemical toilet and canteen. The total site area is 21.94ha. A term of 30 years is sought.

The existing quarry is located approximately 6km southwest of Tullamore town, Co. Offaly. (Ordnance Survey Reference (ITM 626611 722998) Figure 1-1 illustrates the location of the Site.

Figure 1-1: Site Location



The Site will extend the existing quarry into land to the west. These lands are currently under agricultural use by local farmers.

It is proposed that ca. 200,000 tonnes of clean inert soil will be used as fill material in the eastern portion of the Site.

This document outlines the Site details and the methodology that MOR and the guidance documents to be utilised to prepare the EIAR.

1.1 Applicant

CCL is an established business since 1991 and was previously operated by Condron Concrete Works Limited established in 1977. CCL is a 100% Irish owned private company founded in 1969 by Mr. John Condron as a local business, prior to making the firm limited in 1977.

'CCL is a nationally important market leading manufacturer of concrete products used for wastewater and surface water management in civil engineering.

1.2 Existing Development

The Agall Quarry has been in continued operation since circa 1910 and has been operated by CCL since 1985.

The quarry is bounded to the north by a local road and northeast, east and west by agricultural land and Blackwood (commercial woodland operated by Coillte) to the south.

Access to the existing quarry, is via the existing main entrance off the L-20113-2 Local Road. Refer to Figure 1-2 below.

Figure 1-2: The Agall Quarry

Existing quarry operations involve the extraction and dry screening of aggregate materials on a daily basis. There is no requirement for the washing of aggregate onsite. All operations are above the local winter groundwater table. A minimum depth of 5m of sands and gravels above the groundwater table remain in situ with a pit floor of ca.64mOD present within the quarry.

The average quarry floor depth is 66maOD (Malin Head) and the average ridge height is 79maOD (Malin Head). The development presently utilises mobile machinery to work the pit face, consisting of an excavator and two screening plants to satisfy end use requirements. Occasionally further processing is undertaken at the fixed plant located within the quarry to further process excavated aggregates.

Internal quarry trafficked routes have not been delineated or surfaced but are obvious and these routes are indicative of the working vehicle paths that have been used to transport extracted material from the quarry over the years. Current operations utilise an average of 10 to 15 heavy good vehicle movements out of the Site carrying aggregate per day.

The existing quarry operations that commenced in 1913 predated the Local Government (Planning and Development) Acted 1963. Therefore, the quarry historically operated as a pre-63 site.

Under Section 261 of the Planning and Development Act 2000, the Site was registered by CCL with Offaly County Council, reference QY28.

Under an amendment to Section 261 (Section 261A), Offaly County Council determined that CCL should apply to an Bord Pleanála for substitute consent in respect of the Site which CCL complied with (reference PL19.SU0131). The Board, in accordance with section 177K of the Planning and Development Act, 2000, as amended, decided to GRANT substitute consent in accordance with 6 conditions.

A further successful application was submitted on behalf of CCL to an Bord Pleanála for further prospective development at the Site in 2018 (Ref 19.QD.008). This application sought "The further quarry development in respect of a quarry which is the subject of a current Substitute Consent Application (SU19.SU0131) to include an extension of the area of the quarry by circa 9.78Ha. which area will be utilised for extraction to 54mOD in line with the existing quarry floor. The extension area will also be utilised for dry screening and short-term stockpiling of aggregates. This further development application additionally provides for haul routes, road access, mobile & fixed dry screening plant, stockpiling areas, and associated power & water infrastructure in the existing and extended quarry areas."

The Board, in accordance with section 37N of the said Act, decided to GRANT permission to further develop the quarry, in accordance with 21 conditions in an order dated 27th April 2017. In terms of on-going operations, the conditions note the following:

3. This grant of permission to further develop a quarry shall be for a period of 20 years from the date of this Order.

4. No extraction shall take place below a level of 5 metres over the water table.

5. The proposed development shall only operate between 07:00 and 19:00 on Monday to Friday and between 08:00 sand 14:000 on Saturdays. No activity shall take place outside these hours or on Sundays or public holidays.

The existing authorised activities are shown in Figure 1-2 above. Within a period of 6 years ca. 33% of the sought reserve has been extracted, owing to favourable market conditions.

1.3 Description of the Site

The proposed development is for the continuation of use of the existing quarry as authorised under 19.QD0008, extraction of remaining reserves in the existing quarry (3.86ha) and further extension of quarrying activities into available lands (9.97ha) adjoining the western boundary. The proposed development includes access road, parking welfare, fixed plant and weighbridge (2.11ha). It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site (c.6ha @ 2m depth) which formed part of the past Substitute Consent 19.SU0131. Included in the soil recovery facility will be a dedicated office unit, with chemical toilet and canteen. The total site area is 21.94ha. A term of 30 years is sought.

It is further proposed that the operational ground level within the western extension will be lowered to a finished floor level of ca. 61mOD, maintaining a 2m buffer to the groundwater high water table. Additionally, lands located to the east of the currently working pit, which have

available aggregate remaining, are proposed to be excavated down to the surrounding pit floor level of ca. 64 mOD. Previous successful application extracted material 5m above the high groundwater table. This was because of a shortage of preparation time for the Section 37L resulting in applying the precautionary principle for that application. In the interim period, over 6 years' worth of groundwater data has been accumulated. The 2m cover is in line with An Bord Pleanála historical conditioning in such instances.

The proposed development will enable existing operations on-site to continue for 20 - 30 years. It is estimated that a further 1,770,000m^3 of aggregate is in the areas subject to this planning application. Current operations include the extraction and dry screening on a daily basis of between 240-450 tonnes. The number of loads per day is influenced by the requirements for materials at the CCL manufacturing facility in Arden, Tullamore.

The proposed development for extraction will consist of 4 land folios:

- OY307F (ca. 6.23ha),
- OY3342F (ca. 3.77ha),
- OY17301 (ca. 2.72ha) and,
- OY13435 (ca. 1.12ha).

It is proposed that these lands will be extracted in a phased manner. However, the phases will be dictated by the different grades of material that are available in certain areas and the volumes of each specific grade that are required for operations. It is currently anticipated phases will be operated sequentially, starting with Phase 1 in the southern portion of folio OY307F prior to moving operations over a 20–30-year programme in a northerly direction. This will maximise the initial operational distance from local sensitive receptors.

The proposed operation will have 3 distinct stages:

- Stage I: Removal of topsoil and overburden;
- Stage II: Aggregate Extraction and Processing; and,
- Stage III: Restoration.

The proposed development will extract the Site to a depth of 12 to 14 metres below existing ground level to obtain usable aggregate material, this will create a quarry floor ca 2-3m lower in elevation to the existing quarry development.

Plant used on site will incorporate the existing plant and machinery, which includes:

- Loading Shovel x2;
- Excavator;
- Mobile screening plant x2; and,
- Bulldozer (occasionally on site for Stage I and Stage III works).

Extracted material will be stockpiled short-term on-site, prior to loading and transportation to the CCL Ardan Tullamore manufacturing facility.

The proposed development will not require any new or additional plant or machinery. The proposed development will not require the addition of water, wastewater or electricity. As part of this development, it is proposed that a well within the existing Site (reference PW1) will be utilised. This water is utilised to supply dust suppression water along the existing haul road, fill the existing truck wheel wash and, if necessary, a mobile bowser for spraying over aggregate stockpiles.

It is proposed that all boundaries with future neighbouring landholdings will be graded to create a stable angle of repose for the aggregate material present. Buffers of 5m will be maintained between the top of this slope and the edge of the closest boundary hedge.

It is proposed that in the north-western boundary where the Site bounds the four (4No) residential properties. It is proposed to leave a 30m setback from the site boundary. A berm with planting will be constructed 10m from the boundary.

It is proposed to seek permission to import ca. 200,000tonnes of inert clean soil to be used as fill material to cover an area of ca. 6ha to a depth of ca.2m on the eastern boundary of the Site where excavation activities have ceased. This land is mostly within land folio OY17301, with a potion, ca. ha, extending into land folio OY14077F. The fill area is covered by the current Substitute Consent Application (SU19.SU0131). This will enable the return of the land to agricultural usage.

Operational hours at the proposed development will be unchanged from existing operational hours of 07:00am to 07:00pm Monday to Friday inclusive and 08:00am to 02:00pm on Saturdays. There will be a minor, less than 2 persons, increase to the existing staffing structures, and additional employee welfare facilities are proposed to be installed, including a dedicated office unit, with chemical toilet and canteen.

It is proposed truck movements will be ca. 50-60 loads per typical day, inclusive of both incoming inert soils and out-going aggregates, predominately in articulated truck units.

The nature of the development results in no waste. Soils and top-soils removed during Stage I works will be stockpiled and utilised in Stage III for the restoration remediation of the lands. There will be no canteen on-site, therefore there will be no associated waste arising from employees. Where food is brought onto the site by drivers or workers, it will be kept within the cab/vehicle. These practices will be as per existing practices at the operational Site.

2 LEGAL AND PLANNING CONTEXT

2.1 Legal Context

The Planning and Development Act 2000 (as amended) forms the foundations for planning regulation in Ireland. This Act covers a large range of planning-related issues and combines a wide range of legislation under its guidance in one place.

The specific requirements for planning development are outlined within the Planning and Development Regulations 2001 as amended. These Regulations implement the Planning and Development Act, 2000. They consolidate all previous Regulations and replace the Local Government (Planning and Development) Regulations 1994-2000.

On 14th April 2014, the EIA Directive (2014/52/EU) was adopted, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment. The directive was transposed into Irish law through Statutory Instrument S.I. No. 296 of 2018 with a commencement dated 1st September 2018.

Developments that require EIA are specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended), as follows:

- Schedule 5 sets out the criteria for assessing whether a mandatory EIA is required for a development. It transposes Annex I and Annex II of the EU EIA Directive (85/337/ECC as amended) into Irish law under Parts 1 and 2 of the schedules.

There are no new criteria for EIA projects under the 2014/52/EU Directive.

Schedule 7 sets out the criteria for assessing whether a project is likely to have “likely” and “significant” effects on the environment, in which case an EIA is also required where the proposed project or development is listed under Schedule 5 but is not mandatory under Part II thresholds. These criteria include the following:

- “Characteristics of proposed development”;
- “Location of proposed development”; and,
- “Characteristics of potential impacts”.

The Environmental Impact Assessment Report is the document prepared by the proposer of a project setting out the effects (both positive and negative) that the proposed development would have on the environment.

2.2 Planning Context and Zoning

The land is outside the Local Area Plans developed and proposed within Offaly, and there is no specific zoning identified within the county wide Offaly County Development Plan (CDP) 2021-2027 for the Site.

A review of the planning history for the Site will be conducted as part of the EIAR. From a high-level review of the Offaly County Council Planning GIS viewer, it has been identified that there are planning files associated with the commencement of quarry activities in the area.

2.2.1 Planning Policies & Guidance

The following national, regional and local policies and guidance will be reviewed:

- Project Ireland 2040, National Planning Framework;
- National Development Plan 2021-2030;
- Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019;

- Offaly County Development Plan, 2021 – 2027;
- Spatial Planning and National Roads Guidelines (2012)
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009).
- Sections 261 of the Planning and Development Act 2000 (as amended).
- Environmental Management Guidelines – Environmental Management in the Extractive Industry.
- Quarry and Ancillary Activities – Guidelines for Planning Authorities.
- Irish Concrete Federation (2009) Environmental Code: Second Edition
- Geological Heritage Guidelines for the Extractive Industry – Geological Survey of Ireland.
- Code of Practice between the department of the Environment, Heritage and Local Government and the Irish Concrete Federation 2009.
- Irish Concrete Federation Essential Aggregates Providing for Ireland's Needs To 2040.

Guidance specific to the individual chapters of the EIAR will be listed in section 3 below.

3 ENVIRONMENTAL IMPACT ASSESSMENT

3.1 Proposed Structure and Contents of EIAR

The EIAR will be prepared in accordance with the following guidance documents:

- EU Guidance Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report;
- EPA Advice notes on current practice in the preparation of Environmental Impact Statements; and,
- EPA Guidelines on the Information to be contained in Environmental Impact Assessment Reports(2022).

The EIAR will contain the following key sections:

Non-Technical Summary

An overview of the proposed development, its location, the identity of the applicant, and the reason the EIAR was prepared. The Non-Technical Summary is a review of the main EIAR text to enable clear identification of significant impacts, relevant mitigation measures where required and the residual impacts.

Description of the Proposed development

A full description of the proposed development in physical and functional terms during the Site preparation, operational and restoration stages.

Main Alternatives Considered

A summary of the alternatives considered in respect of the proposal and environmental aspects will be included within the EIAR, including alternative site layout and site use.

Assessment of Environmental Impacts

The significance of the impact of the proposed development on various aspects of the environment will be assessed under the headings set out in section 3.2.

3.2 Aspects of the Environment Considered in the EIAR

The EIAR will address the following environmental aspects:

- Population and Human Health;
- Biodiversity, Land-use;
- Air & Climate;
- Water (Hydrology and Hydrogeology),
- Lands and Soils;
- Noise and Vibration;
- Landscape and Visual Impacts;
- Cultural Heritage;
- Material Assets including traffic and waste; and
- Interaction of the above.

As far as practicable, the examination of each aspect of the environment will be undertaken as follows:

- The Receiving Environment (“baseline”) - A description of the specific receiving environment into which the proposed development will fit.
- The Characteristics of the Site - A projection of the specific “load” on each particular aspect of the environment which the proposed development would be likely to generate.

- The Potential Effects of the proposed development - A general description of the probable or 'likely' effects which the proposed development would be likely to produce.
- Cumulative Effects of the Proposed development – The cumulative effects of the development will be assessed where relevant.
- Mitigation Measures - A description of any specific remedial or reductive measures considered necessary and practicable, resulting from the assessment of potential effects.
- Residual Effects of the Proposed development - The assessment of the significance of direct and indirect effects of the proposed development arrived at after mitigation measures have been employed.
- Interactions - A description of interactions of each environmental discipline with other environmental attributes.
- Monitoring - A description of any monitoring of effects on the environment which might be necessary, covering the monitoring methods and the agencies responsible for their implementation.
- Reinstatement - Where required, a description of reinstatement measures and the agencies responsible for their implementation.
- Difficulties Encountered - An indication of the difficulties encountered, if any, during the compilation of information.

3.3 Description of the Proposed Assessments

3.3.1 Population and Human Health

The existing quarry has been operational by CCL since 1985 and in operation as a quarry since 1913, indicative of the long history quarrying has in the locality. It is envisaged that the proposed development will commence following the exhausting of aggregate from the current quarry, therefore, providing an aid to securing existing local employment in the medium term. However, no significant additional employment is expected from this application. An assessment on population is therefore not proposed within the EIAR, as the proposed development is not likely to have significant likely impacts on population, either positively or negatively.

However an assessment of the local population and the sensitivity of the receiving environment to development and to specifically the extension of the proposed development will be assessed in light of the HSE guidance for EIA and the IEMA guidance for Determining Significance for Human Health in Environmental Impact Assessments.

The proposed development does present potential for effects on human health through various mediums (air, water, soil, noise etc.). These effects will be assessed in detail in the respective chapters of air quality and climate, noise and vibration, water (hydrology and hydrogeology), and lands and soils.

3.3.2 Biodiversity

This chapter of the EIAR aims to establish the baseline ecological status of the Site and its immediate surroundings and to assess the potential impacts of the proposed development on biodiversity. A detailed ecological appraisal will be carried out by a suitably qualified MOR Ecologist in line with '*Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine'* (2018 and revisions).

As a starting point, the following parameters will be used for the desk-based study: 2km for protected species, 15km for European sites and 5km for nationally protected sites. The desk-based study will involve a review of the following resources:

- Aerial maps of the Site and surrounding area;

- The National Parks and Wildlife Service (NPWS) website was consulted with regard to the most up to date detail on conservation objectives for the Natura 2000 sites relevant to this assessment (https://www.npws.ie/);
- The National Biodiversity Data Centre (NBDC) website was consulted with regard to species distributions (https://maps.biodiversityireland.ie/Map);
- The EPA Maps website was consulted to obtain details about watercourses in the vicinity of the Site (https://gis.epa.ie/EPAMaps/); and,
- The Offaly County Council Planning Portal was consulted to obtain details about existing / proposed developments in the vicinity of the Site (offalycoco.ie).

In addition, a habitat survey will be undertaken to assess the quality of the habitats on and bordering the Site and to identify the potential for these habitats to support other features of nature conservation importance such as species afforded legal protection under either Irish or European legislation. The habitat survey will be undertaken using *Fossitt's Guide to Habitats in Ireland* and will be conducted in line with the following guidance documents:

- Heritage Council's 'Best Practice Guidance for Habitat Survey & Mapping';
- NRA, 'Guidelines for Assessment of Ecological Impacts of National Roads Schemes';
- DoAHG, *'Guidelines for the Protection of Biodiversity within the Extractive Industry'*;
- NRA, 'Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes;
- Scottish Badgers, 'Surveying for Badgers: Good Practice Guidelines,';
- The Mammal Society, *'Surveying Badgers*,'; and,
- NRA, *'Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes'*.

The habitat survey will take full cognisance of any species protected under the Flora (Protection) Order 2022 (S.I. No. 235/2022) or listed on Ireland Red List No. 10: Vascular Plants .

Given the proposed removal of hedgerow / treelines onsite, specialist bat surveys will be undertaken in line with the following guidance:

- DoEHLG, 'Bat Mitigation Guidelines for Ireland'; and,
- BCT, '*Bat Surveys for Professional Ecologists Good Practice Guidelines'*.

In addition to the bat surveys, breeding bird surveys will be undertaken in line with the following guidance:

- BTO - A Field Guide to Monitoring Nests; and,
- Common Bird Census (CBC) Methodology in *Bird Monitoring Methods*.

An assessment will be undertaken to assess the quality of the hedgerows onsite and the woodland boundary and to ensure that appropriate buffer zones are in place.

The potential impact on biodiversity from the proposed development will be assessed to include the Site preparation works and operational activities across the Site. The scale of activities onsite will be considered when determining the zone of influence. When identifying suitable mitigation measures for the protection of biodiversity against potential impacts arising from the proposed development, the following guidance will be referred to:

- C741 – 'Environmental Good Practice on Site (4th Edition)';
- NRA, 'Guidance for the Treatment of Badgers Prior to the Construction of National Road Schemes';
- NRA, *'Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes;' and,*

- NRA, 'Guidance on the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads.

The assessment shall also include a plan for the restoration / aftercare of the Site.

In addition to the EIAR, a Stage One: Screening for Appropriate Assessment (AA) will be undertaken to identify potential impacts on European designated sites. The AA will be prepared in accordance with the following documents:

- European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC,
- the European Commission Guidance 'Managing Natura 2000 Sites' and the OPR Guidance 'Appropriate Assessment. Screening for Development Management'
- The Guidance for Planning Authorities published by the Department of Environment, Heritage and Local Government.

3.3.3 Water (Hydrology and Hydrogeology)

Hydrology and hydrogeology are highly interlinked, and as such a comprehensive joined assessment is proposed to clearly lay out the in-combination effects. The EIAR will assess the potential impacts of the proposed development on both groundwater and nearby surface water if required.

The EIAR will present existing hydrogeological conditions at the Site and assess the potential impacts posed by the proposed development, including current water management at the Site, local groundwater and any surface water bodies, groundwater abstractions for public/private supply and surface water features.

MOR will utilise the on-going and historic groundwater monitoring undertaken across the existing operational Agall Quarry to develop the understanding of the effects from the proposed development.

Detailed site investigations will be carried out as part of the hydrogeological assessment of the proposed development which will include:

- Walkover survey and topographical and geophysical mapping;
- Desk-based review of the existing ground conditions utilising published Geological Survey of Ireland (GSI);
- Installation of two (2No.) new monitoring wells on the proposed development lands;
- Continuous groundwater level monitoring (Four (4No) monitoring wells at existing Quarry and two (2No) no. groundwater wells in the area of the proposed extension); and
- Two 2 no. rounds of groundwater sampling.

The hydrogeological assessment will be conducted in accordance with all relevant guidelines, and suitable mitigation measures will be outlined where necessary to avoid significant effects on the water environment. Where required, mitigation measures will be specified within the EIAR to avoid significant effects.

The following guidelines will be the guidelines used during the assessment:

- Institute of Geologists Ireland (IGI) Guidelines for Preparation of Soils, Geology & Hydrogeology Chapters in Environmental Impact Statements;
- National Roads Authority (NRA) Guidelines on Procedures for Assessment and Treatment of Geology, Hydrology and Hydrogeology for National Road Schemes;
- CIRIA–C532 - Control of Water Pollution from Construction sites - Guidance for Consultants and Contractors;

- Department of Environment, Heritage and Local Government Quarries and Ancillary Activities - Guidance for Authorities;
- EPA Environmental Management in the Extractive Industry (Non-Scheduled Minerals);
- Groundwater Regulations 2010 (S.I. No. 9 of 2010) as amended (S.I. No. 149 of 2012 and S.I. No. 366 of 2016);
- Surface Water Regulations 2009 (S.I. No. 272 of 2009) as amended (S.I. No.327 of 2012 and S.I. No.386 of 2015 and S.I. No. 77 of 2019); and
- European Union (Drinking Water) Regulations 2014 (S.I. No. 122 of 2014) as amended (S.I. No. 464 of 2017 and S.I. No. 286 of 2022).

3.3.4 Land, Soils and Geology

The EIAR will assess the potential impacts of the Site on soils, geology and land use for the proposed development (extraction and importing inert soil). A desk-based evaluation on soils and geology will be undertaken. The assessment will involve:

- Characterisation of the receiving environment by completing a desk-based review of the existing ground conditions utilising published Geological Survey of Ireland (GSI) information and other publicly available information; and,
- The impact assessment will examine any proposed removal of topsoil and overburden during Phase I of the proposed development.

Detailed site investigations will be carried out as part of the land, soils and geological assessment of the proposed quarry extension which will include:

- Walkover survey;
- Geological logging of two (2no.) new monitoring wells to assess that future operations of the quarry extension area are continuously to be undertaken above the water table;
- Review of geo-physical surveys of the Site; and,
- Assessment of historical site investigation borehole logs within the existing Quarry.

The soils and geology assessment will be conducted in accordance with all relevant guidelines, and suitable mitigation measures will be outlined where necessary to avoid significant effects on the land, soils and geological environment. The following guidelines will be used for this assessment:

- Institute of Geologists Ireland (IGI) Guidelines for Preparation of Soils, Geology & Hydrogeology Chapters in Environmental Impact Statements;
- National Roads Authority (2008): Guidelines on Procedures for Assessment and Treatment of Geology, Hydrology and Hydrogeology for National Road Schemes;
- Department of Environment, Heritage and Local Government: Quarries and Ancillary Activities - Guidance for Planning Authorities;
- EPA Environmental Management in the Extractive Industry (Non-Scheduled Minerals), and,
- Institute of Environmental Management & Assessment (IEMA) Guide: A New Perspective on Land and Soil in Environmental Impact Assessment

3.3.5 Air Quality

The potential impacts on air quality will be assessed under the three broad stages of the proposed development:

- Construction – removal of topsoil;

- Operations – quarry activities including the removal of aggregate, transport/deposition; importing of inert soils and
- Restoration – levelling of the Site, planting/aftercare.

A desk-based review of existing dust monitoring results will be conducted and will be used to assess any potential likely impacts on air quality.

The methodology proposed by the UK Institute of Air Quality Management (IAQM) in their Guidance on Mineral Dust for Planning will be used to determine the potential impacts on sensitive receptors (within 400m of the proposed development) to disamenity dust and the health effects of PM_{10} exposure.

These assessments will consider potential dust generation from typical quarry activities (e.g. HGV movements, stockpiling, aggregate separation and site clearance) and determine the likely effects on sensitive receptors.

Ongoing Bergerhoff dust monitoring at boundaries will be reviewed and assessed in relation to existing compliance and likely predicted future compliance, along with the data derived from a short-term deployment of a particulate meter (PM10) unit, which data will be related to nationally collected Environmental Protection Agency (EPA) data set.

3.3.6 Climate

The potential impacts on climate will be assessed by determining the levels of greenhouse gases emitted by the Site during a typical year of operation.

Generally, greenhouse gases are grouped into three categories:

- Scope 1: Emissions directly associated with the operations of the development (plant equipment, facility owned vehicles, employee vehicles etc.)
- Scope 2: Indirect emissions associated with the operations of the development. This mainly relates to the use of electricity associated with the Site (lighting, wheel washes, buildings onsite etc)
- Scope 3: Indirect emissions not directly associated with the development. This will mainly relate to the movement of HGVs during the typical operations of the quarry.

Based on the information available, estimations on greenhouse gases will be calculated for both the extension area and the entire Site. The assessment of greenhouse gases will follow IEMAs Guidance on *Assessing Greenhouse Gases and Evaluating their Significance.*

A Climate Change Vulnerability Assessment will also be completed following the methodology proposed by the European Commission's *Technical Guidance on the climate proofing of infrastructure in the period 2021-2027.* A desk-based review of available climate data, online resources (such as the Global Facility for Disaster Reduction and Recovery) and local area climate action plans to determine the potential vulnerability of the proposed development to climate hazards. Will also include a review of Offaly County Council carbon action plan.

3.3.7 Noise and Vibration

The EIAR will assess both noise and vibration arising from the proposed development.

Noise and vibration will be assessed under the three broad stages of the Site development:

- Construction – removal of topsoil;
- Operations – quarry activities including the removal of aggregate, transport/deposition; and
- Restoration – levelling of the Site, planting/aftercare.

The noise assessment will take cognisance of World Health Organisation research along with UK and Irish guidance specific to activities in the outdoors and quarrying works.

A baseline noise survey will be completed to characterise the daytime ambient acoustic characteristics. This will be completed in line with ISO 1996 Part 1:2016 '*Acoustics – Description, measurement and assessment of environmental noise Part 1: Basic quantities and assessment procedures.*'

The assessment will be based on the following IOA IEMA Guidelines For Environmental Noise Impact Assessment and BS5228:2008 (+Annex A1:2014). Furthermore, an assessment of noise and vibration to the emission limit values set out within the document '*Environmental Management Guidelines: Environmental Management in the Extractive Industry*' (EPA 2006) will be carried out and presented.

Vibration will be assessed and the measures incorporated to manage any activities likely to result in notable vibration off-site. Where relevant, further mitigation will be identified. The acoustics assessment will extend beyond the Site boundaries to the closet noise sensitive receptors and will include site modelling of the future noise emission compared to existing ambient background levels and to standard industrial quarry limits.

3.3.8 Landscape and Visual

The EIAR will examine the potential impact to the physical landscape, landscape character and visual amenity because of the Proposed Development.

The Landscape and Visual Impact Assessment (LVIA) for the Site involves a desktop study to identify relevant landscape and visual designations and sensitive visual receptors, followed by fieldwork to establish the landscape character of the receiving environment and select potential viewpoints. A 2km study area will be used.

The LVIA will consider criteria for assessing the potential impacts on the landscape, including landscape character, value, sensitivity, magnitude of likely impacts, and significance of landscape effects. The sensitivity of the landscape receptor and the magnitude of the predicted landscape impact will determine the significance of the landscape impact.

The visual impact of the Site will also be assessed by considering the sensitivity of visual receptors and the magnitude of the visual effect. The magnitude of visual effects will be determined based on the relative visual dominance of the Site and its effect on visual amenity. The significance of visual impacts will be determined as a function of visual receptor sensitivity and visual impact magnitude.

In addition to assessing the significance of landscape and visual effects, the LVIA will also consider the quality and timescale of the effects, categorizing them as temporary, short-term, medium-term, long-term, or permanent.

The assessment will be carried out in accordance with the Landscape Institutes '*Guidelines for Landscape and Visual Impact Assessment*' (3rd edition, GLVIA3), 2013 (UK) and '*Landscape and Landscape Assessment Consultation Draft Guidelines for Planning Authorities*', 2000 – Department of the Environment and Local Government.

3.3.9 Cultural Heritage

This Chapter of the EIAR addresses the impacts on the archaeological, architectural and cultural heritage of the Site, and the surrounding area of the proposed development. The study complies with the requirements of Directive EIA 2014/52/EU and the criteria and definitions for describing effects are drawn from the 2022 EPA Guidelines.

The study area to be examined utilises information from the:

- Record of Monuments and Places (RMP) of County Offaly;

- The Sites and Monuments Record;
- The Offaly County Development Plan 2021-2027;
- The National Inventory of Architectural Heritage;
- Aerial photographs;
- Excavation reports;
- Cartographic;
- Documentary sources;
- A field inspection.

Interactions with other environmental topics, including acoustics and visual impact will be assessed. Where relevant, further mitigation will be identified.

3.3.10 Material Assets

The EIAR will examine the potential impact of the Proposed Development during the operation phase regarding traffic, roads and waste management.

Traffic & Roads

The travel route from the Site to the concrete manufacturing facility (Condron Concrete Ltd Ardan Road manufacturing plant) will be maintained as the current established route.

The impact on road traffic arising from the construction phase and the operation of the proposed development, on the surrounding road network, will be assessed considering the Institute of Highways and Transportation; Guidelines for Traffic Impact Assessment (TIA). Traffic counts will be undertaken as part of the Traffic Impact assessment to confirm existing traffic volumes using this road. Site specific traffic count data will be obtained from the surrounding road network that will be used to inform the TIA.

Cumulative effects of the future operations at the Site will be carefully integrated into the assessment.

Waste Management

The potential impacts of the proposed development on solid waste management in the area during the construction and the operational phase will be examined. The assessment will be undertaken by means of a desk-based review of all relevant existing information, published EPA documents, and regional and national documents on solid waste management. The proposed development and its potential impact, both positive and negative, on the existing waste infrastructure both locally and nationally will be assessed.

4 ALTERNATIVES, INDIRECT AND CUMULATIVE IMPACTS

Both, the operational Site and 'do-nothing' scenario for the Site will be assessed. Furthermore, the cumulative effects of the future operations at the existing quarry will be carefully integrated into the assessment.

A review of the planning file for other developments in the locality and the continued operation of other CCL operations will form part of the EIAR.

5 CONSULTATION

This document forms the consultation document for the project and has been issued to relevant prescribed bodies. Responses to the project, specifically in relation to the scope and extent of the proposed environmental assessment are requested to be sent to the MOR offices within 6 weeks from the date of the issue. Submissions from the prescribed bodies will be taken into consideration when preparing the EIAR.

Correspondence should be submitted to the following address:

Malone O'Regan Environmental

Ground Floor - Unit 3

Bracken Business Park

Bracken Road, Sandyford

Dublin 18, D18 32Y

Or alternatively to: admin@mores.ie

To ensure that the response finds the relevant persons, in all correspondence ensure to reference the project as:

- E2018 Proposed development Agall Quarry.

APPENDIX 1-1

From: Admin - (Mores)
To: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Subject: E2018 - Proposed Development to Agall Quarry
Date: Tuesday 29 August 2024 14:24
Attachments: 230818 - E2018 Scoping Report Document - Final Rev01 (1).pdf

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

RECEIVED: 23/05/2025

APPENDIX 1-2

Outlook

[BULK] Automatic reply: E2018 - Proposed Development to Agall Quarry

From Info Opw <info@opw.ie>
Date Tue 2023-08-29 14:24
To Admin - (Mores) <admin@mores.ie>

Thank you for your email to the Office of Public Works.
Your query has been forwarded to the relevant section within the OPW for direct reply.
If you do not receive a response within 20 working days, please email this address again for further assistance.

All Media queries should be emailed to pressoffice@opw.ie

This is an automated response. Please do not respond to this email.

Go raibh maith agat as an ríomhphost uait chuig Oifig na nOibreacha Poiblí.
Seoladh do cheist chuig an rannóg chuí taobh istigh den OPW a thabharfaidh freagra díreach duit.
Sa chás nach bhgaigheann tú freagra taobh istigh de 20 lá oibre, seol ríomhphost chuig an seoladh seo arís le do thoil, chun cúnamh breise a fháil.

Ba chóir ceisteanna meáin a sheoladh trí ríomhphost chuig pressoffice@opw.ie

Is freagra uathoibrithe é seo. Ná seol freagra ar an ríomhphost seo le do thoil.

Communications

Oifig na nOibreacha Poiblí
Office of Public Works

Sráid Jonathan Swift, Baile Átha Troim, Co na Mí, C15 NX36
Jonathan Swift Street, Trim, Co Meath, C15 NX36

T +353 46 942 6000
https://https://gov.ie/opw

Outlook

Automatic reply: E2018 - Proposed Development to Agall Quarry

From info <info@fisheriesireland.ie>
Date Tue 2023-08-29 14:26
To Admin - (Mores) <admin@mores.ie>

Dear sender,

Thank you for your contact.

This email address is monitored by the reception desk in Citywest and your email will be forwarded to the most appropriate staff member for follow-up.

You can expect an acknowledgement of your email within 5 working days (as per IFI's Customer Charter).

Kind regards

Customer Service

Inland Fisheries Ireland

Outlook

Automatic reply: E2018 - Proposed Development to Agall Quarry

From INFO <Information@tii.ie>
Date Tue 2023-08-29 14:25
To Admin - (Mores) <admin@mores.ie>

A Chara,

Admhaíonn Bonneagar Iompair Éireann go bhfuarthas do ríomhphost.

Eiseofar freagra ar d'fhiosrúchán in am trátha.

Le gach dea-mhéin,

An tAonad Rialála agus Riaracháin
Bonneagar Iompair Éireann

Dear Sir/Madam,

Transport Infrastructure Ireland acknowledges receipt of your email.

A response to your enquiry will issue in due course.

Kind regards,

Regulatory and Administration Unit
Transport Infrastructure Ireland

In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasaí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

TII processes personal data provided to it in accordance with its Data Protection Notice available at https://www.tii.ie/about/about-tii/Data-Protection/

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag https://www.tii.ie/about/about-tii/Data-Protection/?set-lang=ga

TII E-mail system: This email and any files transmitted with it are confidential and intended solely

for the use of the individual or entity to whom they are addressed. If you have received this email in error then please notify postmaster@tii.ie and delete the original including attachments.

Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do postmaster@tii.ie, le do thoil, agus scrios an ríomhphost bunaidh agus aon cheangaltáin.

Outlook

Automatic reply: E2018 - Proposed Development to Agall Quarry

From DIG <Dig@gasnetworks.ie>
Date Tue 2023-08-29 14:24
To Admin - (Mores) <admin@mores.ie>

Dear Sir/Madam,

Thank you for your e-mail enquiry.

Did you know that Gas Networks Ireland has launched an online version of its Dial Before You Dig (DBYD) mapping service. The new online service, which compliments the existing DBYD phone and email service, will make it easier than ever to check whether there are underground gas pipes on site before you commence work.

If your intended excavation is within 10m. of the Transmission Network, work must not proceed until Gas Networks Ireland has been consulted on 1800 42 77 42. If in doubt, contact Gas Networks Ireland.

To avail of the service simply register online, search to your area of interest and generate a map of the gas network. DBYD Online is a 24 hour service, available 7 days a week, 365 days a year.

https://www.gasnetworks.ie/home/safety/dial-before-you-dig/dbyd/user/index.xml

Maps generated from DBYD Online are consistent with the maps currently provided from dig@gasnetworks.ie. Maps from the online system have the added benefit of being rendered in colour.

Gas Networks Ireland encourage you to use the DBYD online to generate your gas network map.

All routine requests to dig@gasnetworks.ie for gas network maps will be directed to Dial Before You Dig Online.

Any non-routine requests will be responded to from dig@gasnetworks.ie in the normal manner.

Thank you,

Dial Before You DigTeam.

---

athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimiscthe agus féadfar é a bheith neamhdhleathach. Níl Líonraí Gáis Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Líonraí Gáis Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmiscthe na faisnéise seo. Níl Líonraí Gáis Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scrios an t-ábhar ó gach aon ríomhaire.
Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaraithe. Ní ghlacann Líonraí Gáis Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtaireachtaí chuig nó ó Líonraí Gáis Éireann chun comhlíonadh le polasaithe agus le caighdeáin Líonraí Gáis Éireann a chinntiú agus chun ár ngnó a chosaint. Líonraí Gáis Éireann cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, atá corpraithe in Éirinn leis an uimhir chláraithe 555744 agus a tá hoifig chláraithe ag Bóthar na nOibreacha Gáis, Corcaigh, T12 RX96.

Go raibh maith agat as d'aird a thabhairt.

Thank you for your attention.

Outlook

FW: E2018 - Proposed Development to Agall Quarry

From Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Date Tue 2023-10-03 14:31
To Molly Cunningham <mcunningham@moresirl.onmicrosoft.com>

1 attachment (908 KB)
230818 - E2018 Scoping Report Document - Final Rev01 (1).pdf;

Good morning,

Thank you for contacting the Department of Transport in relation to the proposed development to Agall Quarry.

The Department has no observations to make at this point in time.

It would be appreciate if you could forward any further updates in relation to the proposed development to gcu@transport.gov.ie

Kind regards
Jacqui

Jacqui Traynor
Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Líosain, Baile Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60
T +353 (0)1 604 1177
gcu@transport.gov.ie www.gov.ie/transport

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday 29 August 2023 14:24
Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: *mcunningham@mores.ie*
Web*: www.maloneoregan.ie*

From: DIG
To: Admin - (Mores)
Subject: RE: E2018 - Proposed Development to Agall Quarry
Date: Tuesday 29 August 2023 14:37:51
Attachments: image001.png
image002.jpg
Safety Booklet-A5-HSQE-GU-016.pdf

Thank you for your enquiry to the Gas Networks Ireland ***Dial Before You Dig*** service.
Gas Networks Ireland has ***No recorded Gas Network*** within your area of interest.
Before you start work, you must have a current gas network map (or maps) for the work location. A current gas network map (or maps) must always be kept on site while work is under way.

The Gas Network

For an overview of the existing Gas Network, please refer to the Gas Networks Ireland safety booklet, ***Safety advice for working in the vicinity of natural gas pipelines***, available at https://www.gasnetworks.ie/home/safety/dial-before-you-dig/

Reading your Map

- High pressure transmission gas pipe is shown **Red.**
- Medium pressure distribution gas pipe is shown **Blue.**
- Low Pressure distribution gas pipe is shown **Green.**

The gas network map is indicative only. You must conform to the safety and legal notices printed on the map. For further information on reading this map refer to the ***Safety Information*** below.

Breaking Ground

- Supervision by Gas Networks Ireland is **not** required when working in the vicinity of Distribution gas pipes (unless noted otherwise). Safe digging practices **must** be followed. All work in the vicinity of a gas transmission pipeline **must** be carried out in compliance with:
    - Health and Safety Authority, ***Code of Practice for Avoiding Danger from Underground Services.***

Critical Activity

Quarrying or blasting must not be carried out within 400 m of the gas network until Gas Networks Ireland has been consulted on **1800 42 77 47**

Aurora Telecom

- Part of the Aurora Telecom Network may be present on your network map. For further information, Aurora can be contacted on **01 892 6166** (Office Hours) or auroralink@gasnetworks.ie.

Safety Information

- Before starting work any work in the vicinity of the gas network, please refer to the Gas Networks Ireland safety booklet, ***Safety advice for working in the vicinity of natural gas pipelines***, available at https://www.gasnetworks.ie/home/safety/dial-before-you-dig/

  This booklet contains important safety information, including advice on how to read the gas network maps you have requested.

If you did not request this map, please contact Customer Service on **1800 200 694**.

Thank you for your enquiry to Gas Networks Ireland.

T 1800 20 50 50 (Emergency)

T 1800 42 77 47 (Dial Before You Dig enquiries)

E **dig@gasnetworks.ie**

Gas Networks Ireland Networks Services Centre, St. Margaret's Road, Finglas, D11 Y895

gasnetworks.ie | Find us on Twitter

Full colour logo

Useful Publications

- Heatlh and Safety Authority, ***Code of Practice for Avoiding Danger from Underground Services***
- Heatlh and Safety Authority, ***Guide to Safety in Excavations***

Both are available free of charge from: Health and Safety Authority on **0818 289 389**

www.hsa.ie

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday, August 29, 2023 2:24 PM
Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of

part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

Thank you for your attention.

From: Geoff Hynes
To: Admin - (Mores)
Subject: RE: Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly
Date: Friday 15 September 2023 12:39:42
Attachments: image001.png
Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly.pdf

To whom it may concern,

Please see attached in relation to the above.

Regards,

Geoff

Geoff Hynes
Inspector | CCPS Unit | Health & Safety Authority
Mobile: 087-6002298
Email: geoff_hynes@hsa.ie
Web: www.hsa.ie

Health and Safety Authority,
Metropolitan Building,
James Joyce Street,
Dublin 1,
D01 KOY8

An tÚdarás Sláinte agus Sábháilteachta,
An Foirgneamh Uirbeach,
Sráid James Joyce,
Baile Átha Cliath 1
D01 KOY8

Ár bhFís: Saolta agus fiontair shláintiúla, shábháilte agus tháirgiúla
Our Vision: Healthy, safe and productive lives and enterprises

HSA Twitter
HSA Facebook
HSA YouTube

****

****

From:	Thomas Boland
To:	Admin - (Mores)
Cc:	Eve Smith; Lorraine Browne1
Subject:	EIA Scoping Application at Condron Concrete Ltd, Agall Quarry, The Rise, Tullamore, Co. Offaly
Date:	Thursday 28 September 2023 07:59:26
Attachments:	image001.png EHS scoping submission EHIS 3384 Scoping Opinion on proposed development at Condron Concrete LtdAgall QuarryThe RiseTullamore.pdf

To whom it may concern,
Please find attached the HSE Environmental Health report on the scoping document for the above proposed development.
Kind regards,
Tom Boland

Tom Boland
Oifigeach Sinsir Shláinte Chomhshaoil
Feidhmeannacht na Seairbhíse Sláinte.
Campus Cúram Sláinte Naomh Fintan, Bóthar Baile Átha Cliath, Port Laoise, Contae Laoise. R32 YFW6.

Senior Environmental Health Officer
Health Service Executive
St. Fintan's Health Campus, Dublin Road, Portlaoise, Co. Laois | R32 YFW6
T: (057) 8692675 | M: (086) 3806870

Outlook

RE: E2018 - Proposed Development to Agall Quarry

From Wexford Receptionist <REC_WEX@epa.ie>
Date Tue 2023-08-29 14:27
To Admin - (Mores) <admin@mores.ie>

A Chara,

Your correspondence on 29/08/2023 has been forwarded for attention. Tá do chomhfhreagras 29/08/2023 seolta ar aghaidh le haghaidh aird.

Le gach dea-ghuí,

Naomi Brady Dempsey
Duty Receptionist I Organisational Services Team
Office of Communications and Corporate Services, Wexford
Fáilteoir ar Dualgas I Foireann Seirbhísí Eagraíochtúla
An Oifig Cumarsáide agus Seirbhísí Corparáideacha,Loch Garman

Environmental Protection Agency

053-9160600 (Direct dial)
info@epa.ie
www.epa.ie

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday 29 August 2023 14:24
Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3

Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: *mcunningham@mores.ie*
Web*:* *www.maloneoregan.ie*

From:	planning applications
To:	Admin - (Mores)
Subject:	RE: E2018 - Proposed Development to Agall Quarry
Date:	Thursday 7 September 2023 10:15:26
Attachments:	image001.png Fáilte Ireland EIAR Guidelines 2023.pdf

Dear Molly,

Thank you for your email, and EIAR Scoping Report for the proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly.

Please see attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA, which you may find informative for the preparation of the Environmental Impact Assessment for the proposed project. The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

Best Regards,

Shane Dineen
Environment & Planning Manager | Fáilte Ireland
M +353 (0)86 7966200

LinkedIn | Twitter | YouTube | Facebook

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday, August 29, 2023 2:24 PM
Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of

part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

Outlook

RE: E2018 - Proposed Development to Agall Quarry

From David Dwyer <ddwyer@mores.ie>
Date Fri 2023-09-01 14:27
To Admin - (Mores) <admin@mores.ie>
Cc Martin Kearns <mkearns@mores.ie>

Hi Kerri,

This is one of Martin's jobs who I have just cc'd. Martin should be able to provide some guidance here.

Kind regards,

David Dwyer
BSc Hon., MSc,
Principal Environmental Consultant

for and on behalf of
Malone O'Regan Environmental
Ground Floor – Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
Tel: +353 1 5677655
Mob: +353 (0)86 787 9793
✉: *ddwyer@mores.ie*
Web*: www.mores.ie*

From: Admin - (Mores) <admin@mores.ie>
Sent: Friday, September 1, 2023 2:24 PM
To: David Dwyer <ddwyer@mores.ie>
Subject: FW: E2018 - Proposed Development to Agall Quarry

See below email response from Offaly Co Co.
Can you let us know how you wish to respond?

Kerri Nolan
Head of Operations

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: knolan@mores.ie
Web: www.maloneoregan.ie

From: Olivia Hughes <OHughes@offalycoco.ie>
Sent: Thursday, August 31, 2023 12:31 PM
To: Admin - (Mores) <admin@mores.ie>
Cc: Niamh Slevin <NSlevin@offalycoco.ie>; Edward Kelly <ekelly@offalycoco.ie>
Subject: E2018 - Proposed Development to Agall Quarry

Hi Molly

I refer to your email below. Please can you confirm if this is a request for a written opinion on the scope and level of detail of the information required to be included in an environmental impact assessment under section 173 or is this a request for a pre plan under 247.

Regards

Olivia Hughes
Planning Section | Offaly County Council
Phone Planning: +353 57 9357434| Phone Switch: +353 57 9346 800
Email: ohughes@offalycoco.ie| Web: www.offaly.ie
Áras an Chontae, Charleville Road, Tullamore, Co. Offaly | R35 F893 | Ireland

Comhairle Chontae Uíbh Fhailí
Offaly County Council

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday 29 August 2023 14:24
Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of

Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

Outlook

RE: E2018 - Proposed Development to Agall Quarry

From Cillian Claffey (C) <cillian.claffey@water.ie>
Date Fri 2023-09-01 11:08
To Admin - (Mores) <admin@mores.ie>
Cc Planning <Planning@water.ie>; Ali Robinson <arobinson@water.ie>

1 attachment (233 KB)
UisceÉireann_EIAScopingOpinion_Agall.pdf;

Good morning Molly,

Please find attached Uisce Éireann's response to your EIA scoping request relating to Condron Concrete Ltd.'s forthcoming application in Offaly.

Just to note going forward that I am the planning lead for this region (North / West) and will act as interface for Uisce Éireann on this application.

Could you please notify myself OR planning@water.ie upon submission of this application so that we can get a heads up and ensure we receive the referral in adequate time.

If you have any questions, please let me know and I will do my best to assist you with your query.

Kind regards,

Cillian Claffey
Development Management Planning

Mallow
Uisce Éireann
Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX
Uisce Éireann
Blackwater House, Mallow, Co. Cork, P51 K3CX

M +353 89 260 3904
cillian.claffey@water.ie
www.water.ie
Facebook | Twitter | LinkedIn

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday 29 August 2023 14:24
Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

Thank you for your attention.

Outlook

Re: E2018 - Proposed Development to Agall Quarry [#916011]

From svc.egainprod@esb.ie <svc.egainprod@esb.ie>
Date Tue 2023-08-29 14:25
To Admin - (Mores) <admin@mores.ie>

Bhain do rphost ESB Networks amach. Tá muid faoi an-chuid brú faoi láthair. Seans go dtógfaidh sé níos faide orainn teacht ar ais chugat ná mar is gnách, ach tá muid ag déanamh ár ndíchill na ceisteanna go léir a fhreagairt a luaithe is féidir.

Chun éigeandáil a thuairisc nó eolas a thabhairt faoi idirbhrisí soláthair glaoigh le do thoil ar 1800 372 999 nó +35321 238 2410 láithreach.
Go Raibh Maith Agat.

Your email has reached ESB Networks. We are currently experiencing a high volume. Our response times may take longer than expected, but we are working to answer all queries as soon as possible

To report a dangerous situation or for information on supply interruptions please call 1800 372 999 or +353 21 238 2410 immediately.
Thank You.

ESB Networks Customer Care | T: 1800372757 | +353 21 2386555 | F: +353 21 4844261 | www.esbnetworks.ie

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: *mcunningham@mores.ie*
Web*: www.maloneoregan.ie*

Outlook

RE: E2018 - Proposed Development to Agall Quarry

From Carl Keating <Carl.Keating@enterprise.gov.ie>
on behalf of
Info <Info@enterprise.gov.ie>
Date Tue 2023-08-29 14:59
To Admin - (Mores) <admin@mores.ie>; Gavin, Paul <Paul.Gavin@ida.ie>
Cc Inward Investment Unit Mailbox <IIU@enterprise.gov.ie>; Emma Brady <emma.brady@enterprise.gov.ie>

Dear Molly,

I refer to your recent e-mail enquiry below.

I have forwarded your email for **attention and direct reply** to:

Mr. Paul Gavin,
Property Manager,
IDA Ireland,
Three Park Place
Hatch Street Upper
Dublin 2
DO2 FX65

Email: paul.gavin@ida.ie

Kind Regards

Carl Keating
Aonad Seirbhíse do Chustaiméirí/Customer Services Unit

An Roinn Fiontar, Trádála agus Fostaíochta
Department of Enterprise, Trade and Employment

23 Sráid Chill Dara, Baile Átha Cliath 2, D02 TD30
23 Kildare St, Dublin 2, D02 TD30
T +353 (0)1 631 2121
Carl.Keating@enterprise.gov.ie | www.enterprise.gov.ie | www.gov.ie
LinkedIn | Twitter

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday, August 29, 2023 2:24 PM

Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

Email Disclaimer / Séanadh Ríomhphoist:

https://enterprise.gov.ie/en/Disclaimer/Email-Disclaimer.html

---

Outlook

Update re E2018 - Proposed Development to Agall Quarry

From CorporateSupport.Unit <CorporateSupport.Unit@decc.gov.ie>
Date Tue 2023-08-29 15:13
To Admin - (Mores) <admin@mores.ie>
Cc CorporateSupport.Unit <CorporateSupport.Unit@decc.gov.ie>; Planning Notifications <PlanningNotifications@DECC.gov.ie>

1 attachment (908 KB)
230818 - E2018 Scoping Report Document - Final Rev01 (1).pdf;

Dear Molly,

Please be advised that the contact email address for the Department of Environment, Climate and Communications where this Department is a statutory consultee for Planning/EIA/EIS/SEA and NIS notifications has **changed.**

The new contact email address from Tuesday 2 August 2022 is PlanningNotifications@decc.gov.ie

Please remove CorporateSupport.Unit@decc.gov.ie and CorporateServices@decc.gov.ie for correspondence on this subject and replace it with PlanningNotifications@decc.gov.ie

Thank you for your assistance with this matter.

Yours sincerely,

Enda Brady,
Corporate Support Unit,

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

Teach Leamháin, Bóthar Ghleann an Iarla, An Cabhán, H12 A8H7
Elm House, Earlsvale Road, Cavan, H12 A8H7

M +35387 623 7714 T +353 (0)1 6782308
CorporateSupport.Unit@decc.gov.ie www.gov.ie/decc

From: Admin - (Mores) <admin@mores.ie>
Sent: Tuesday, August 29, 2023 2:24 PM

Subject: E2018 - Proposed Development to Agall Quarry

To Whom It May Concern,

Please find attached a Scoping Report for a proposed development at Condron Concrete Ltd., Agall Quarry, The Rise, Tullamore, Co. Offaly. The proposed development is for the continuation of use of the existing quarry, extraction of remaining reserves in the existing quarry and further extension of quarrying activities into available lands adjoining the western boundary. It is also proposed to seek permission to import and recover up to 200,000 tonnes of inert clean soil (LoW 17 05 04) for restoration of part of the historic site.

We invite your feedback regarding the proposed development. Please direct all responses to admin@mores.ie.

Kind Regards,

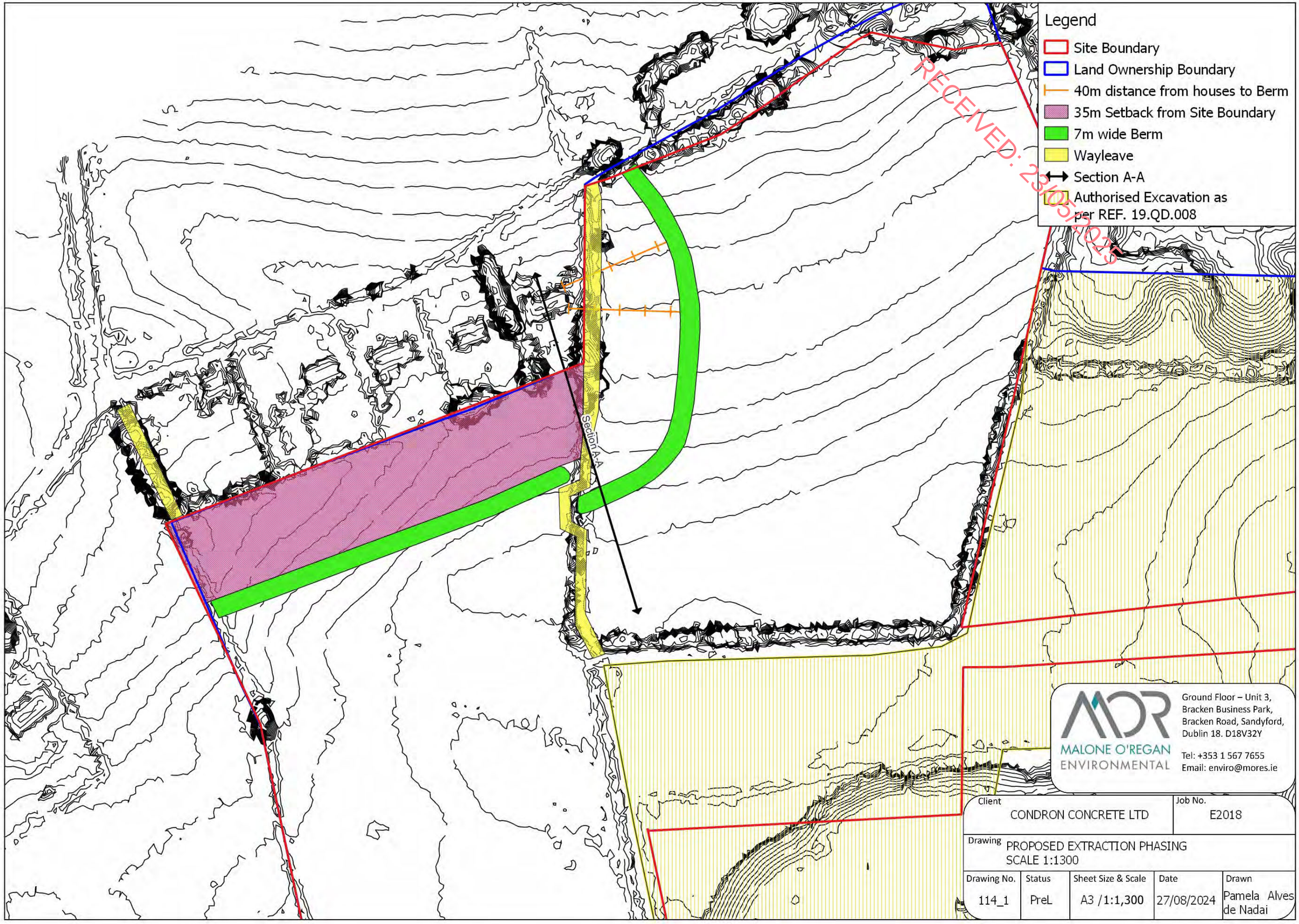
Molly Cunningham
Administrator

for and on behalf of
Malone O'Regan Environmental
Ground Floor - Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
☎ +353 1 5677655

✉: mcunningham@mores.ie
Web: www.maloneoregan.ie

Appendix 3

APPENDIX 3-1



MALONE O'REGAN ENVIRONMENTAL
Ground Floor – Unit 3,
Bracken Business Park,
Bracken Road, Sandyford,
Dublin 18. D18V32Y
Tel: +353 1 567 7655
Email: enviro@mores.ie

Client	Job No.
CONDRON CONCRETE LTD	E2018

Drawing: PROPOSED EXTRACTION PHASING
SCALE 1:1300

Drawing No.	Status	Sheet Size & Scale	Date	Drawn
114_1	PreL	A3 /1:1,300	27/08/2024	Pamela Alves de Nadai

DON'T FORGET SAFETY

A. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS.

B. ALL DIMENSIONS IN mm UNLESS NOTED.

C. DO NOT SCALE DIMENSIONS.

D. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE IN WRITING.

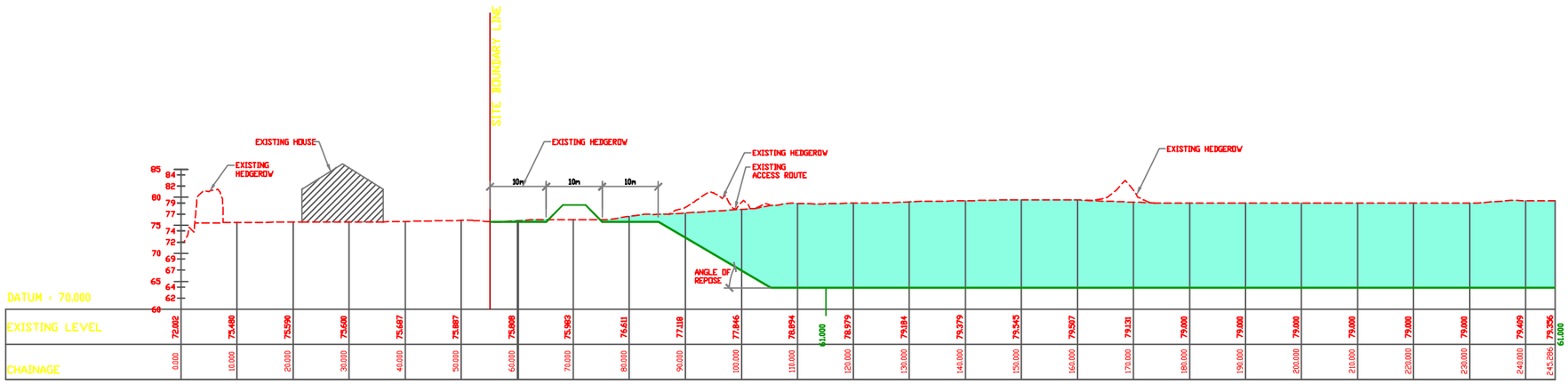
BY	DRAWING No. & REFERENCE	DATE
SURVEY	Bk West Survey Drawing No. MA22072	21.07.22

LEGEND:

- EXISTING GROUND LEVEL
- FINISHED EXCAVATED LEVEL
- EXCAVATED AGGREGATE

NOTE:

1. ALL LEVELS ARE TAKING FROM THE ORDNANCE SURVEY DATUM AT MALIN HEAD
2. SEE DRAWING NO104 FOR EXCAVATION SITE LAYOUT AND SECTION MARK LOCATIONS.



SECTION A-A

SCALE 1:500 A1 - 1:1000 A3

DRAFT
25/07/2023

MALONE O'REGAN ENVIRONMENTAL SERVICES LTD
Bracken Business Park,
Ground Floor - Unit 3,
Bracken Rd, Sandyford,
Dublin 18, D18 V32Y
Tel: +353 1 567 7655
Email: enviro@morse.ie

CLIENT NAME	CONDRON CONCRETE LTD.	DRAWING NAME	EXCAVATION SECTION A-A
JOB NAME	PROPOSED EXTENSION TO AGALL QUARRY		

JOB NUMBER	DRAWING NUMBER	REVISION	SHEET SIZE	SCALE	DATE	DRAWN
22057	109	PR1	A1/A3	SHOWN	JULY'2023	KD

DON'T SCALE DIMENSIONS

Condron Concrete Works

CONCRETE ROOF TILES | CONCRETE PIPES & MANHOLES | CUSTOMISED BASES | TWIN WALL PLASTIC PIPES

Arden Road, Tullamore, Co. Offaly **Tel:** (057) 93 49000 (6 Lines) **Fax:** (057) 93 41565

CONDRON CONCRETE WORKS IS A TRADENAME FOR CONDRON CONCRETE LTD. **Email:** info@condronconcrete.com www.condronconcrete.com

MOR Ref: E2018

Pius & Ita Looby
Agall
Screggan
Co. Offaly

By Post

Re: Agall Sand Pit Proposed Extension Consultation Design Update

Dear Sir/Madam,

Following on from our meeting and discussions in September and October 2024 regarding our intention to develop the Agall Pit in a western direction from its current authorised extent, we would like to provide an update on how the concerns raised by you and your neighbours have resulted in significant changes in the revised design and development of the planning application it is now proposed to lodge with Offaly County Council for planning consideration.

Firstly, we would like to thank you for taking the time to participate in this process. An overview of how your comments have influenced changes in this application design process are detailed below.

Boundary treatment

The application boundary has been set further back from the field boundaries and your properties to include only the areas of the site where development works are proposed to occur. Specifically on the northwest boundary, this brings the site boundary to the edge of the planting and proposed soil mounding and landscaping ("berm").

Operational Set- back

Following the preliminary assessment, extraction was proposed in proximity to the inside of the proposed berms. The scientific based modelling and assessment established that a minimum set back of 40 metres to 50 metres from the façade of the nearest properties would be sufficient to protect the residential amenities of the properties. Refer to the dotted orange line in Drawing 1, enclosed with this letter, labelled 'Jan'24'.

At a pre-planning meeting with Offaly County Council the Council suggested a further increase to the setback by 20 to 30 metres from the berm out of an abundance of caution, increasing the setback to a minimum of 70 metres from the façade of the nearest properties. Refer to the dotted blue line in Drawing, enclosed with this letter, labelled 'Sept'24'.

Based on discussions with stakeholders and the concerns raised, a further increase in the setback has been implemented, bringing the setback of the operational face 80 to 120 metres back from the closest properties. This is illustrated on the attached drawing by the purple dotted line, labelled 'Apr'25'.

The 'Sept 24' line indicates the previously proposed limit of extraction, and the 'April 25' line indicates the limit of extraction now proposed. The distances from the rear of the properties are also indicated. These setbacks are now more than double the distances established as appropriate by the modelling, refer to 'Jan'24' line, to protect the residential amenities of all properties in the area.

This setback is a direct design change in response to the concerns of the community and is significantly further than required to maintain an operational extraction business in compliance with international and national environmental standards.

Phasing

Further consideration has been given to the phasing of the Proposed Development over the life of the Pit to respond to the concerns raised. A revised design now provides for the establishment of the access route into the new extension land through the existing pit.

Phase A remains the extraction of materials within the existing Pit which remain in place, while ongoing authorised extraction continues in the pit. Following this, extraction will then move from the southern boundary (Blackwood boundary) and proceed in a northern direction over time (Phase B).

A small Phase C will occur south of the boundary berm, prior to the final stage extraction of the northern field east of your homes.

This phasing will maximize the distance from homes into the final phase of this Proposed Development. Furthermore, stripping of the new fields will be delayed until Phase B commences, at which point the construction of the berm to the south of your homes will take place. Similarly, the berm to the east of your homes won't be created until Phase D is stripped, removing any early construction stage works.

Drawing 1 attached shows the phasing of the Proposed Development in the northwest quadrant of the land holding.

Protection of Amenity

The planning application will be supported by a comprehensive Environmental Impact Assessment Report, which assesses both the ambient baseline environment and predicts the likely future effects from the proposed development. As part of this, ongoing monitoring and reporting to the Local Authority is clearly set out and will be committed to.

The EPAs guidance document "Environmental Management In The Extractive Industry', 2006, which covers limits in relation to quarries and ancillary developments are committed to. This document is available here:

https://www.epa.ie/publications/licensing--permitting/industrial/ied/EPA_management_extractive_industry.pdf.

Subject to adequate and appropriate set back distances being maintained between an active pit and residential properties, as proposed in this development, the existence of a dwelling in the vicinity of a sand pit does not affect property values. Modern pit developments are operated under strict environmental controls and bound to restoration plans which are secured by planning conditions including conditions for secured restoration bonds, to be held by the Local Authority.

All fields forming part of this application are proposed to be returned to agricultural use post extraction, using onsite won soils during the stripping process, with works including the planting of trees and shrubs on the northern berm to be left in situ post restoration of the lands.

Operational Hours

Since 2017, operational hours at Agall Pit have been restricted to a 12-hour workday from Monday to Friday, from 7 am to 7 pm, and from 7 am to 2 pm on Saturdays. To assist the local community, this application will commit to shortening the working day from Monday to Friday to the hours of 7 am to 6 pm, with Saturdays remaining a half-day.

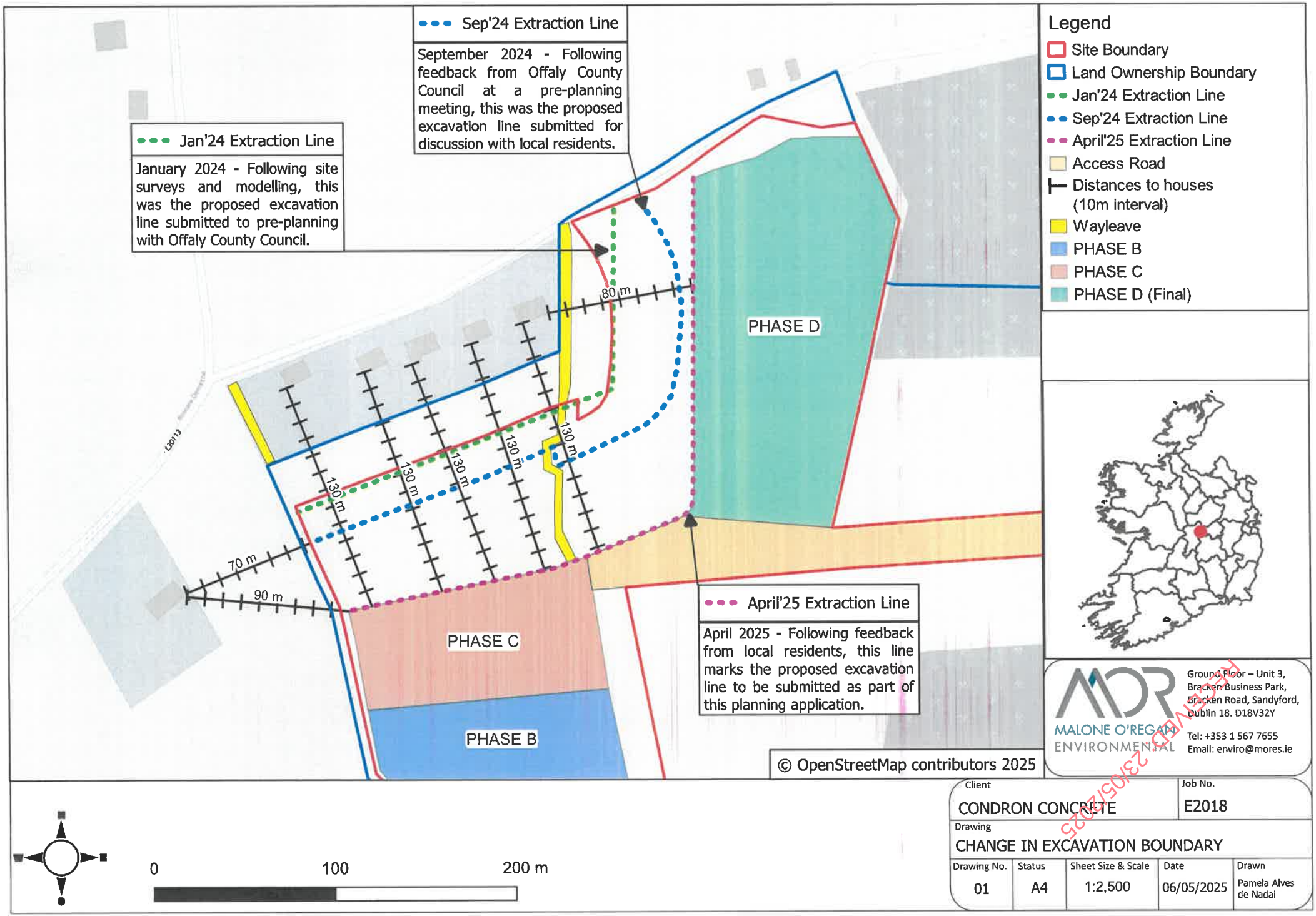
To submit this planning application, public notices will be posted in the newspaper and at access points to the proposed development. The application will be submitted to Offaly County Council for validation within two weeks from the date on the public notices. Submissions may be made on the application upon receipt by the Council of the prescribed fee.

We remain open to direct communication if you have any concerns about this application.

Yours sincerely,

for Condron Concrete Works Ltd.

JOHN CONDRON



MALONE O'REGAN ENVIRONMENTAL
Ground Floor – Unit 3, Bracken Business Park, Bracken Road, Sandyford, Dublin 18. D18V32Y
Tel: +353 1 567 7655
Email: enviro@mores.ie

RECEIVED 23/05/2025

Client	Job No.
CONDRON CONCRETE	E2018

Drawing: CHANGE IN EXCAVATION BOUNDARY

Drawing No.	Status	Sheet Size & Scale	Date	Drawn
01	A4	1:2,500	06/05/2025	Pamela Alves de Nadai

RECEIVED: 23/05/2025

APPENDIX 6

Appendix 6-1

May 2025

Restoration Plan

Proposed Extension to Agall Quarry, The Rise, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

MALONE O'REGAN ENVIRONMENTAL

Form ES - 04

MALONE O'REGAN ENVIRONMENTAL

Ground Floor – Unit 3
Bracken Business Park
Bracken Road, Sandyford
Dublin 18, D18 V32Y
Tel: +353- 1- 567 76 55
Email: enviro@mores.ie

Title: Restoration Plan, Proposed Extension to Agall Quarry, The Rise, Co. Offaly, Condron Concrete Limited, Arden Road, Tullamore, Co. Offaly

Job Number: E2018

Prepared By: Stephanie Lonergan **Signed:** S. Lonergan

Checked By: Sarah de Courcy **Signed:**

Approved By: Dyfrig Hubble **Signed:**

Revision Record

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
01	14/05/25	Report	Final	SL	SDC	DH

Restoration Plan

Proposed Extension to Agall Quarry, The Rise, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

Contents

FIGURES

TABLES

PLATES

APPENDICES

1 INTRODUCTION

Malone O'Regan Environmental ('MOR Environmental') has been commissioned by Condron Concrete Ltd ('the Applicant') to prepare a Restoration Plan in support of a planning application to Offaly County Council ('OCC').

The Applicant intends to:

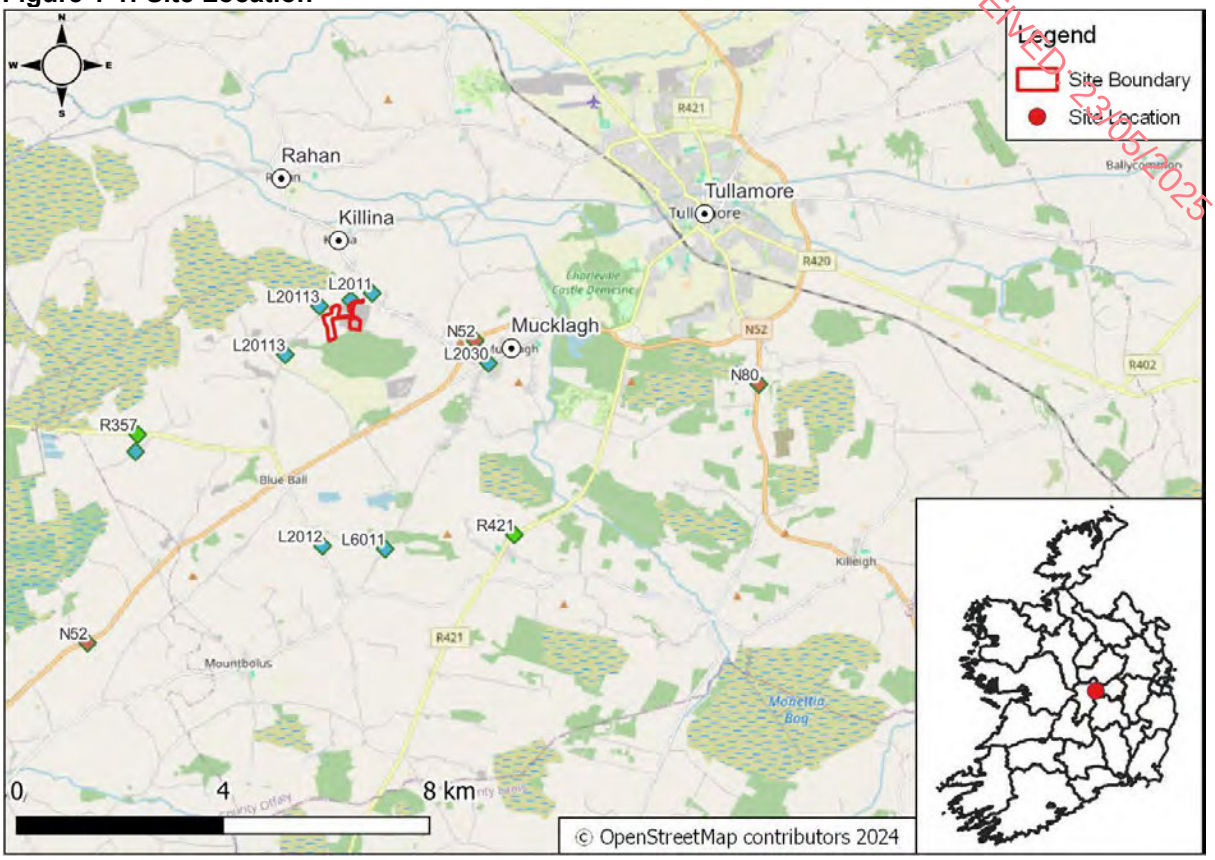
- Extend the current active gravel quarry into agricultural land to the west and north of the existing working face;
- Creation of earthen berms, planting and landscaping;
- Creation of an access route to the new extraction areas;
- The recommencement of extraction of remaining resources within part of the area under Substitute Consent (19.SU.0131), which was historically partially worked out;
- Continued use of the existing onsite infrastructure, including processing plant, wheel wash, site access and office / welfare unit;
- Phased restoration of the Site;
- All ancillary works, including dry screening and short-term stockpiling of aggregates; and
- Obtain a 30-year planning permission for the completion of the proposed development.

The above works are collectively presented in this report as the' Proposed Development'.

The land at the Agall Quarry under the control of the Applicant encompasses circa ('ca.') 45 hectares ('ha') of land, including an active working pit, storage and processing areas and the historically worked (and partially restored) pit. All works will occur across a 17ha area within the townlands of Agall and Glaskill, Co. Offaly OSI Reference ITM 626611 722998 ('the Site').

Figure 1-1 below shows the Site location.

Figure 1-1: Site Location



1.1 Purpose

The management measures described in this Restoration Plan are based on the ecological baseline survey works undertaken as part of the ecological assessment of the Site and wider landholding as outlined in Chapter 6 – Biodiversity in the EIAR prepared in support of this planning application.

This Restoration Plan supersedes the previous restoration plans for the Agall Quarry submitted under An Bord Pleanála ('ABP') References 19.SU.031 and 19.QD.0008. The restoration of the Site will be a continuous process in line with the previous plans. As such, the proposed restoration will be undertaken in phases as works progress within the Site.

This Restoration Plan includes ecological enhancement measures and has taken full cognisance of protected and notable species that have the potential to be present within the area after the closure of the Site.

1.2 Statement of Authority

The Restoration Plan was prepared under the direction of Dyfrig Hubble, Associate Director of Ecology, who provided peer review and support to the project.

Dyfrig Hubble has a B.Sc. (Hons) Tropical Environmental Science and an M.Sc. in Environmental Forestry. Dyfrig is a full member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'). Dyfrig has over 18 years' experience working in the ecological consultancy sector, including habitat appraisals and specialist species-specific surveys. Dyfrig has extensive experience in the preparation of Habitat Engagement / Restoration Plans and Habitat Management Plans for various projects within both the UK and Ireland.

1.3 Methodology

This Restoration Plan has been prepared in accordance with best practice guidelines and legislation including:

- Wildlife Habitats & the Extractive Industry - Guidelines for the Protection of Biodiversity within the Extractive Industry [1]; and,
- Environmental Management in the Extractive Industry (Non-Scheduled Minerals) [2].

1.4 Overview of Quarry Restoration

Quarries can be of very high value for nature conservation and are often termed biodiversity hotspots. Mineral extraction creates a large variety of landscapes and habitats which support numerous floral and faunal species. Over the years, biologists have generated an abundance of evidence highlighting the importance of quarries for rare floral species such as red hemp nettle, insects such as bumble bees and dragonflies, and bird species such as sand martin and ringed plover.

Until recently, many quarry rehabilitation strategies were aimed at producing vegetation cover as quickly as possible. However, allowing plants to naturally colonise bare ground and other quarry habitats is now recognised as an important element of quarry rehabilitation. Quarries provide excellent opportunities for natural regeneration and natural habitat conservation.

Studies have shown that natural regeneration of quarries allows for the development of natural landscapes with increased biodiversity and species preservation compared with the 'classic' regeneration of quarries via the planting of vegetation cover.

The aim of any natural restoration plan is to restore ecological balance and to produce self-sustaining plant and wildlife communities and habitats. This Restoration Plan will seek to balance areas of natural regeneration with re-seeded and re-planted areas.

This Restoration Plan provides detailed guidance for the restoration of the Site in keeping with the previously permitted plan.

1.5 Structure of the Restoration Plan

The structure of this Restoration Plan is as follows:

- Site Analysis: provides contextual detail;
- Restoration Plan: details the rehabilitation works proposed for the Site and wider landholding; and,
- Monitoring and Aftercare: provides details regarding the monitoring and review of the plan as the rehabilitation strategy progresses.

2 SITE ANALYSIS

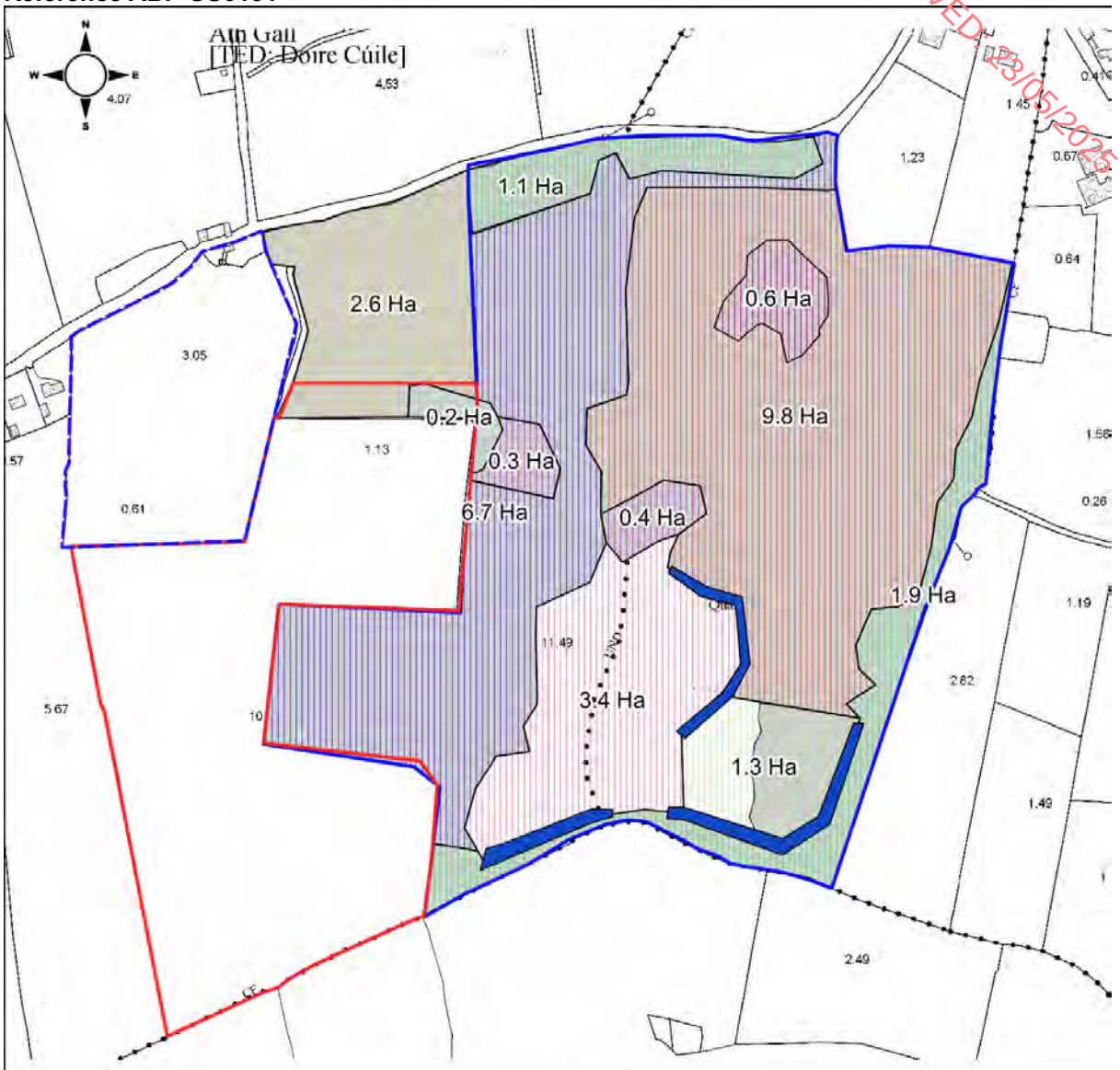
2.1 Previous Restoration Plans

The approach to restoration within the permitted plans under ABP Reference 19.SU.031 and ABP Reference 19.QD.0008 has been taken into account whilst designing the proposed plan.

An update on the previous restoration plan for the Site under ABP Reference 19.SU.031 was submitted to Offaly County Council for agreement and a release of bonds in 2023. This previous restoration plan is shown in Figure 2-1 below.

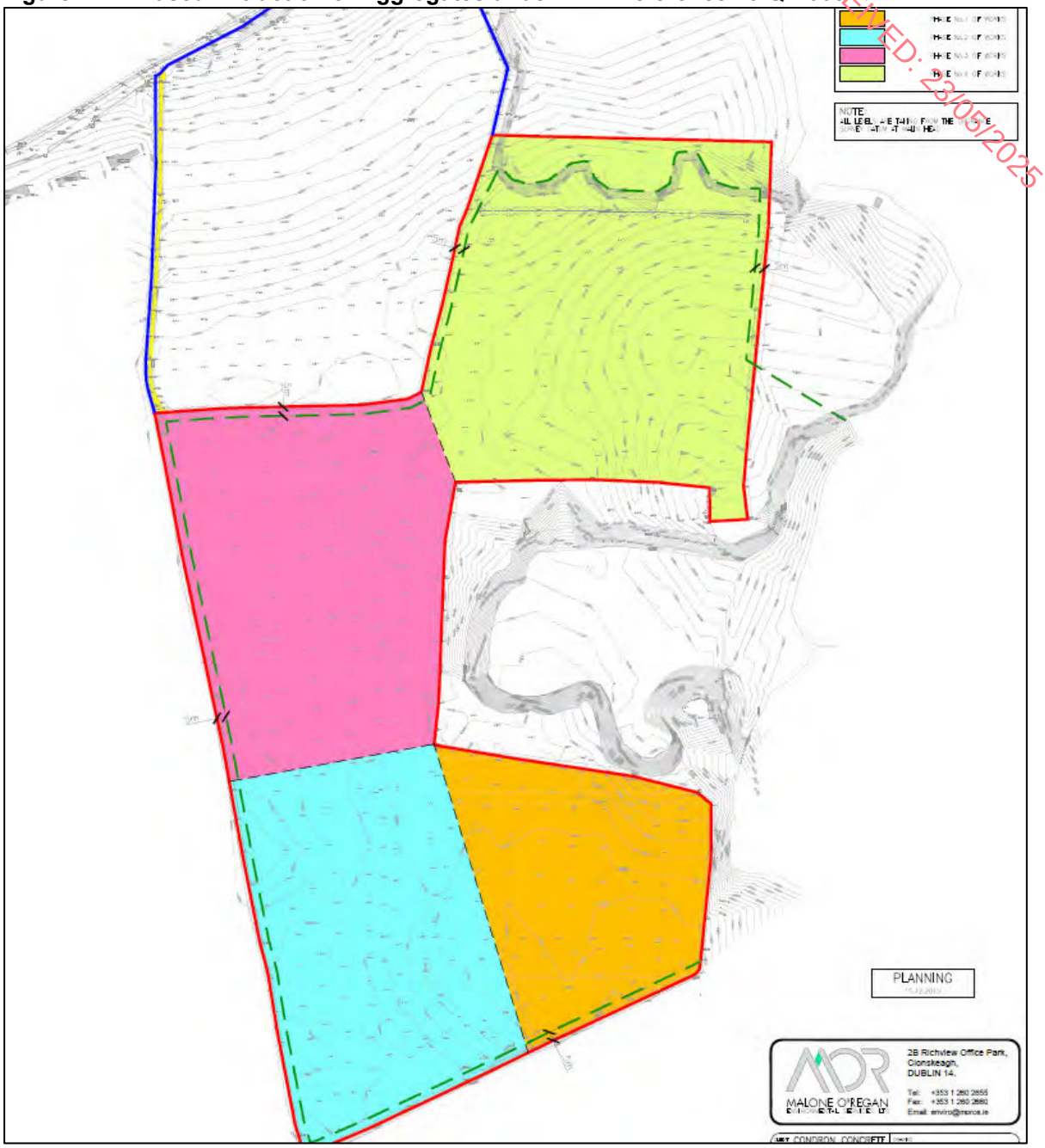
The existing authorised Agall Quarry will be further advanced within its extraction and will have moved forward with the agreed phased restoration of exhausted sections, refer to the extraction phasing previously submitted under ABP Reference 19.QD.0008 (Figure 2-2) for reference.

Figure 2-1: Permitted Restoration Plan (including completed works to 2024) under Planning Reference ABP-SU0131



id	Text	Area (ha)
1	Proposed Restoration with Soil	1.3
2	Restoration with Soil (Complete)	9.8
3	Proposed Low Nutrient Restoration	3.4
4	Red Hemp Nettle Protection Zone (Existing)	0.2
5	Boundary and Recolonised Ground (Existing)	1.9
6	Access and Operational Area (Existing)	6.7
5	Boundary and Recolonised Ground (Existing)	1.1
7	Soil Embankment	0.3
7	Soil Embankment	0.6
7	Soil Embankment	0.4
8	Low Nutrient Landscape Returned to Landowner	2.6

Figure 2-2: Phased Extraction of Aggregates under ABP Reference 19.QD.008



2.2 Ecological Context

2.2.1 Habitats

The following habitats were identified onsite using Fossitt's, '*A Guide to Habitats in Ireland*' [3]:

- Improved Agricultural Grassland (GA1);
- Hedgerows / Treelines (WL1 / WL2);
- Stone Walls and Other Stonework (BL1);
- Active Quarries and Mines (ED4); and,

- Spoil and bare ground (ED2).

The following additional habitats were identified within the wider landholding:

- Recolonising Bare Ground (ED3);
- Scrub (WS1); and,
- Dry Meadows and Grassy Verges (GS2).

2.2.2 Species

The following species were identified onsite and within the wider landholding (either directly through sight or sound; or indirectly through prints, scats or other field evidence) during the field surveys between 2022-2023:

- [redacted]
- Barn swallow (*Hirundo rustica*);
- Blackbird (*Turdus merula*);
- Blackcap (*Sylvia atricapilla*);
- Blue fleabane (*Erigeron acris*);
- Blue tit (*Cyanistes caeruleus*);
- Brown long-eared bat (*Plecotus auritus*);
- Buzzard (*Buteo buteo*);
- Chaffinch (*Fringilla coelebs*);
- Dunnock (Prunella modularis);
- Common pipistrelle (*Pipistrellus pipistrellus*);
- Deer (*Cervus spp.*);
- Fox (*Vulpes vulpes*);
- Goldfinch (*Carduelis carduelis*);
- Great tit (*Parus major);*
- Hooded crow (*Corvus cornix)*;
- Jackdaw (*Corvus monedula);*
- Magpie (*Pica pica);*
- Mistle thrush (*Turdus viscivorus*);
- Kestrel (*Falco tinnunculus*);
- Leisler's bat (*Nyctalus leisleri);*
- Linnet (*Carduelis cannabina*);
- Nathusius' pipistrelle (*Pipistrellus nathusii*);
- Red hemp-nettle (*Galeopsis angustifolia*);
- Robin (*Erithacus rubecula);*
- Rook (*Corvus frugilegus);*
- Sand martin (*Riperia riperia*);
- Soprano pipistrelle (*Pipistrellus pygmaeus*);
- Spotted flycatcher (*Musciapa striata*);
- Starling (*Sturnus vulgaris*);
- Wood pigeon (*Columba palumbus*);
- Whiskered bat (*Myotis mystacinus*);
- Wren (*Troglodytes troglodytes);*
- Yellowhammer (*Emberiza citrinella*).

For further information on existing habitats, survey results and on-site conditions, refer to Chapter 6 of the EIAR.

3 RESTORATION PLAN

The restoration of the Site will be a continuous process in line with previous plans submitted under ABP References 19.SU.031 and 19.QD.008. As such the proposed restoration will be undertaken in phases as works progress within the Site.

The key focus of this restoration plan is the phased extraction and restoration of the greenfield lands to the west of the Site.

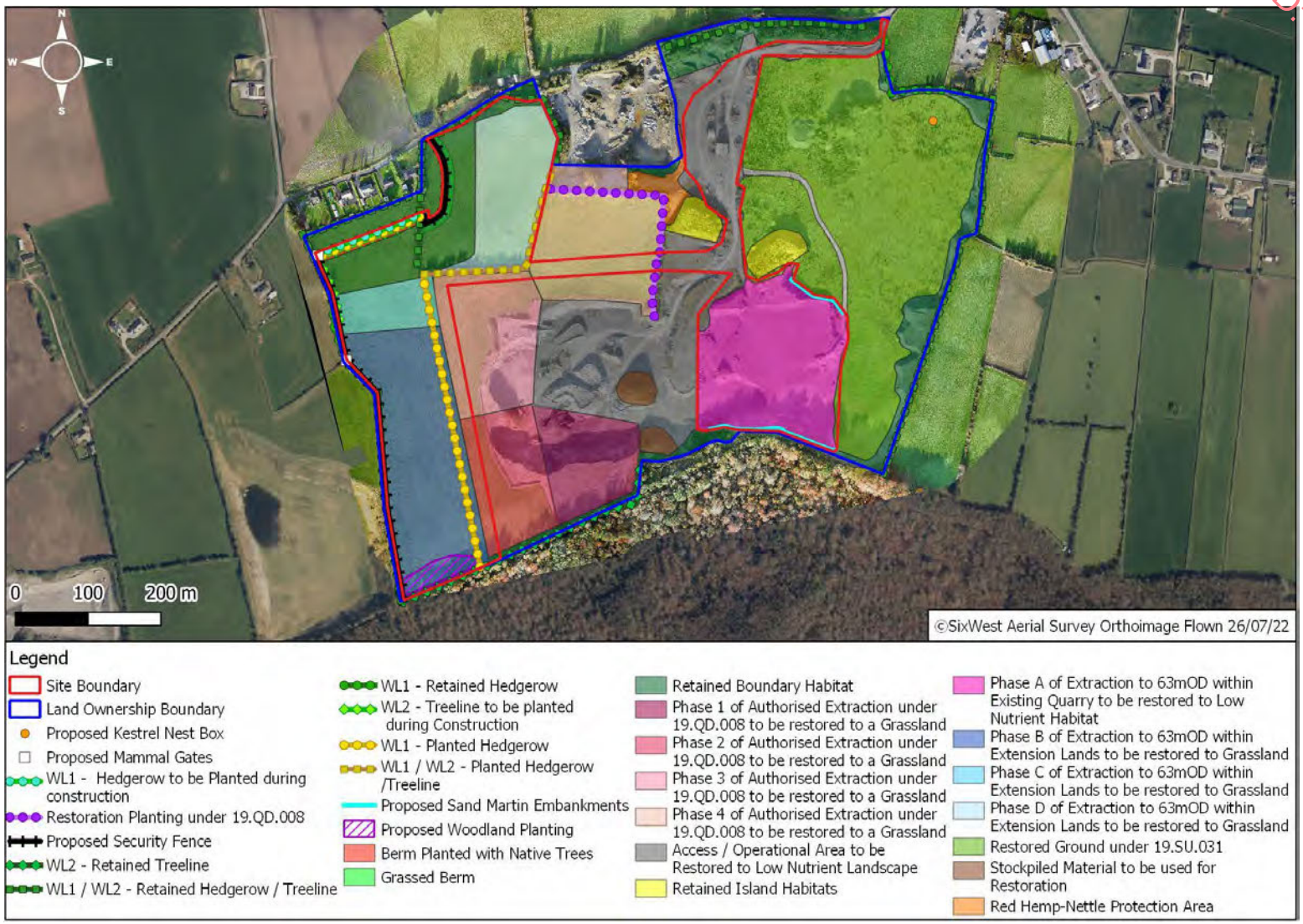
However, this restoration plan also includes for the creation, retention and protection of habitats as required by previously permitted plans. The proposed restoration of the Site is presented in Figure 3-1 and is attached as an appendix to this report in A3 format. The different phases of this restoration plan are also presented in A3 format as part of the appendix.

Upon completion of extraction activities, the Site will be fully decommissioned within a 2-year period, with all plant and equipment removed during the initial stage of final restoration.

Waste considered unsuitable for re-use or recycling, which includes, inter alia, domestic waste, will be disposed of off-site by an appropriately permitted waste contractor at a suitable permitted waste facility. All-access routes will be broken up to improve the percolation of the surface into the ground.

The boundaries of the Site will be checked and security measures in the form of additional perimeter fencing, and signage will be erected as required to prevent unauthorised access to the Site by members of the public.

Figure 3-1: Proposed Restoration Plan



3.1 Construction Phase Works

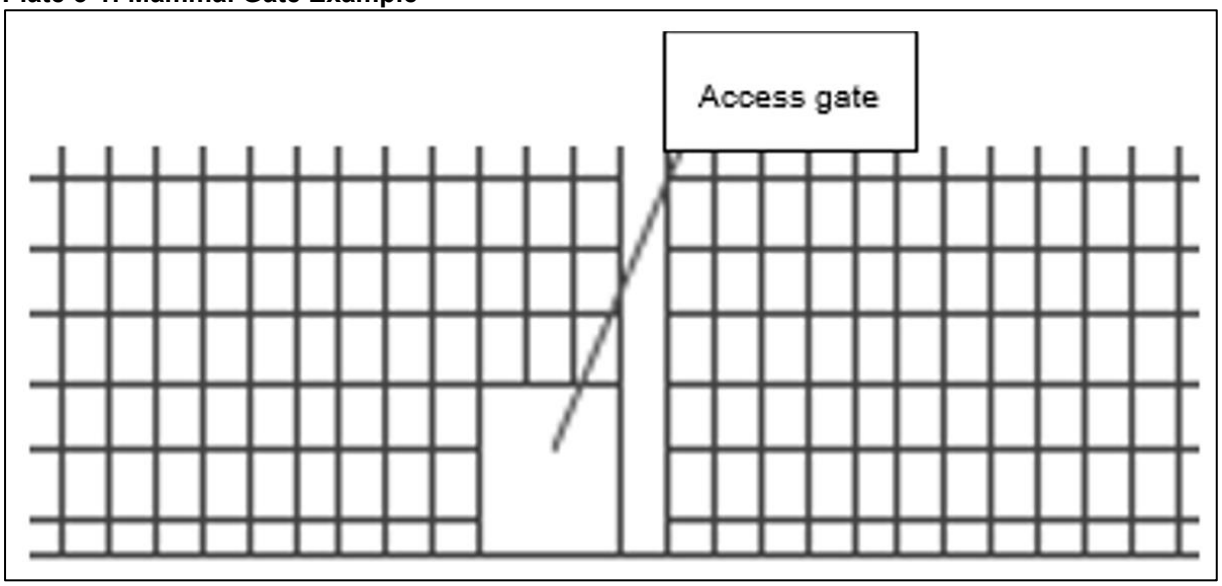
The Proposed Development will be undertaken in phases so that the area of exposed ground does not significantly increase over time. Therefore, the removal of vegetation on-site will be staggered. The construction phase planting has been designed to replace and establish vegetation on-site at the earliest possible point to mitigate the removal of treelines and hedgerows (ca. 702m in total) as the Proposed Development progresses. Therefore, construction phase works have been included in this Restoration Plan.

It is proposed to introduce ca. 795m of linear planting as part of the construction phase, refer to Figure 3-2 for context.

3.1.1 Installation of Fencing, Mammal Gates and Hedgerow Planting

A security fence, consisting of wooden post and wire mesh fencing, will be introduced along the northwest boundary of the Site. This fence will be ca. 2m high. Two mammal gates will be introduced along this security fence. The mammal gates will be suitably located at points along the perimeter fence in order to ensure connectivity for terrestrial mammals such as rabbits, [redacted] foxes to the wider landscape. Refer to Plate 3-1 for context.

Plate 3-1: Mammal Gate Example



A 140m hedgerow will be planted to the north of this fence. A suitable planting mix for this northern hedgerow has been included in Table 3-1 below. This hedgerow will be planted in tripled staggered rows to provide a well-structured hedgerow.

This newly planted hedgerow will be lightly managed / pruned in year two. Once established, the hedgerow will be cut on a 2 or 3-year cycle with no more than 1/3 cut in any one year. All pruning and management will take place outside of the nesting and breeding bird season, typically March 1st to August 31st.

Table 3-1: Proposed Hedgerow Mix

Common Name	Scientific Name	Percentage of Mixture (%)
Hawthorn	*Crateagus monogyna*	60%
Blackthorn	*Prunus spinosa*	15%
Holly	*Ilex aquifolium*	15%

Common Name	Scientific Name	Percentage of Mixture (%)
Guelder Rose	*Viburnum opulus*	2.5%
Hazel	*Corylus avellana*	2.5%
Dog Rose	*Rosa canina*	2.5%
Spindle	*Euonymus europaeus*	2.5%

3.1.2 Creation and Planting of Screening Berms

Two screening berms will be constructed within the north / northwest portion of the proposed extension lands. These berms will be located in between the proposed extraction area and the residential properties outside the Site boundary. A minimum set-back of 80m from the proposed extraction area and these residential properties will be maintained at all times.

The berms will be ca. 3m high and 7m wide at the base. Once extraction commences in Phase B, the western berm will be formed. The western berm will be retained throughout the lifetime of the Proposed Development. This berm will be planted with a double row of native trees, amounting to ca. 280m of hedgerow / treeline. The proposed planting mix is outlined in Table 3-1 below.

The planting of the western berm will take place within the first available season (November to March) and any trees that fail to become established within five years of planting will be replaced by trees of a similar size / species within the next planting season. Early planting during construction will allow this habitat to become established during the operations on-site.

Prior to extraction commencing in Phase D, the eastern berm will be created. The eastern berm will be sown with a grass seed mix to retain the soils and prevent dust. This berm will not be planted with any trees and will be removed once operations have ceased. The soils from this berm will be used in the restoration of the northern field where possible.

Table 3-2: Western Berm Planting Mix

Common Name	Scientific Name
High Canopy – Dominants (20%)	
Ash	*Fraxinus excelsior*
Pedunculate oak	*Quercus robur*
Scots pine	*Pinus sylvestris*
Low Canopy – Sub-dominants (20-25%)	
Alder	*Alnus glutinosa*
Downy birch	*Betula pubescens*
Rowan	*Sorbus aucuparia*
Understory and Fringe – Higher Shrubs (20-40%)	
Bird Cherry	*Prunus padus*
Elder	*Sambucus nigra*

Common Name	Scientific Name
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Hawthorn	*Crataegus monogyna*
Goat willow	*Salix caprea*
Understorey and Edge – Lower Shrubs (15-25%)	
Blackthorn	*Prunus spinosa*
Dog-rose	*Rosa canina*
Spindle	*Euonymus europaeus*

The planted berm will be retained and protected throughout the lifetime of the Proposed Development. Once mature, the berm will provide potential foraging habitats for species within the vicinity of the Site.

The eastern berm will be sown with a varied sward structure which includes grasses, legumes and herbaceous species. This berm will not be planted with trees, refer to Table 3-2 for details on the proposed grassland mix.

Table 3-3: Eastern Berm Mixed-sward Grassland Mix

Common Name	Scientific Name	Percentage of Mixture (%)
Grasses		
Perennial ryegrass	*Lolium perenne*	50%
Timothy	*Phleum pratense*	8%
Meadow fescue	*Festuca pratensis*	8%
Legumes		
White clover	*Trifolium repens*	8%
Red Clover	*Trifolium pratense*	8%
Sainfoin	*Onobrychis*	8%
Herbs		
Ribwort plantain	*Plantago lanceolata*	4%
Chicory	*Cichorium intybus*	4%

The eastern berm will be dismantled after operations have ceased. The topsoil and subsoil within this berm will be used in the restoration of the Site, where possible.

As part of the design process, the area proposed for aggregate reserve removal was adjusted to increase the set-back of future operations under this planning from residents to a minimum distance of 80m.

3.1.3 Proposed Planting to the North of the Screening Berms

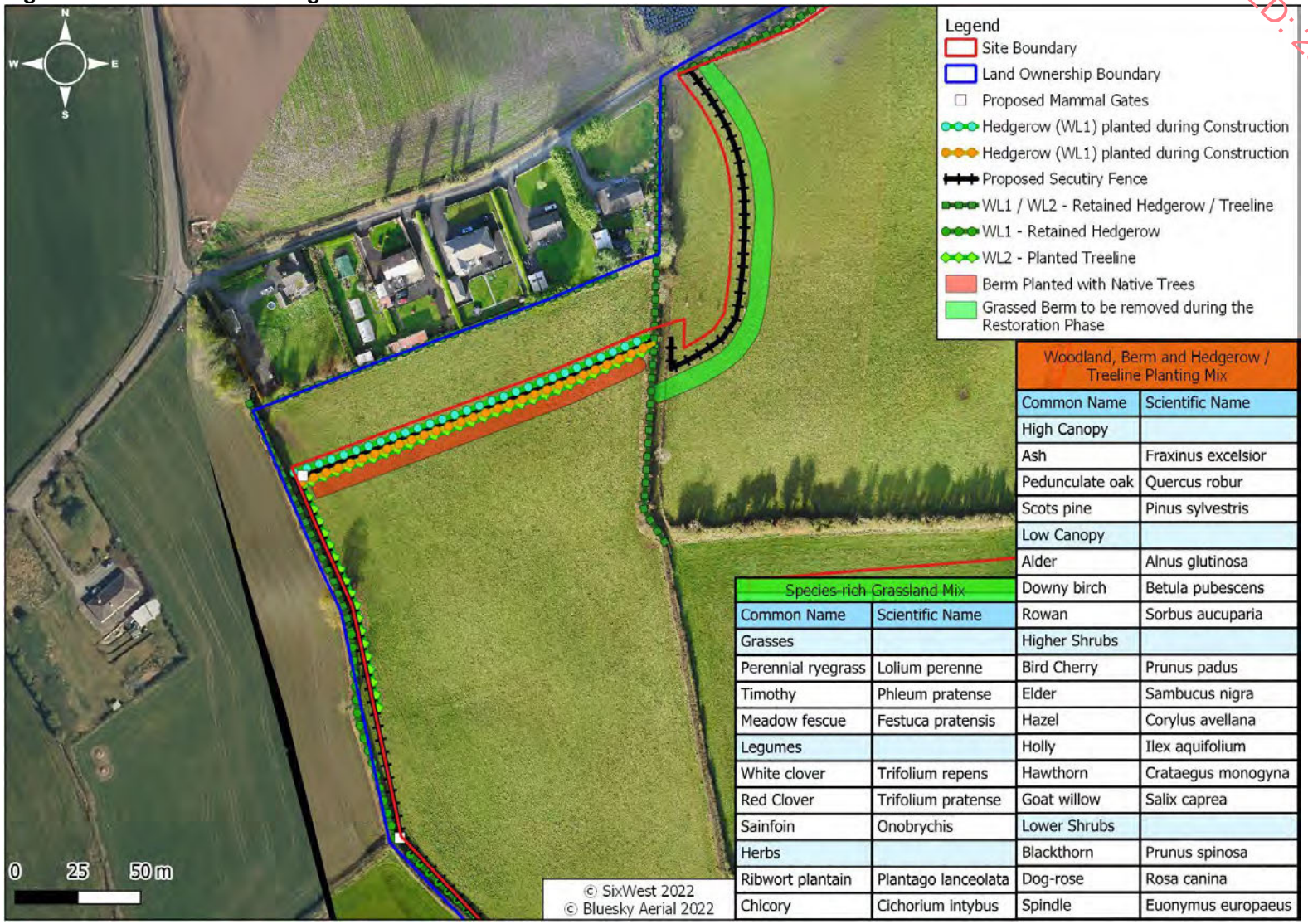
A 140m treeline will be planted to the north of the western berm during the construction phase. This treeline will comprise of the species listed in Table 3-2. The varied canopy height and understorey planting will ensure a biodiverse treeline is introduced in this area and will further screen the base of the western berm. This treeline will be planted in triple staggered rows.

A 140m hedgerow will also be introduced to the north of the western berm during the construction phase. This hedgerow will be located to the north of the treeline and to the south of the proposed fence and its associated hedgerow. This additional hedgerow will further soften the appearance of the northwest boundary of the Site. This hedgerow will be planted with the same species as the hedgerow described in Section 3.1.1. This hedgerow will be managed as per the hedgerow management measures described in Section 3.1.1.

3.1.4 Proposed Treeline along Western Boundary

A ca. 95m treeline will be planted along the western boundary of the Site during the construction phase. This treeline will be planted alongside the existing hedgerow. The proposed security fence will be installed ca. 5m from the proposed treeline. The treeline will comprise of the species listed in Table 3-1.

Figure 3-2: Restoration during Construction Phase Works



Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Woodland, Berm and Hedgerow / Treeline Planting Mix	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

3.2 Phased Restoration of Active Quarry to the West

3.2.1 Dismantling of Eastern Embankment and Stockpiles

The eastern berm will be dismantled after all operations have ceased. The topsoil and subsoil within this berm will be used in the restoration of the Site, where possible.

Stockpiles within the existing active pit will be dismantled and utilised for restoration purposes, as marked by Figure 3-1.

3.2.2 Re-establishment of Grasslands

Stripping of new lands will be controlled to expose only the next phase of extraction. This will ensure that the area of exposed ground does not significantly increase over time. The phasing of the works is presented in Figure 3-1.

Exhausted areas will be re-levelled into an undulating landscape, all stockpiles and trenches will be removed from these areas. Safe slopes will be created from the new ground level to the adjoining lands. Stockpiled material and soils stripped from the next phase of extraction will be used to cover the previously exhausted area, allowing for continuous restoration. Soils will be spread to a depth not exceeding 300mm. These areas will then be reseeded. It is recommended that the species mix outlined in Table 3-2 is utilised to enhance the ecological value of the Site.

A programme of observation and maintenance, including wetting during periods of dry weather will be followed to ensure the successful restoration of grassland habitats in these exhausted areas.

3.2.3 Re-planting of Hedgerows and Hedgerow / Treelines

In addition to re-establishing grassland habitats, all hedgerows and hedgerows / treelines removed during the quarrying works will be re-planted once operations in each phase have ceased. The central hedgerow removed to facilitate access into Phase B and C will be re-planted once operations have ceased in these areas and works have progressed into Phase D. The hedgerow / treeline bordering Phase D will be replanted once operations have ceased and the final restoration works have begun.

These hedgerows and hedgerows / treelines will be planted across the newly re-established grasslands within the first available planting season. All species will be of local providence, native and / or those with a known attraction or benefit to local fauna. Table 3-2 above provides an appropriate planting mix to replace the hedgerow / treeline removed within the northern section of the Site, and Table 3-1 presents a suitable planting mix for the re-planting of the central managed hedgerow.

These linear features will be replanted with native species in tripled staggered rows to provide a well-structured hedgerow and hedgerow / treelines. A height of 3-4m will be established along the hedgerow / treelines after two to three years (three to four growing seasons).

Annual inspections of the trees will take place for a period of five years to ensure tree health and establishment. Trees that fail to become established within five years of planting will be replaced by trees of a similar size / species within the next planting season.

All re-planted hedgerows will be lightly managed / pruned in year two. Once established, the hedgerow will be cut on a 2 or 3-year cycle with no more than 1/3 cut in any one year. All pruning and management will take place outside of the nesting and breeding bird season, typically March 1st to August 31st.

3.2.4 Proposed Woodland Planting

A ca. 0.26ha woodland area will be planted within the southwest portion of the Site during Phase B. Works during Phase B will progress from south to north. Therefore, as extraction occurs within the central and northern portion of Phase B, restoration works (including the planting of this woodland area) will begin in the southern section of Phase B.

The addition of woodland planting within an exhausted section of an ongoing operational phase will maximise the time the trees have to become established. This woodland area will help provide additional nesting and foraging opportunities for birds and mammals in the long term.

All planting will consist of native or naturalised species that are prevalent in the immediate area and will provide a source of food for a variety of species throughout the year. The woodland area will be planted with the high canopy, low canopy, understorey and fringe species listed in Table 3-1.

Advanced nursery stock will be used as part of the planting mix for the woodland. Trees and shrubs will be planted directly into square tree pits. The tree pits will be at least 100mm greater than the root system, with the depth not exceeding the root ball. Pit to be backfilled with a mix of topsoil, planting compost and polymer granular. The planting will take place within the first available season (November to March), and any trees that fail to become established within 5 years of planting will be replaced by trees of a similar size / species within the next planting season.

3.3 Protection / Retention of Habitats

3.3.1 Red Hemp-nettle Protection Area

The habitats supporting red hemp-nettle will be protected as part of the Proposed Development. These habitats have been delineated onsite using red surveyor flags and signage has been erected. Access into this area will be restricted to activities relating to the management or monitoring of red hemp-nettle. As such, no materials or equipment will be stored in the red hemp-nettle protection zone.

The habitats supporting red hemp nettle will be maintained as an open habitat with sparse vegetation cover. Scrub / competing vegetation will be removed as required during the appropriate time of year i.e. outside of the breeding bird season (March 1st to August 31st). Future management of this area will be informed by monitoring.

3.3.2 Boundary Habitats

3.3.2.1 Hedgerow / Treelines

The boundary vegetation within the eastern portion of the Site, atop the retained quarry slopes, will be left in situ. In addition, the following protection measures will be implemented for the protection of trees bordering the extension lands to the west:

- A minimum buffer of 5m will be maintained between the proposed extraction area and the retained hedgerows onsite / the woodland to the south. This buffer has been extended to include the full crown extent of the hedgerow / treeline separating the proposed extension lands from the L20113-2 local road to the north. The extraction area has also been reduced to allow for a 5m buffer from the proposed treeline along the western boundary of the Site;
- No materials, equipment or machinery will be stored within close proximity to retained hedgerows / treelines;
- Notice boards, wires, etc., will not be attached to any trees;

- The construction of the berms onsite will be supervised by an Ecological Clerk of Works ('ECoW') to ensure that no impacts occur to bordering hedgerows / treelines. The retained trees will be assessed by an arborist following the completion of these works;
- In addition, the condition of the trees bordering the extraction areas within the Site will be inspected by the ECoW on an annual basis; and,
- In order for treeline protection measures to work effectively, all personnel associated with the operation of heavy plant machinery must be familiar with the above principles for the protection of treelines.

3.3.2.2 Recolonising Bare Ground

The ground in between the boundary hedgerow / treelines and the restored quarry floor to the east is sloped and characterised by bare ground and pockets of recolonising vegetation.

Recolonising bare ground is an essential feature for a highly diverse range of specialist flora and fauna and is especially important for a suite of rare or threatened invertebrates which use open areas for nesting, chasing after prey and basking. Examples of invertebrates that utilise bare ground habitats include solitary bees, butterflies and moths.

These slopes provide a calcareous environment for plants to develop away from competition and can lead to interesting communities of pioneer species. These areas will not be altered as part of the Restoration Plan.

3.3.3 Island Habitats

There are two soil stockpiles within the existing quarry, which have developed as biodiversity islands. The height and undisturbed nature of these habitats has enabled flora to recolonise and become established. These vegetated stockpiles will be left in-situ, refer to retained island habitats in Figure 3-1 for context.

3.3.4 Existing Restored Ground

The calcareous grassland located within the eastern portion of the landholding will not be altered as part of this Restoration Plan and will be left in-situ. This area will continue to be monitored as outlined in Section 4.

3.4 Creation of Habitats

3.4.1 Proposed Low Nutrient Habitat

An additional area of extraction is proposed within the eastern portion of the Site. Once operations in this area have ceased, this area will be restored to a low nutrient landscape. This will require the levelling off of the ground to a gently undulating landscape and the removal of stockpiles and trenches. No soil will be spread on this area as it is envisaged that calcareous flora and pioneer species will colonise this low nutrient habitat. The creation of this low nutrient habitat will provide suitable conditions for red hemp nettle growth and establishment.

This low nutrient landscape will be monitored for this species and should it be recorded in this area; suitable management and protection strategies will be implemented such as the control of scrub and competitor species.

3.4.2 Sand Martin Nesting Area

Sand martins were identified foraging within the proposed extension lands during the 2023 breeding bird surveys and previous sand martin nest holes have been identified onsite. Sand martins require steep or vertical slopes of fine sand. They will tunnel into sand even when it is being excavated and may even tunnel in heaps of loose sand. Both males and females make a horizontal tunnel 45-90cm long with a chamber at the end.

Suitable sites may be used for years. Sites are abandoned once the face slumps, becomes weathered (forming resistant crust), overgrown with vegetation, or accessible to predators. New tunnels will be dug as the cliff collapses, or as old holes become too big.

As per the restoration plan submitted under 19.SU.031, it is proposed to regrade slopes within the eastern portion of the Site to create suitable sand martin nesting habitat. However, the exact location of the sand martin embankments has been altered to allow for additional quarrying works. The slopes along the southern and northeast boundary of this additional extraction area will be regraded to prevent predator access and to ensure ca. 3-5m of vertical slopes. The re-grading of this area will happen once extraction has ceased within the eastern portion of the Site. Refer to Figure 3-1 for indicative location.

Whilst extraction activities are occurring within the eastern portion of the Site, a suitable quarry / aggregate face will be identified and set aside. This should ideally be away from the main works area to avoid any potential impacts on this species.

3.4.3 Kestrel Nesting Area

A potential kestrel nest was identified underneath the conveyor within the existing storage shed onsite. It is proposed to encourage the kestrels to relocate to an area within Agall Quarry that is not subject to direct anthropogenic disturbance.

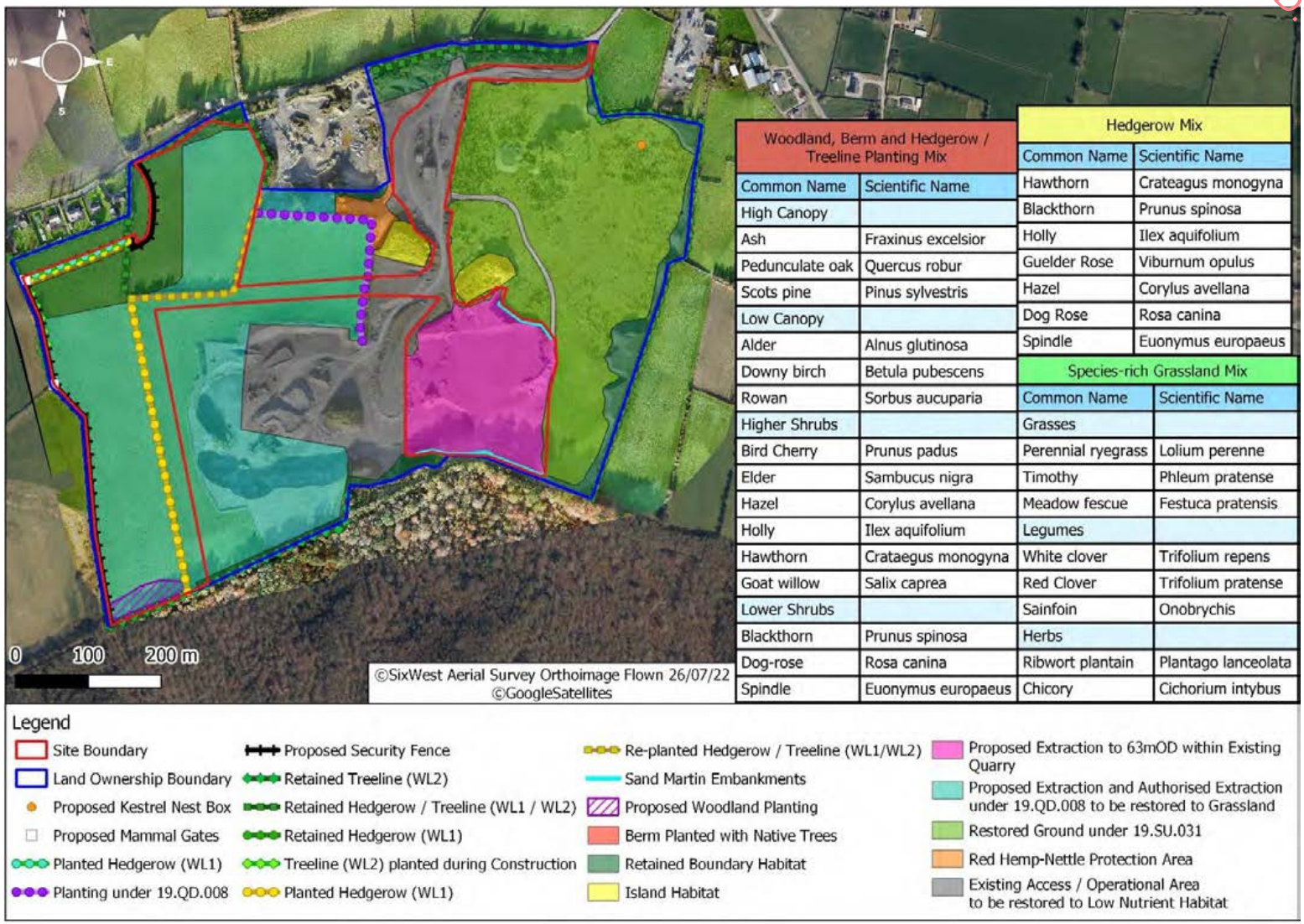
The kestrel nest box will be erected on a post within the northeast portion of the Site. This nest box will be designed to attract kestrels, refer to Plate 3-2 for examples. The exact location will be specified by the ECoW.

The northeast portion of the Site comprised of a calcareous grassland. This area will provide suitable foraging habitat for this species and is considered to be a suitable location for the nest box.

Plate 3-2: Examples of Kestrel Nest Boxes

The proposed restoration of the Site after operations have ceased and all restoration works are complete is presented in Figure 3-1 below.

Figure 3-3: Final Restoration of the Site



Woodland, Berm and Hedgerow / Treeline Planting Mix	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

Hedgerow Mix	
Common Name	Scientific Name
Hawthorn	Crateagus monogyna
Blackthorn	Prunus spinosa
Holly	Ilex aquifolium
Guelder Rose	Viburnum opulus
Hazel	Corylus avellana
Dog Rose	Rosa canina
Spindle	Euonymus europaeus

Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Legend

- Site Boundary
- Land Ownership Boundary
- Proposed Kestrel Nest Box
- Proposed Mammal Gates
- Planted Hedgerow (WL1)
- Planting under 19.QD.008
- Proposed Security Fence
- Retained Treeline (WL2)
- Retained Hedgerow / Treeline (WL1 / WL2)
- Retained Hedgerow (WL1)
- Treeline (WL2) planted during Construction
- Planted Hedgerow (WL1)
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland Planting
- Berm Planted with Native Trees
- Retained Boundary Habitat
- Island Habitat
- Proposed Extraction to 63mOD within Existing Quarry
- Proposed Extraction and Authorised Extraction under 19.QD.008 to be restored to Grassland
- Restored Ground under 19.SU.031
- Red Hemp-Nettle Protection Area
- Existing Access / Operational Area to be restored to Low Nutrient Habitat

4 MONITORING AND AFTERCARE

4.1 Site Closure and Safety Preparation

This restoration plan has been carefully designed to prevent the creation of potential hazards that may pose a threat to public safety. Following cessation of quarrying activities, the Site will be fully decommissioned within a 2-year period.

Waste considered unsuitable for re-use or recycling, which includes, *inter alia*, domestic waste, will be disposed of off-site by an appropriately permitted waste contractor at a suitable permitted waste facility. All access routes will be scarred to improve percolation of surface into the ground.

The boundaries of the Site will be checked and security measures in the form of additional perimeter fencing, and signage will be erected as required to prevent unauthorised access to the Site by members of the public.

4.2 Restoration Success Monitoring

The Project Ecologist will conduct an annual review of the Site's restoration plan. The annual review will involve compiling a species record of flora and fauna utilising the restored areas onsite. The review will also incorporate an assessment of the following:

- The continued health of the red hemp-nettle population;
- The continued health of the blue flea bane population; and,
- The presence or absence of invasive species onsite. Mitigation measures will be implemented in the event that invasive species are identified.

The Restoration Success Monitoring will be undertaken within the optimal season for botanical surveys including the appropriate months for red hemp-nettle surveys.

A report will be submitted to the Council each year detailing the progress of the restoration plan and outlining any additional works required. Following a period of five-years, a review will be undertaken to assess the requirements for additional / further works / monitoring.

5 REFERENCES

[1] DoAHG, "Wildlife, Habitats & the Extractive Industry," Department of Arts, Heritage and the Gaeltacht, Dublin, 2007.

[2] EPA, "Environmental Management in the Extractive Industry," Environmental Protection Agency, Wexford, 2006.

[3] J. A. Fossitt, A Guide to Habitats in Ireland, Dublin : The Heritage Council, 2000.

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APPENDICES

RECEIVED: 23/05/2025

APPENDIX A

Restoration Plan – Appendix A

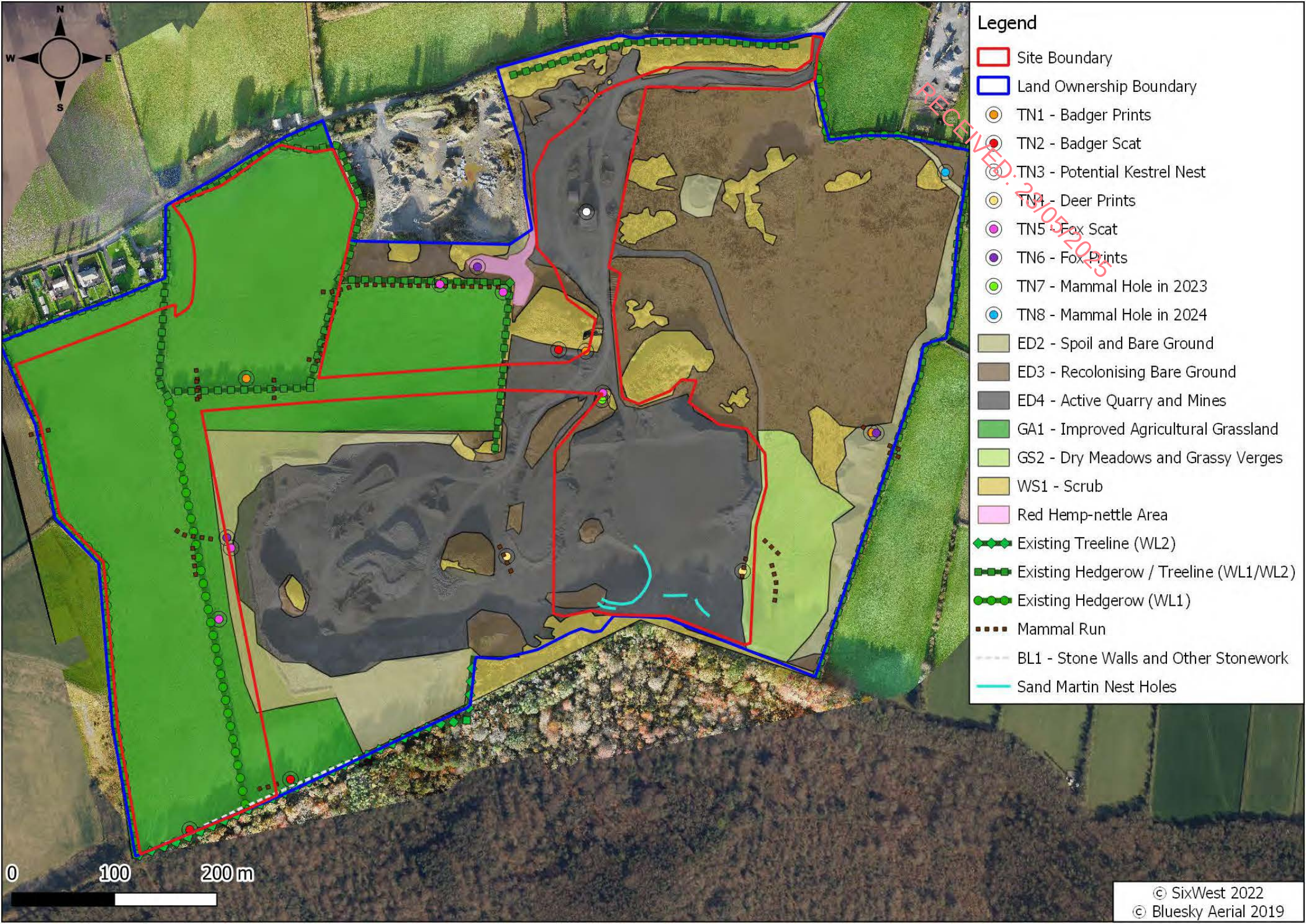
Proposed Extension to Agall Quarry

Condron Concrete Limited

Ardan Road, Tullamore, Co. Offaly

Contents

APPENDIX A


N
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Legend
Site Boundary
Land Ownership Boundary
TN1 - Badger Prints
TN2 - Badger Scat
TN3 - Potential Kestrel Nest
TN4 - Deer Prints
TN5 - Fox Scat
TN6 - Fox Prints
TN7 - Mammal Hole in 2023
TN8 - Mammal Hole in 2024
ED2 - Spoil and Bare Ground
ED3 - Recolonising Bare Ground
ED4 - Active Quarry and Mines
GA1 - Improved Agricultural Grassland
GS2 - Dry Meadows and Grassy Verges
WS1 - Scrub
Red Hemp-nettle Area
Existing Treeline (WL2)
Existing Hedgerow / Treeline (WL1/WL2)
Existing Hedgerow (WL1)
Mammal Run
BL1 - Stone Walls and Other Stonework
Sand Martin Nest Holes
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© Bluesky Aerial 2019


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Site Boundary
Land Ownership Boundary
Red Hemp-nettle Area
Planting under 19.QD.008
Island Habitat
Restored Ground under 19.SU.031
Stockpile
Authorised Extraction under 19.QD.008 restored to Grassland
Existing Treeline (WL2)
Existing Hedgerow/Treeline (WL1/WL2)
Existing Hedgerow (WL1)
Stone Walls and Other Stonework (BL1)
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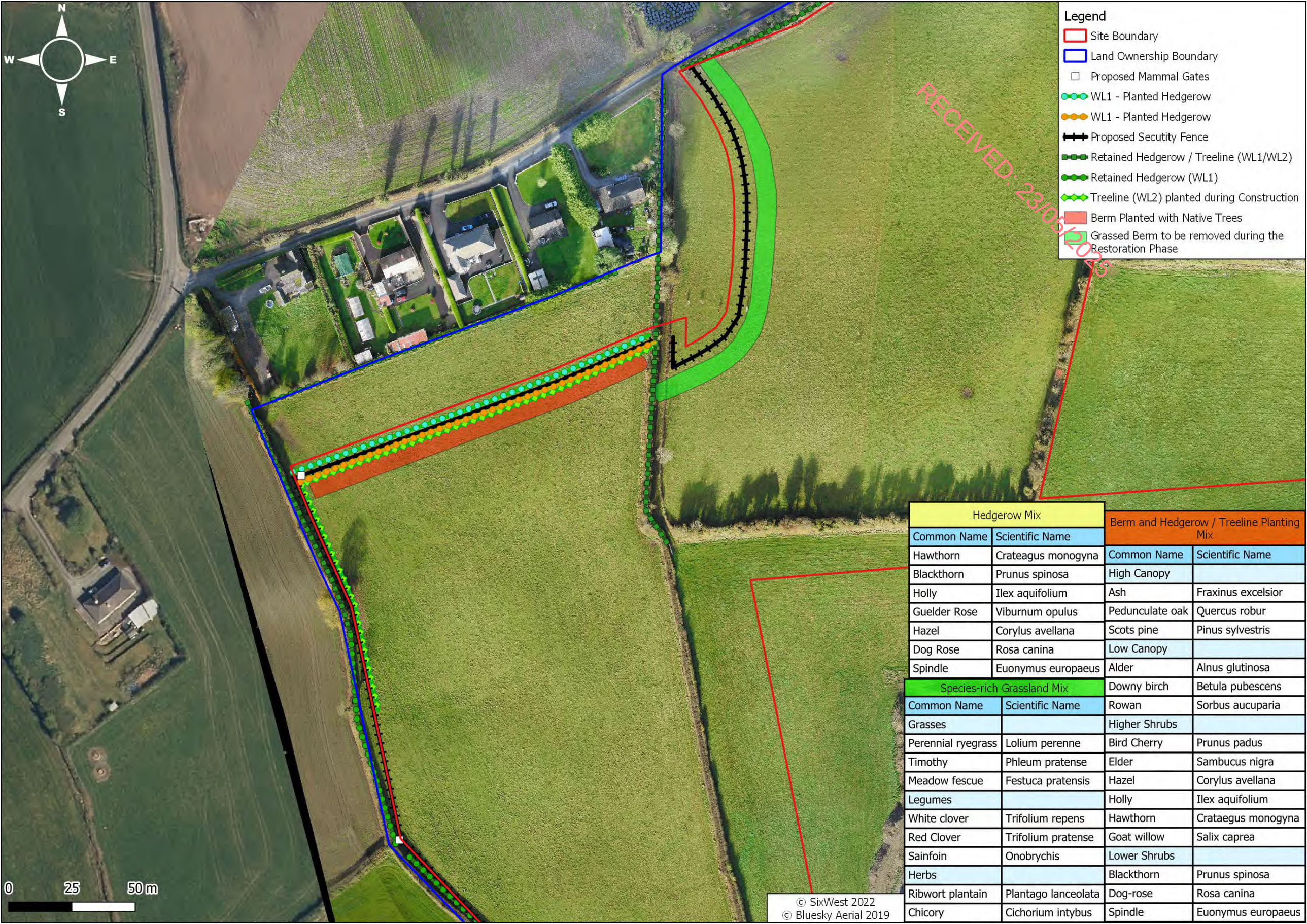
© Bluesky Aerial 2019



Hedgerow Mix	
Common Name	Scientific Name
Hawthorn	Crateagus monogyna
Blackthorn	Prunus spinosa
Holly	Ilex aquifolium
Guelder Rose	Viburnum opulus
Hazel	Corylus avellana
Dog Rose	Rosa canina
Spindle	Euonymus europaeus

Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Berm and Hedgerow / Treeline Planting Mix	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

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Legend

- Site Boundary
- Land Ownership Boundary
- Red Hemp-nettle Area
- Kestrel Nest Box
- Mammal Gates
- Hedgerow (WL1) planted during Construction
- Hedgerow (WL1) planted during Construction
- Planting under 19.QD.008
- Proposed Security Fence
- Retained Treeline (WL2)
- Retained Hedgerow / Treeline (WL1/WL2)
- Retained Hedgerow (WL1)
- Treeline (WL2) planted during Construction
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland introduced as part of the Restoration of Phase B
- Berm Planted with Native Trees
- Grassed Berm to be removed during restoration phase
- Retained Boundary Habitat
- Island Habitat
- Phase A - Extraction Completed and restored to Low Nutrient Landscape
- Restored Ground under 19.SU.031
- Authorised Extraction under 19.QD.008 restored to Grassland
- Southern Extraction in Phase B Complete and Restoration to Grassland Commenced
- Active Northern Extraction within Phase B

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Legend
Site Boundary
Land Ownership Boundary
Red Hemp-nettle Area
Kestrel Nest Box
Mammal Gates
Hedgerow (WL1) planted during Construction
Hedgerow (WL1) planted during Construction
Planting under 19.QD.008
Proposed Security Fence
Retained Treeline (WL2)
Retained Hedgerow / Treeline (WL1 / WL2)
Retained Hedgerow (WL1)
Treeline (WL2) planted during Construction
Re-planted Hedgerow / Treeline (WL1/WL2)
Sand Martin Embankments
Proposed Woodland Planting
Berm Planted with Native Trees
Grassed Berm to be removed during the Restoration Phase
Retained Boundary Habitat
Retained Island Habitat
Phase A - Extraction Completed and restored to Low Nutrient Landscape
Phase B - Extraction Completed and restored to Grassland
Phase C Commenced
Restored Ground under 19.SU.031
Authorised Extraction under 19.QD.008 restored Grassland
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RECEIVED: 23/05/2025

Legend

- Site Boundary
- Land Ownership Boundary
- Red Hemp-nettle Area
- Kestrel Nest Box
- Mammal Gates
- Hedgerow (WL1) planted during construction
- Hedgerow (WL1) planted during construction
- Planting under 19.QD.008
- Proposed Security Fenceline
- Retained Treeline (WL2)
- Retained Hedgerow / Treeline (WL1/WL2)
- Retained Hedgerow (WL1)
- Treeline (WL2) planted during construction
- Re-planted Hedgerow (WL1)
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland Planting
- Berm Planted with Native Trees
- Grassed Berm
- Retained Boundary Habitat
- Retained Island Habitat
- Phase A - Extraction Completed and restored to low Nutrient Landscape
- Restored Ground under 19.SU.031
- Authorised Extraction under 19.QD.008 restored to Grassland
- Phases B,C & D - Restored to Grassland

0 100 200 m

Hedgerow Mix	
Common Name	Scientific Name
Hawthorn	Crateagus monogyna
Blackthorn	Prunus spinosa
Holly	Ilex aquifolium
Guelder Rose	Viburnum opulus
Hazel	Corylus avellana
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White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Species Mix for Woodland, Western Berm and Treeline	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

Legend

- Site Boundary
- Land Ownership Boundary
- Proposed Kestrel Nest Box
- Proposed Mammal Gates
- Hedgerow (WL1) planted during construction
- Planting under 19.QD.008
- Proposed Security Fence
- Retained Treeline (WL2)
- Retained Hedgerow / Treeline (WL1/WL2)
- Retained Hedgerow (WL1)
- Treeline (WL2) planted during Construction
- Re-planted Hedgerow (WL1)
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland Planting
- Berm Planted with Native Trees
- Retained Boundary Habitat
- Retained Island Habitat
- Restored Ground under 19.SU.031
- Existing Access / Operational Area to be restored to Low Nutrient Habitat
- Proposed Extraction to 63mOD within Existing Quarry to be restored to Low Nutrient Habitat
- Proposed Extraction and Authorised Extraction under 19.QD.008 to be restored to Grassland
- Red Hemp-Nettle Protection Area

APPENDIX 6-2

May 2025

Bat Report

Proposed Extension to Agall Quarry, The Rise, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

MALONE O'REGAN ENVIRONMENTAL

QUALITY
I.S. EN ISO 9001:2015
NSAI Certified

MALONE O'REGAN

Form ES - 04

MALONE O'REGAN ENVIRONMENTAL

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Title: Bat Report, Proposed Extension to Agall Quarry, The Rise, Co. Offaly, Condron Concrete Limited, Arden Road, Tullamore, Co. Offaly

Job Number: E2018

Prepared By: Stephanie Lonergan **Signed:** S Lonergan

Checked By: Sarah de Courcy **Signed:**

Approved By: Dyfrig Hubble **Signed:**

Revision Record

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
01	14/05/25	Report	Final	SL	SDC	DH

Bat Report

Proposed Extension to Agall Quarry, The Rise, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

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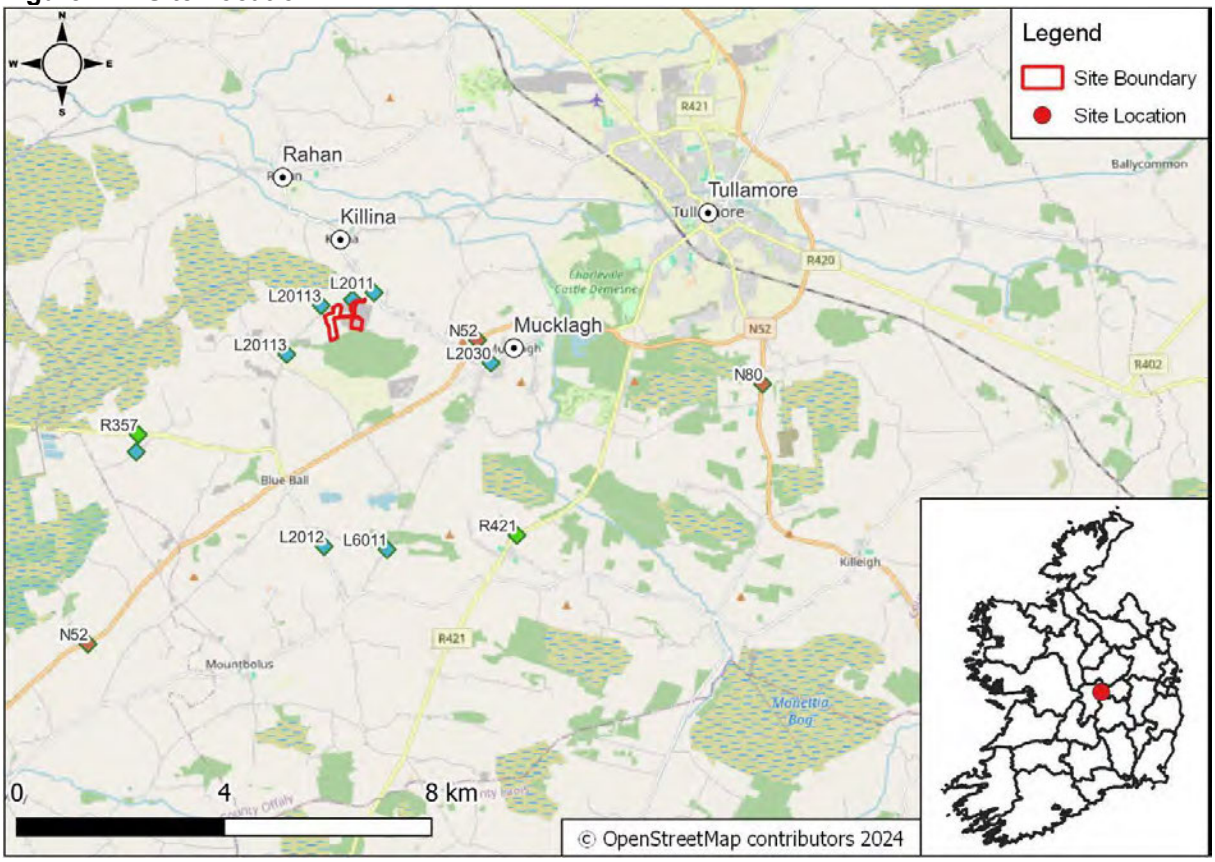
1 INTRODUCTION

This Bat Survey Report has been prepared by Malone O'Regan Environmental ('MOR Environmental') on behalf of Condron Concrete Ltd ('the Applicant') in support of a planning application to Offaly County Council ('OCC') for an extension to an existing rock quarry at Agall, Co. Offaly ('the Site') (OSI Reference ITM 626611 722998). Full details of the quarry extension works (the 'Proposed Development') can be found in the Environmental Impact Assessment Report ('EIAR') and Appropriate Assessment Screening Report ('AA') submitted as part of the overall planning application. This Bat Survey Report should be read in conjunction with the EIAR and AA.

A baseline ecological survey of the Site was undertaken on the 27th September 2022. The baseline ecological survey highlighted the potential for bats to use the hedgerow / treelines onsite for foraging and commuting. It was therefore deemed necessary for further survey work to be carried out to determine whether or not bats would be negatively impacted by the works associated with the Proposed Development.

The location of the Site shown in Figure 1-1.

Figure 1-1: Site Location



1.1 Relevant Legislation

All Irish bat species are protected by law under the Wildlife Act 1976 and its subsequent amendments. They are afforded full protection under this act, which makes it a criminal offence for anyone without a licence to:

- Kill, injure or handle a bat;
- Possess a bat (whether alive or dead);

- Disturb a roosting bat; and,
- Damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

In addition to domestic legislation, bats are also protected under the EU Habitats Directive (92/43/EEC). All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat is further listed under Annex II, which make it an offence to:

- Deliberately capture, injure or kill any bat; or,
- Deliberately disturb a bat, in particular any disturbance which is likely;
    (a) To impair their ability:
        (i) To survive, to breed or reproduce, or to rear or nurture their young; or,
        (ii) To hibernate or migrate.
    (b) To affect significantly the local distribution or abundance of the bat species; or,
- Damage or destroy a breeding site or resting place of a bat.

Therefore, the destruction, alteration or evacuation of a known bat roost is a notifiable action under current legislation and a derogation license must be obtained from the National Parks and Wildlife Service ('NPWS') before works can commence.

Furthermore, it should also be noted that any works interfering with bats and especially their roosts, including for instance, the installation of lighting in the vicinity of the latter, may only be carried out under a license to derogate from Regulation 23 of the Habitats Regulations 1997, (which transposed the EU Habitats Directive into Irish law) issued by NPWS.

1.2 Statement of Authority

The bat surveys and subsequent report were undertaken and prepared by the following MOR Environmental personnel: Ms Stephanie Lonergan and Mr. Dyfrig Hubble.

Stephanie Lonergan, Environmental Consultant, has a B.A. (Mod) (Hons) in Environmental Science. Stephanie is a qualifying member of the Chartered Institute of Ecology and Environmental Management ('CIEEM') with a particular interest in bat ecology and conservation. Stephanie has completed courses on bat ecology, identification, handling, biometrics and mitigation with CIEEM and Bat Conservation Ireland. Stephanie has undertaken training run by Wildlife Acoustics for analysis of bat calls in Kaleidoscope Pro Software and regularly uses this programme within her role at MOR Environmental. Stephanie has experience undertaking bat surveys and tree / building assessments, and regularly attends events held by local bat groups.

This report was reviewed and approved by Mr. Dyfrig Hubble, Associate Director – Ecologist. Dyfrig has a B.Sc. (Hons) in Tropical Environmental Science and an M.Sc. in Environmental Forestry. Dyfrig is a full member of the Chartered Institute of Ecology and Environmental Management. Dyfrig has over 18 years' experience working in the ecological consultancy sector, including habitat appraisals and specialist species-specific surveys. Dyfrig has extensive experience in undertaking a variety of bat surveys, including dawn / dusk surveys, transects, static monitoring, harp trapping, Lesser Horseshoe roost counts. Dyfrig has also worked on numerous projects that have required supervision of building demolition and tree removal works under licence. These projects have included work both in the UK and Ireland.

1.3 Species Background

There are eleven recorded bat species in Ireland, nine of which are considered resident and two of which are considered vagrants (Please see Table 1-1 below).

Table 1-1: Status of Irish Bat Species [1]

Bat Species	*Latin Name*	Irish status	European Status
Resident Bat Species			
Brown Long-eared Bat	*Plecotus auritus*	Least Concern	Least Concern
Common Pipistrelle	*Pipistrellus pipistrellus*	Least Concern	Least Concern
Daubenton's Bat	*Myotis daubentonii*	Least Concern	Least Concern
Leisler's Bat	*Nyctalus leisleri*	Least Concern	Least Concern
Lesser Horseshoe Bat	*Rhinolophus hipposideros*	Least Concern	Near Threatened
Nathusius' Pipistrelle	*Pipistrellus nathusii*	Least Concern	Least Concern
Natterer's Bat	*Myotis nattereri*	Least Concern	Least Concern
Soprano Pipistrelle	*Pipistrellus pygmaeus*	Least Concern	Least Concern
Whiskered Bat	*Myotis mystacinus*	Least Concern	Least Concern
Vagrants			
Brandt's Bat	*Myotis brandtii*	Data Deficient	Least Concern
Greater Horseshoe Bat	*Rhinolophus ferrumequinum*	Data Deficient	Near Threatened

1.4 Types of Bat Roosts

Bats were originally cave and tree-dwelling animals, but many now use buildings to roost within. Buildings are highly important as roosting sites for all Irish bat species as they use buildings for all roost types. Most significant in terms of roosts in buildings are maternity roosts, but cellars and attics can serve as hibernation sites for bats. Roosts within buildings can far exceed the numbers encountered in trees, bridges, caves or cliffs and roosts of over 1,000 bats have been recorded in buildings [2].

Bats are social animals, and most species congregate in large colonies during the later spring / summer. These colonies consist mostly of females, with some juvenile males from the previous year. Male bats normally roost individually or in small groups meeting up with the females in the late autumn, when it is time to mate. In summer, bats seek warm dry buildings in which they can give birth and suckle their young. In winter, they seek out places with a constant low temperature and high humidity where they can become torpid and hibernate during adverse weather conditions. However, bats do not hibernate continuously during winter and will awake and hunt during mild nights when there are insects available and it is energetically advantageous to forage [3].

One purpose of daytime tree or building inspections is to determine the potential of bat roosts within the survey area. Due to the transient nature of bats and their seasonal life cycle, there are a number of different type of bat roosts. Where possible, one of the objectives of the surveys is to be able to identify the types of roosts present, if any.

Bats in Ireland feed exclusively on insects, and in the summer months (May – September) they generally emerge from their roosts around sunset to feed. Bats are known to use a number of different foraging sites in the same night and move between them to locate areas of high insect concentrations. They are also known to exhibit site loyalty and will return to the same foraging sites night after night [4].

Table 1-2 below shows an excerpt of the definitions of the types of bat roosts taken from the Bat Conservation Trust's '*Bat Surveys for Professional Ecologists - Good Practice Guidelines* (4th ed.) [5]. It should be noted that there is no equivalent Irish guidance, and that this guidance is applicable to the bat roost types found in Ireland. Additionally, all bat species found within Ireland are also present in the UK, so Irish bat species have been fully assessed as part of this Bat Conservation Trust guidance.

Table 1-2: Types of Bat Roosts [3]

Roost Type	Natural England Definition
Day Roost	A place where individual bats or small groups, rest or shelter in the day during the summer.
Night Roost	A place where bats rest or shelter in the night but are not found in the day. May be used by a single individual on occasion, or it could be used regularly by the whole colony..
Feeding Roost	A place where individual bats, or few individuals, rest or feed for short periods during the night but are not present by day.
Transitional Roost	A place used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Maternity Site	A place where female bats give birth and raise their young to independence. In some species males may also be present in the maternity roost.
Hibernation Site	A place where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
Satellite Roost	An alternative roost found in close proximity to the main nursery colony used by a few individuals to small groups of breeding females throughout the breeding season.

1.5 Purpose of Survey Work

The implication of these legislative policies is that the Proposed Development needs to take account of the potential effects on bats. Survey work is necessary to establish whether the species are currently present in areas where suitable habitat exists and in areas where bats have previously been recorded. Survey work also enables appropriate mitigation measures to be incorporated into the design of the project and ensures that there are no adverse effects on the conservation status of the species.

Survey work was deemed necessary based on desktop surveys and suitable habitat for foraging and commuting being identified during the initial walkover of the Site.

2 METHODOLOGY

The methodologies used to establish the presence / potential presence of bats are summarised below.

2.1 Desk-Based Studies

A desk-based study was undertaken to identify records of bats within the Site. The following sources of information were reviewed:

- Aerial mapping was reviewed to identify any habitats and features likely to be used by bats. Maps and images of the Site and general landscape were examined for suitable foraging or commuting habitats including woodlands and forestry, hedgerows, treelines, and watercourses;
- The National Parks and Wildlife Service ('NPWS') website was consulted to obtain the most up to date detail on conservation objectives for the European sites relevant to this assessment [6]; and,
- The National Biodiversity Data Centre ('NBDC') website was consulted with regard to bat species distributions and bat habitat suitability index [7].

2.2 Field Based Studies

2.2.1 Daytime Bat Walkover and Identification of Bat Habitats

In order to gain a full understanding of the Site and wider landholding, the Site was assessed in relation to bat roosting potential, foraging habitat and potential commuting routes on the habitat survey conducted on the 27th September 2022.

No trees or buildings with bat roost potential were identified within the eastern portion of the Site including the access into the Site and the recommencement area. Given the disturbed nature of these habitats and the absence of suitable hedgerows / treelines, no additional surveys for bats were conducted in these areas.

Therefore, the bat assessment focused on the greenfield area of the Site given the potential for disturbance from the Proposed Development and the presence of well-established linear habitats, refer to Figure 2-1 for context.

Bat habitats and commuting routes identified were considered in relation to the wider landscape to determine connectivity for local bat populations, and through the examination of aerial mapping.

Figure 2-1: Bat Survey Area

The survey design was informed by previous experience and the following publications:

- Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes [2];
- A Conservation Plan for Irish Vesper Bats Irish Wildlife Manual No. 20 [8];
- UK Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats [9];
- Bat Mitigation Guidelines for Ireland. Irish Wildlife Manuals, No. 25 [4] a publication by the NPWS; and,
- Bat Surveys for Professional Ecologists - Good Practice Guidelines (3rd ed.). London: The Bat Conservation Trust [3].

2.2.2 Ground Level Tree Assessment

As part of the habitat survey conducted on the 27th September 2022, all trees within the survey area were assessed for the presence of features that could be utilised by roosting bats, using close-focusing binoculars and a powerful focused-beam light source. The following criteria were used:

- Presence of natural cavities, splits, cracks, loose bark and rot holes in the trunk or boughs of the tree;
- Presence of dense and woody ivy (*Hedera helix*) growth that could be used by bats for roosting;
- Evidence of bat droppings, which may also be seen as a black streak beneath holes, cracks, branches, etc;

- Presence of smooth edges with dark marks and urine stains at potential entrances to roosts;
- Adjoining habitat which are likely to be important to bats, including river corridors, and hedgerow / treelines within the survey area that offer a variety of potential foraging, roosting and commuting opportunities for bats; and,
- Adjoining potential roosts / known roosts identified. This raises the likelihood of a tree being of benefit as bats may move roosts if the roost becomes too hot or cold during roosting and a nearby alternative roost is highly desirable.

The treelines within the survey area were subject to transect surveys as they were identified as providing landscape connectivity and linear features for foraging and commuting bats (see Figure 2-2 below.)

2.2.3 Dusk Activity Surveys

The treelines within the proposed extension lands were identified as providing landscape connectivity and linear features for foraging and commuting bats. These habitats have the potential to be lost or disturbed as a result of the Proposed Development and therefore, it was deemed necessary to undertake further assessment in relation to bats.

Two dusk activity surveys took place at the Site within the survey area. These surveys were conducted by two suitably qualified MOR Environmental Ecologists on 15th and 28th August 2023. The surveys commenced 15 minutes before sunset and ended two hours after sunset. Therefore, these surveys encompassed the typical emergence times of Irish bat species.

As these surveys aimed to establish activity levels within the Site and no trees with potential roost features were identified during the ground level tree assessment, no vantage points were used. Instead, the surveys were spent walking transects within the bat survey area. The transects were designed to incorporate all treelines, linear features and other areas of the Site that were identified as providing suitable habitats for foraging and commuting bats and have the potential to be affected as part of the Proposed Development. The transects aimed to capture bat activity levels and to determine what areas within the Site are important habitats for bats. Refer to Figure 2-2 below for full details of the transects walked during the surveys.

A combination of visual observation and listening to ultrasonic bat calls using an Echo Meter Touch2 Pro (Apple IOS) were used throughout the transect survey. Bat calls were recorded using this Echo Meter Touch2 Pro and stored on the EchoMeter App.

Figure 2-2: Bat Activity Survey Transects

2.2.4 Static Monitoring (SM4)

Two passive bat detectors, Wildlife Acoustics Song Meter 4 ('SM4s'), were installed within vegetation to be removed as part of the Proposed Development. One SM4 was placed within the managed hedgerow that runs north to south through the proposed extension lands and one SM4 was placed within a hedgerow / treeline which runs east to west within the proposed extension lands, refer to Figure 2-3 below for indicative locations.

The passive static bat monitors are equipped with ultrasonic microphones and were left in the aforementioned locations for 14 nights starting on 14th August 2023 and ending on 27th August 2023. The SM4s were taken down by surveyors on the 28th August 2023 before the dusk activity survey. The SM4s were programmed to turn on 30 minutes before sunset and turn off 30 minutes after sunrise. The SM4s are used as a bat activity data logger, as there is no surveyor present. Bats which pass near enough to a SM4 unit are recorded and their calls are stored for analysis post monitoring period. This results in a far greater sampling effort over a shorter period of time.

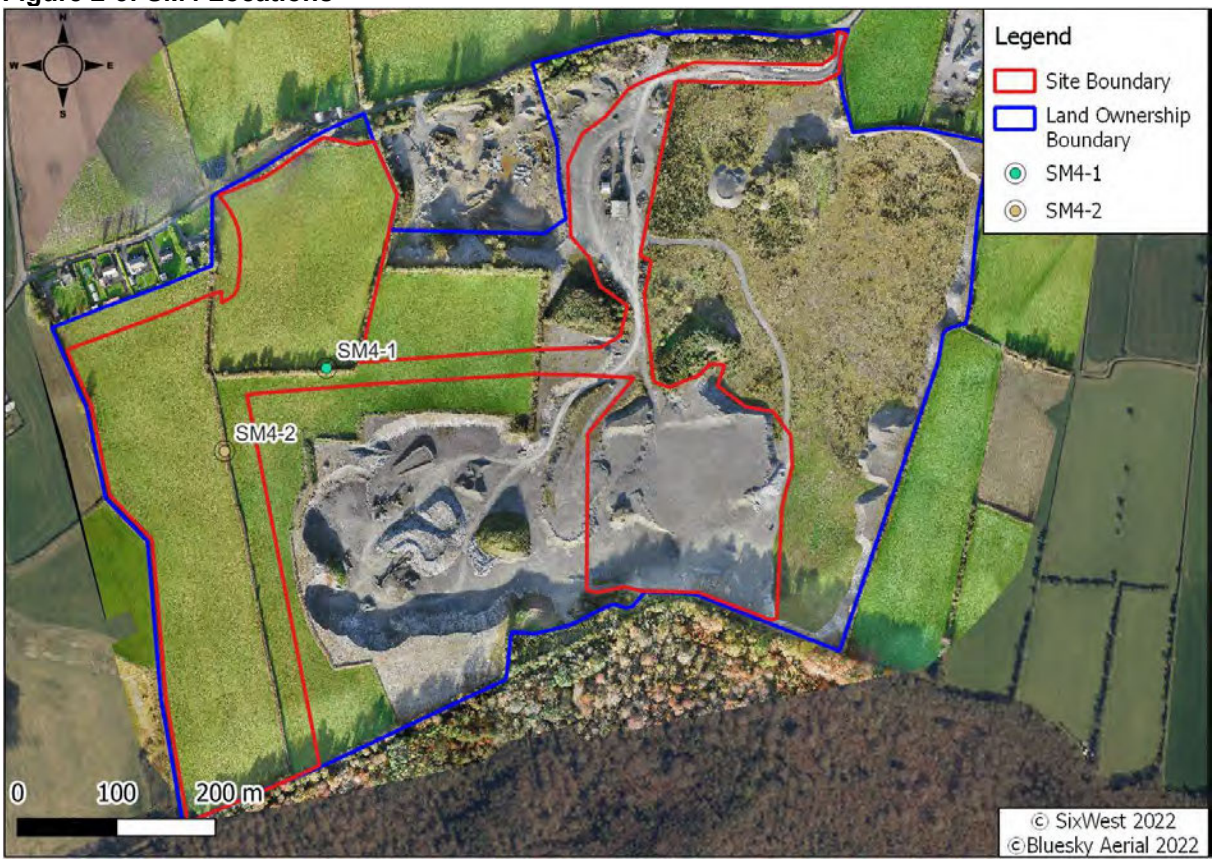
The SM4s and the ultrasonic microphones were positioned away from any close objects or thick vegetation so there would be no interference during the monitoring period. The SM4 bat loggers use real time recording as a technique to record bat echolocation calls and using specific software, the bat calls are identified. It is these sonograms of the bat calls (2-D sound graphs) that are digitally stored in the SD cards within the SM4s that are then downloaded for analysis.

These results are depicted in a table showing the number of bat passes per species / per hour / night. Each bat pass does not correlate to an individual bat but is representative of the bat activity levels within the area. For example, some species of bats such as pipistrelles will continuously fly around a habitat and therefore, it is likely that a series of bat passes within a

similar timeframe could be the same pipistrelle bat. However other bat species, such as Leisler's bats, tend to travel through an area quickly and therefore, an individual bat pass is more indicative of the actual number of individual bats.

All sound file data downloaded from the SM4s is analysed using Kaleidoscope Pro Software. This software can automatically sort sound files that contain only noise ('non-bat') from sound files that contain bat passes. The software can also identify each call with a potential species identification. This approach allows identification of bats to genus level for *Myotis* species ('spp.'), and to species level for other bats found in Ireland. Separation of *Myotis* spp. is complicated by the high degree of overlap between call characteristics.

Figure 2-3: SM4 Locations



2.2.5 Data Analysis

The bat recordings taken during the surveys were analysed using the software KaleidoscopePro to aid the identification of bat species present. A combination of the visual observations taken during the survey and the number of bat passes[1] identified on the recordings were used to determine bat activity levels within the area.

2.2.6 Updated Daytime Bat Walkover and Identification of Bat Habitats

An updated walkover of the Site and bat survey area was conducted on 9th August 2024. This survey aimed to establish whether the habitats previously identified during the 2022 survey and subjected to dusk activity surveys in 2023 had changed. During the 2024 walkover the most up-to-date guidance was followed - '*Bat Surveys for professional Ecologists: Good Practice Guidelines'* [5].

[1] It is important to acknowledge that bat calls provide a measure of bat activity rather than the number of individuals in a population. In practice, bat activity (as, for example, represented by 100 recordings) could be from 100 bats passing the detector or one bat passing 100 times [5].

2.3 Survey Limitations

Bat surveys are a snapshot of the bat activity within an area at the time of surveying. It is therefore important that a number of surveys are utilised to provide as much information on the bat usage of the area in question. Subsequently, a combination of surveys was used to determine the importance of the Site on local bat populations.

All survey work was conducted in accordance with current best practice guidelines. All of the surveys were undertaken when there was no rain or wind, and the temperature was above 10°C. In these weather conditions, bats will not have been deterred from flying and no survey limitations were encountered.

During the dusk bat surveys, temperatures were between 16°C -14°C (see Table 2-1 below).

Table 2-1: Bat Survey Metadata

Date	Survey Type	Sunset / Sunrise	Survey Times (Start-End)	Weather	Temperature (°C) Start - End
14/08/2023	Dusk	21:00	20:45-23:00	Dry, light breeze	16°C -14°C
28/08/2023	Dusk	20:20	20:14-22:29	Dry, no breeze	16°C -14°C

2.4 Evaluation of the Importance of the Site for Bat Species

The value of the importance of the Site for bat species was evaluated using the ecological evaluation guidance given in the Transport Infrastructure Ireland ('TII'), previously known as the National Roads Authority ('NRA') guidance on assessment of ecological impacts of National Road Schemes [10]. This guidance provides ratings for resources based primarily on geographic context and allows for resources at the following levels:

- International Importance;
- National Importance;
- County Importance (or vice-county in the case of plant or insect species);
- Local Importance (Higher Value); and,
- Local Importance (Lower Value).

3 RESULTS

3.1 Desk-Based Results

Prior to conducting the field surveys, a desk-based review of information sources was completed.

According to the NBDC, none of the nine bat species found in Ireland have been recorded within 2km of the Site within the past 10 years at the time of writing this report [7].

Table 3-1 provides details of the habitat suitability index for the Site [7]. The habitat suitability index identifies the geographical areas that are suitable for individual species. The index ranges from 0 to 100, with 100 being the most favourable to bats. The index presented is for all species combined, in addition to the individual species indices within the Site.

From the indices, it can be established that the Site has an overall moderate habitat suitability index range of 21-28. The majority of Irish bats have a moderate habitat suitability index for this area, with the exception of the lesser horseshoe bat and Nathusius' pipistrelle which have a 'very low' habitat suitability for the Site. It can be concluded that all of the other listed species in Table 3-1 are likely to occur within the area.

Table 3-1: Habitat Suitability Index

Bat Species	Suitability Index Range	Suitability Index Level
All Bat Species	21-28	Moderate
Soprano Pipistrelle *(Pipistrellus pygmaeus)*	39-45	High
Brown Long-eared Bat (*Plecotus auritus)*	29-38	Moderate
Common Pipistrelle (*Pipistrellus pipistrellus)*	39-47	High
Lesser Horseshoe Bat (*Rhinolophus hipposideros)*	0-4	Very Low
Whiskered Bat *(Myotis mystacinus)*	10-20	Low
Daubenton's Bat *(Myotis daubentonii)*	30-38	High
Leisler's bat *(Nyctalus leisleri)*	38-46	High
Nathusius' Pipistrelle *(Pipistrellus nathusii)*	0-5	Very Low
Natterer's Bat *(Myotis nattereri)*	27-36	Moderate

3.2 Field Based Results

The Site was determined to have moderate commuting and foraging suitability due to the presence of hedgerows / treelines and farmland within the proposed extension lands.

3.2.1 Ground Level Tree Assessment

The ground level tree assessment concluded that no trees within the bat survey area had any bat roost potential. This conclusion was based on the managed nature of the hedgerow / treelines onsite, and the absence of cracks and crevices, loose bark and ivy on trees onsite.

3.2.2 Survey Results

3.2.2.1 Dusk Activity Survey - 14th August 2023

The dusk activity survey conducted on 14th August 2023 recorded moderate bat activity. Sunset was at 21:00. The results of both dusk activity surveys are presented in Figure 3-1 below.

Transect 1 ('T1')

The first bat recorded and observed along Transect 1 ('T1') was a common pipistrelle at 21:45, seen commuting along the hedgerow / treeline and laneway which serves as an entrance to the two fields being surveyed within the proposed extension lands. A Leisler's bat was observed in the same location at 21:48. Analysis of the bat recordings taken at this time also detected soprano pipistrelle and brown long-eared calls. Whiskered bats (a *Myotis* spp.) were also recorded later on along T1. Bat activity remained moderate along this transect for the rest of the survey, with bats observed commuting and foraging along all sides of the hedgerows / treelines surveyed. The last bat recorded was at 22:57.

Overall, bat activity was moderate along T1, with ca. 45 bat passes recorded per hour. There were moderate levels of common pipistrelles and soprano pipistrelles, with ca. 23 and 18 bat passes recorded per hour respectively. There were low levels of Leisler's bats and whiskered bats, with only one to two bat passes recorded per hour respectively.

Transect 2 ('T2')

The first bat recorded during the survey was a Leisler's bat at Transect 2 ('T2') at 21:31. This bat was not observed by the surveyor. The next bat recorded at this transect was a soprano pipistrelle at 21:47. This bat was observed commuting along the woodland edge which borders the Site to the south. A Leisler's bat was also observed in the same location one minute later at 21.48. Bat activity was quiet along this transect until 21.59 when a soprano pipistrelle was recorded and observed foraging along the hedgerow / treeline within the northern portion of the transect route. This activity was recorded until to 22:06. Analysis of the bat recordings taken at this time also detected Leisler's bat, common pipistrelle and brown long-eared bat calls. The final bat seen along T2 was a common pipistrelle commuting north along the hedgerow. Common pipistrelles, soprano pipistrelles, Leisler's bats and brown long-eared bats were recorded in low amounts for the remainder of the survey, until the last bat was recorded at 22:57.

Overall, bat activity was moderate along T2, with ca. 31 bat passes recorded per hour. There were moderate levels of soprano pipistrelles and common pipistrelles, with ca. 16 and 11. passes per hour respectively. There were low levels of Leisler's bats and brown long-eared bats, with both species recorded as having ca. five passes per hour.

3.2.2.2 Dusk Activity Survey - 28th August 2023

The dusk activity survey conducted on 28th August 2023 recorded moderate bat activity; however, bat activity was lower during this survey than the previous activity survey. Sunset was at 20:20. The results of both dusk activity surveys are presented in Figure 3-1 below.

Transect 1 ('T1')

The first bat recorded was a common pipistrelle at 20:48 along T1. This bat was not observed by the surveyor. Shortly after, at 20:50 a common pipistrelle was observed commuting and foraging along the hedgerow / treeline within the western portion of T1 for six minutes. Common pipistrelle were also observed commuting along the southern hedgerow in T1. The last bat recorded was at 21:12.

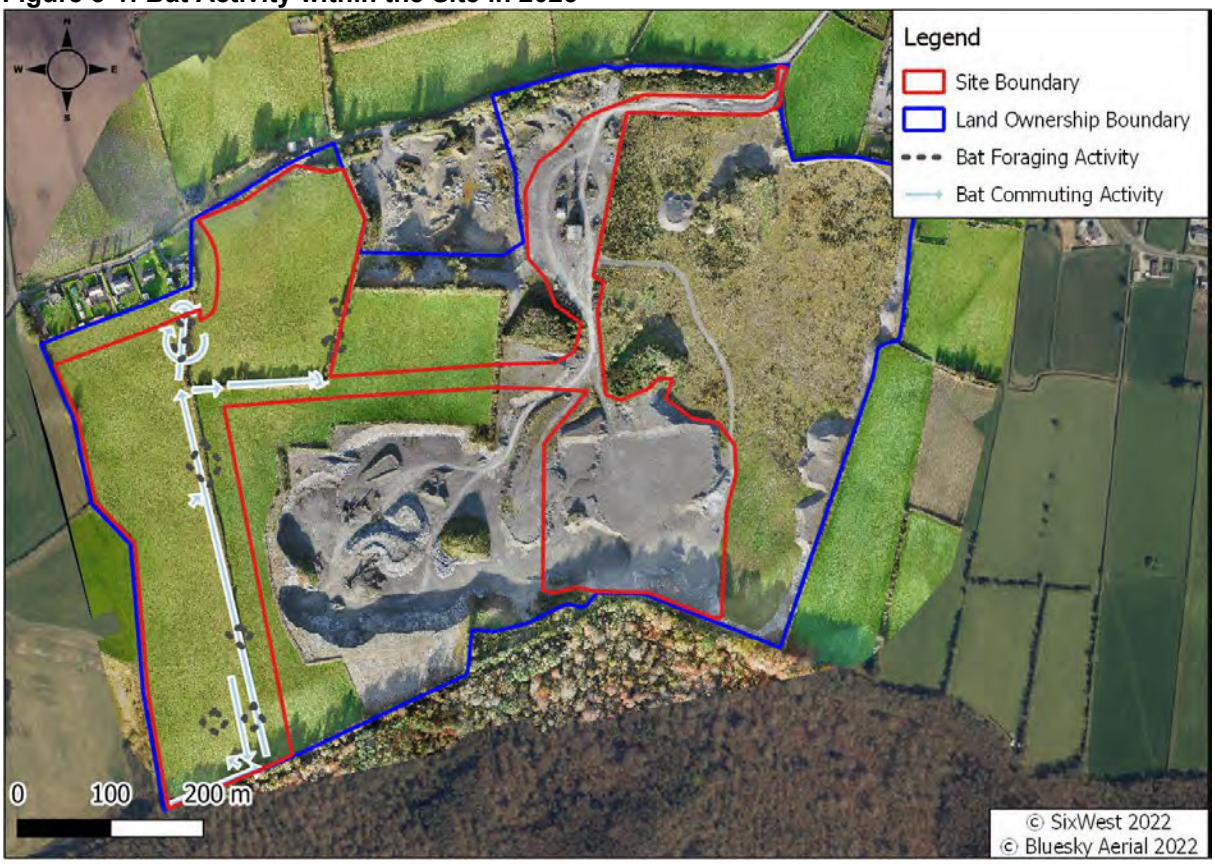
Overall, there was moderate bat activity along T1 with ca. 11 bat passes recorded per hour. All bat passes along this transect were from common pipistrelle.

Transect 2 ('T2')

The first bat recorded and observed along T2 was a soprano pipistrelle seen foraging over the agricultural grassland onsite, and then commuting southwest along the managed hedgerow towards the woodland to the south. At 20:59 a Leisler's bat was also observed in the same location. For the remainder of the survey bats were observed foraging and commuting over the managed hedgerow along T2. The species observed included soprano pipistrelle, common pipistrelle and Leisler's bats. Analysis of the bat recordings taken during this transect also identified calls from *Myotis* spp. and brown long-eared bats. The last bat recorded was at 22:27.

Overall, there was high bat activity along T2 with ca. 49 bat passes recorded per hour. There were moderate levels of common pipistrelle and soprano pipistrelle, with ca. 26 and 16 bat passes recorded per hour respectively. There were low levels of Leisler's bats, brown long-eared bats and *Myotis* spp, with approximately three, one and four bat passes recorded per hour respectively.

Figure 3-1: Bat Activity within the Site in 2023



3.2.2.3 SM4s

Tables 3-2 and 3-3 below summarise the results recorded on the SM4 units deployed in August 2023 within the proposed extension lands.

The total number of bat passes recorded per night and divided by the number of hours of recording provides a figure for this analysis. The bat activity levels were determined as follows:

- None – 0 passes;

- Low = 1 - <10 passes per hour;
- Moderate = >10 - < 50 passes per hour; and,
- High = > 50 passes per hour.

Common pipistrelle were recorded as having high levels of activity on five of the 14 surveyed nights on SM4-1. One night recorded low levels of common pipistrelles on SM4-1 but all other nights recorded moderate levels of common pipistrelles. This indicates that the hedgerow / treeline that SM4-1 was placed on (north of the active quarry) is of moderate to high value for common pipistrelle, and that they are utilising the Site for repeated foraging and commuting purposes.

Only three nights on SM4-2 recorded moderate activity for common pipistrelles, the remaining 11 nights all registered low levels of activity. Overall, SM4-1 had higher levels of bat activity from common pipistrelle and soprano pipistrelle than SM4-2. All other species had similar levels of activity recorded at SM4-1 and SM4-2. This indicates that the hedgerow / treeline to the north of the Site is more important for foraging and commuting common and soprano pipistrelles than the other managed hedgerow surveyed.

The most frequently occurring species across the 14 nights of static recording were common pipistrelle. Common pipistrelle had the highest overall passes/hr ratio at both SM4 unit locations.

Soprano pipistrelle were the next most frequently recorded species across the 14 survey nights on both static monitors. However, there were only seven nights of moderate activity recorded for soprano pipistrelles on SM4-1 and three nights of moderate activity for this species on SM4-2. All other nights recorded low levels of soprano pipistrelle activity, on both SM4s. Leisler's bats had low levels of activity on all nights across both SM4s.

Brown long-eared bats, *Myotis* species bats and Nathusius' pipistrelle all had a combination of low and zero levels of activity across both SM4 units

Please see Table 3-2 below for the results from SM4-1 and Table 3-3 for the results from SM4-2.

Table 3-2: Results from SM4 - 1

Static Monitor Location	Survey Period	Night	Common pipistrelle	Soprano pipistrelle	Leisler's bat	Brown Long Eared Bat	Nathusius' pipistrelle	Myotis *spp.*
SM4-1 – On the hedgerow /treeline that is north of the active quarry	14th August 2023 – 27th August 2023 (14 nights total)	**1**	Moderate	Low	Low	Low	Low	None
		2	Moderate	Moderate	Low	Low	Low	Low
		3	High	Moderate	Low	Low	Low	Low
		4	Moderate	Low	Low	Low	None	Low
		5	Moderate	Low	Low	Low	None	None
		6	Moderate	Low	Low	None	None	Low
		7	High	Moderate	Low	Low	None	Low
		8	High	Moderate	Low	Low	None	Low
		9	Moderate	Low	Low	Low	None	Low
		10	High	Moderate	Low	Low	Low	Low
		11	Low	Low	Low	Low	None	Low
		12	Moderate	Low	Low	Low	Low	Low
		13	Moderate	Moderate	Low	Low	None	Low
		14	Moderate	Moderate	Low	Low	Low	Low

Table 3-3: Results from SM4 - 2

Static Monitor Location	Survey Period	Night	Common pipistrelle	Soprano pipistrelle	Leisler's bat	Brown Long Eared Bat	Nathusius' pipistrelle	Myotis *spp.*
SM4-2 – On the hedgerow /treeline that traverses through the Site	14th August 2023 – 27th August 2023 (14 nights total)	**1**	Low	Low	Low	None	None	Low
		2	Moderate	Moderate	Low	Low	Low	Low
		3	Moderate	Moderate	Low	Low	None	Low
		4	Low	Low	Low	None	None	Low
		5	Low	Low	Low	Low	None	None
		6	Low	Low	Low	Low	None	Low
		7	Low	Low	Low	Low	None	Low
		8	Low	Low	Low	Low	None	Low
		9	Low	Low	Low	None	None	None
		10	Low	Moderate	Low	Low	Low	Low
		11	Low	Low	Low	Low	None	Low
		12	Moderate	Low	Low	Low	None	Low
		13	Low	Low	Low	Low	None	Low
		14	Low	Low	Low	Low	Low	Low

3.2.2.4 Summary of Results

The following bats were recorded as a result of the dusk transect surveys and static monitoring:

- Common pipistrelle, soprano pipistrelle, Leisler's bat, Nathusius' pipistrelle, brown long-eared bat, and *Myotis* species were recorded commuting / foraging within or above the Site. The most frequently encountered species of these were common pipistrelle and soprano pipistrelle. These species are relatively wide-spread and the most encountered species within Ireland;
- Most bats observed on the activity surveys were seen commuting south towards the woodland to the south of the Site, commuting north along the hedgerow that traverses

the Site and commuting east along the hedgerow / treeline to the north of the active quarry. Bats were also observed foraging over these hedgerows / treelines and over the grassland onsite (Figure 3-1). It was concluded that the Site is of high local value to bats;

- Common pipistrelle were the most frequently recorded species on the SM4 units; and,
- No bats were identified to be roosting within the trees in the survey area.

Based on the levels of activity and movement of the bats recorded during the surveys, it is considered that the Site is of High Local Value to foraging / commuting bats.

3.2.3 Updated Daytime Bat Walkover and Identification of Bat Habitats

During the updated assessment in 2024 it was noted that the habitats remained in the same condition as during the 2023 survey season. Therefore, it is considered that the results of the 2023 surveys remain valid.

4 IMPACT ASSESSMENT AND MITIGATION

The following bat species were recorded during the dusk, dawn and static monitoring bat surveys: common pipistrelle, soprano pipistrelle, Leisler's bat, brown long-eared bats, Nathusius' pipistrelle and *Myotis* species. Taking a precautionary approach and assuming that the *Myotis* species recorded were from all three species found in Ireland, this represents eight of the nine resident bat species found in Ireland, all of which are common Irish bat species. The lesser horseshoe bat was the only bat species not recorded during the surveying events at the Site. However, all bat species recorded during the bat surveys are Annex IV species under the EU Habitats Directive and all have a favourable status in Ireland.

Bat species utilising the surveyed hedgerows / treelines and grassland will be affected by the construction phase of the Proposed Development. The impact assessment and mitigation will be undertaken in relation to the eight bat species recorded within the survey area and the surrounding area.

4.1 Potential Impacts on Bats

Principal impacts of the Proposed Development, in general, on bat fauna may be summarised as follows:

4.1.1 Loss of Habitat / Disturbance

Bats were observed foraging over the areas of improved agricultural grassland and the hedgerow / treelines within the proposed extension lands during the dusk activity surveys. Additionally, the SM4 surveys identified moderate levels of bat activity along the hedgerow to the north of the active quarry. No bat roosts were identified. The surveyed hedgerow / treelines and grassland will be removed as part of the Proposed Development. Therefore, the Proposed Development has the potential to result in a significant negative effect on foraging and commuting bats in the area.

It is important to note that the Proposed Development has been designed to minimise vegetation clearance and that the boundary hedgerow to the west, the treeline to the south and the hedgerow / treeline along the northern boundary of the proposed extension lands will be retained and protected as part of the works. In addition, the sections of hedgerows / treelines removed will be partially replaced by the planting of vegetated screening berms, two hedgerows and a treeline during the construction stage, refer to Section 4.2.1 below.

The change of land use from agricultural to a quarry will also mean the loss of grassland areas that was suitable foraging habitat for bats. However, it should be noted that this grassland habitat is common within the vicinity of the Site.

Additionally, the proposed Restoration Plan for the Site will replant removed hedgerows / treelines and also restore the Site to grassland. A woodland habitat will also be planted in the north of the Site as part of the Restoration Plan. Further discussion on how the Restoration Plan will provide alternative foraging and commuting habitats for bats is presented in Section 4.2.2.

Given the levels of bat activity onsite, appropriate mitigation measures are required to minimise impacts of the Proposed Development to foraging and commuting bats.

4.1.2 Lighting Impacts

Bats, as nocturnal species, are affected by lighting. The degree of this impact is dependent on the sensitivity of the bat species, as some bats are more tolerant than others. Pipistrelle species will tolerate low levels of lighting, while brown long-eared bats and *Myotis* species are very sensitive to lighting and require the light levels to be below 1lux.

No lighting is proposed as part of the Proposed Development. Therefore, there is no potential for impacts on bat species associated with lighting.

4.2 Mitigation Measures

The following mitigation measures are recommended to reduce the potential impact of the Proposed Development on local bat populations.

4.2.1 Berm Construction / Landscaping

As a key development design, once extraction commences in Phase B, two ca. 3m high and 7m wide embankments will be formed to the south and east of the residential landholdings to the north of the new fields. The berm to the west, along the southern boundary of the residential lands to the north, will be planted with a double row of native tree species in the first planting season following formation. The berm to the east will be sown with a grass seed mix upon formation.

A hedgerow and a treeline will be planted to the north of the western berm. A security fence will be installed in between these linear features and the residential housing to the north, and an additional 140m hedgerow will be planted along this security fence. Furthermore, ca. 95m of treeline will be planted along the western boundary to provide additional screening to the landholding to the northwest of the Site. This treeline will be planted alongside the existing hedgerow. The security fence along this boundary will be setback ca.5m from the proposed treeline and will contain two mammal gates.

The planting mixes utilised for the hedgerow, treeline and planted berm have been designed to replace the native species removed during the vegetation clearance works and to reflect the species found in the wider surrounding area. The planting will take place within the first available season (November to March) and any trees that fail to become established within 5 years of planting will be replaced by trees of a similar size / species within the next available planting season. However, it should be noted that the Proposed Development will be undertaken in phases so that the area of exposed ground does not significantly increase over time. Therefore, the removal of vegetation onsite will be staggered. The construction phase planting has been designed to replace and establish vegetation onsite at the earliest possible point to mitigate the removal of treelines and hedgerows as the Proposed Development progresses. The berm planting and landscaping undertaken for the Proposed Development will partially compensate for the vegetation removal, and will provide flight-path and foraging habitats for bats.

For further information relating to the proposed landscaping and restoration of the Site, refer to Appendix 6-1.

4.2.2 Protection of Hedgerows / Treelines

To ensure that no impacts or unnecessary damage occurs to the hedgerows and treelines that border the Site, care will be required to protect the retained vegetation onsite from both direct and indirect disturbance during the proposed works. The following protection measures will be adhered to during the works:

- A minimum buffer of 5m will be maintained between the proposed extraction area and the retained hedgerows onsite / the woodland to the south. Along the northern boundary of the Site, this buffer has been extended to include the full crown extent of the hedgerow / treeline. The extraction area has also been reduced to allow for a 5m buffer from the proposed treeline along the western boundary of the Site;
- No materials, equipment or machinery will be stored within close proximity to retained hedgerows / treelines;
- Notice boards, wires, etc. will not be attached to any trees;

- The construction of the berms onsite will be supervised by an Ecological Clerk of Works ('ECoW') to ensure that no impacts occur to bordering hedgerows / treelines. The retained trees will be assessed following the completion of these works;
- In addition, the condition of the trees bordering the extraction areas within the Site will be inspected by the ECoW on an annual basis; and,
- In order for treeline protection measures to work effectively, all personnel associated with the operation of heavy plant machinery must be familiar with the above principles for the protection of treelines.

It should be noted that the works within the proposed extraction area (i.e. ground clearance and quarrying works) will be completed in a structured manner over time to minimise areas of exposed ground. In addition, the future extraction faces will be subject to changes depending upon the available type of aggregate in each section of the Site. As such, some areas within the proposed extraction area will not be cleared or removed if the aggregate in these areas is not considered to be of good quality. The potential impacts to biodiversity, and subsequently bats, are based on the worst-case scenario i.e. all vegetation within the extraction area (ca. 702m of hedgerows / treelines) removed.

4.2.3 Restoration Plan

The Restoration Plan submitted as part of this application (attached as Appendix 6-1) supersedes the previous restoration plans for the Agall Quarry submitted under An Bord Pleanála ('ABP') References 19.SU.031 and 19.QD.0008.

The restoration of the Site will be a continuous process in line with the previous plans. As such, the proposed restoration will be undertaken in phases as works progress within the Site. The continuous restoration of the Site will involve the following works:

- Extracting aggregate in phases;
- Providing safe slopes from the new ground level to the adjoining lands;
- Spreading soil over exhausted areas within the western portion of the Site with soil removed from the next phase of extraction;
- Re-establishing grasslands and hedgerows within these exhausted areas;
- Introducing a ca. 0.26ha woodland within the southwest portion of the Site once extraction in this area has ceased;
- Establishing a low-nutrient habitat with sand martin embankments within the eastern portion of the Site; and,
- Erecting a kestrel nest box within the northeast portion of the Site.

For full details of the proposed restoration of the Site, refer to Appendix 6-1 of the EIAR.

5 CONCLUSIONS

The bat surveys undertaken for the Proposed Development included a walkover of the lands within the survey area, ground-level tree assessment and dusk activity surveys. The walkover and ground-level tree assessment did not identify any trees with potential roost features but identified potential foraging and commuting habitats for bats onsite. As these habitats will be removed to facilitate the Proposed Development, they were subject to two dusk activity surveys.

The surveys identified bats commuting and foraging along sections of the hedgerow / treelines within the survey area, to the north of the active quarry and traversing the Site. There was moderate to high bat activity recorded during both dusk bat surveys. Common pipistrelle, soprano pipistrelle, Leisler's bats, brown long-eared bats and *Myotis* species were recorded during both the transect surveys and SM4 surveying events.

The Proposed Development will result in some loss of commuting / foraging habitats for bats by the removal of a hedgerow / treelines and agricultural fields. However, the Restoration Plan for the Site includes measures such as the planting of a vegetated screening berm, re-establishment of grasslands and re-planting of hedgerows and hedgerows / treelines onsite. These measures will provide potential foraging and commuting habitats for bats.

Overall, the Site is considered to be of high local importance for commuting and foraging bats within the local area. The majority of the Site is dark at night and contains good commuting and foraging habitats for bats. The mitigation measures presented within this report are designed to reduce the potential impacts on bats from the proposed works. It can be concluded that with the implementation of these measures, the overall impact from the Proposed Development on bats will be Low-Negligible.

6 REFERENCES

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[2] National Roads Authority, “Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes,” 2006.

[3] J. Collins, “Bat Surveys for Professional Ecologists - Good Practice Guidelines (3rd ed.),” The Bat Conservation Trust, London, 2016.

[4] Kelleher, C. & Marnell, F. , “Bat Mitigation Guidlines for Ireland. Irish Wildlife Manuals, No. 25.,” Department of Environment, Hertiage and Local Government, Dublin, 2006.

[5] J. Collins, “Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn),” The Bat Conservation Trust, London, 2023.

[6] National Parks and Wildlife Service, “National Parks and Wildlife Service,” 2025. [Online]. Available: https://www.npws.ie.

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[9] P. Reason and S. Wray, “UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats,” Chartered Institute of Ecology and Environmental Management , Ampfield, 2023.

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APPENDIX 6-3

May 2025

Appropriate Assessment – Stage 1

Screening Report

Proposed Extension to the Agall Quarry at the Rise, Co. Offaly.

On behalf of

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

MALONE O'REGAN ENVIRONMENTAL

Form ES - 04

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Title: Appropriate Assessment – Stage 1 Screening Report, Proposed Extension to the Agall Quarry at the Rise, Co. Offaly., Condron Concrete Limited

Job Number: E2018

Prepared By: Stephanie Lonergan **Signed:** S. Lonergan

Checked By: Sarah de Courcy **Signed:**

Approved By: Dyfrig Hubble **Signed:**

Revision Record

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
01	14/05/25	AA Screening Report	Final	SL	SDC	DH

Appropriate Assessment – Stage 1 Screening Report

Proposed Extension to the Agall Quarry at the Rise, Co. Offaly.

Condron Concrete Limited

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Appendix A: Restoration Plan

1 INTRODUCTION

1.1 Background

Malone O'Regan Environmental ('MOR Environmental') were commissioned by Condron Concrete Limited ('the Applicant') to undertake an Appropriate Assessment Screening Report ('AA') in support of a planning application to Offaly County Council ('OCC').

This AA assesses the potential likely and significant effects on nearby sites with European conservation designations (i.e., European sites) arising from the Applicant's intention to:

- Extend the current active gravel quarry into agricultural land to the west and north of the existing working face;
- Continued use of the existing onsite infrastructure, including processing plant, wheel wash, site access and office / welfare unit.
- Creation of earthen berms, planting and landscaping;
- The recommencement of extraction of remaining resources within part of the area under Substitute Consent (19.SU.0131) which was historically partially worked out; and,
- All ancillary works.

The above works are collectively presented in this report as the 'Proposed Development.' All works will occur within the townlands of Agall and Glaskill, Co. Offaly OSI Grid Reference ITM 626611 722998; refer to the redline boundary presented in Figure 1-1 below for context ('the Site').

The Applicant operates an authorised sand and gravel extraction quarry known as the Agall Quarry. This encompasses the existing active extraction, onsite dry processing of aggregate and the restoration of historically extracted lands. The land at the Agall Quarry under the control of the Applicant encompasses circa ('ca.') 45 hectares ('ha') of land, including active working pit, storage and processing areas and the historically worked (and partially restored) pit. The Site lies within this boundary and encompasses an area of ca. 17ha. Planning permission is being sought for 30 years (inclusive of 2 years for the Rehabilitation Phase).

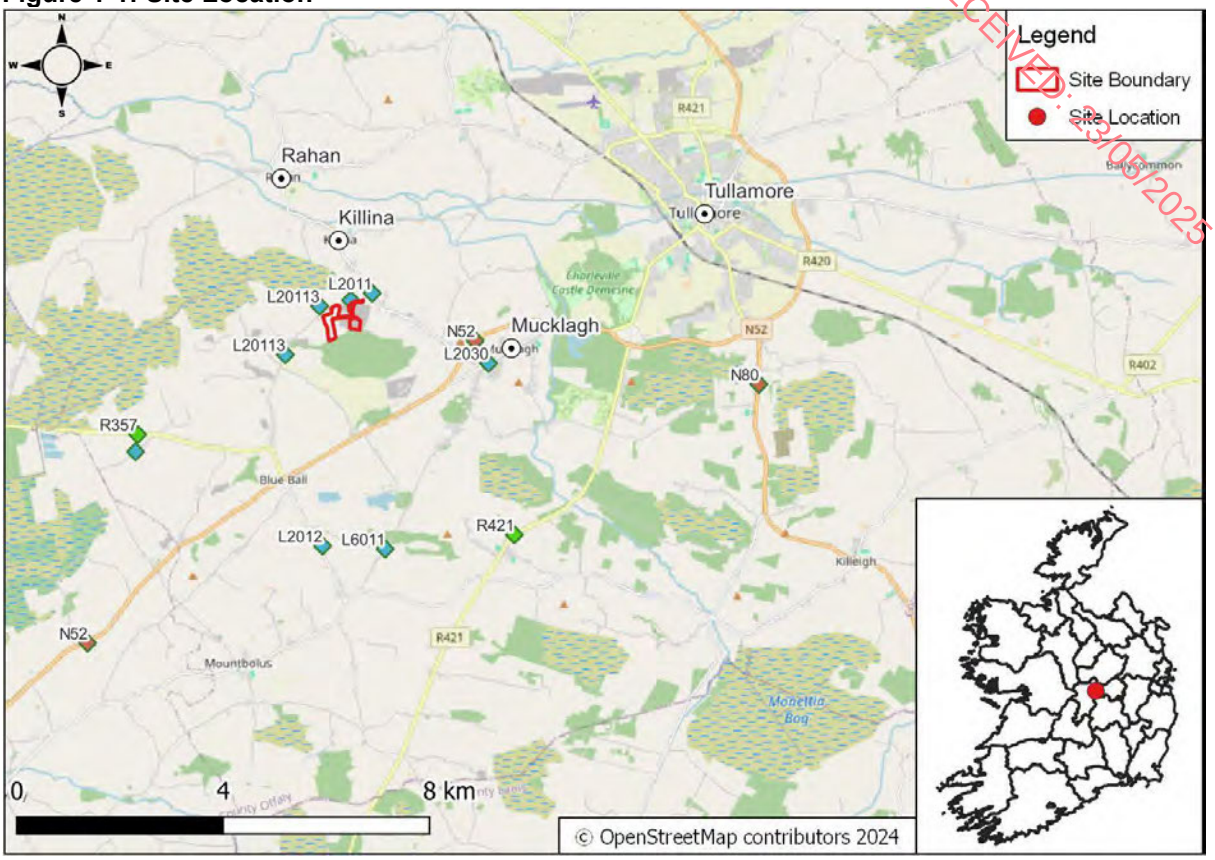
The purpose of this assessment was to determine the appropriateness, or otherwise, of the proposed works in the context of the conservation objectives of European sites.

1.2 Existing Development

The current extraction operations at Agall Quarry operate under planning permission granted by An Bord Pleanála ('ABP') in April 2017 (19.QD.0008) for a period of 20 years.

At the time of submitting this planning application, extraction operations are ongoing, and lands permitted for extraction under 19.QD.0008 still remain available for extraction.

Figure 1-1: Site Location



1.3 Statement of Authority

This report was approved by Mr. Dyfrig Hubble, Associate Director - Ecologist. Dyfrig is a full member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'). Dyfrig has over 18 years' experience working in the ecological consultancy sector, including habitat surveys and appraisals and specialist protected species surveys in support of Appropriate Assessments.

1.4 Regulatory Context

The following guidance documents were adhered to for the preparation of this AA report:

- Office of Public Relations ('OPR') Practice Note PN01, *Appropriate Assessment for Screening for Development Management,* The Office of the Planning Regulator [1];
- *Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, European Commission [2];
- *Guidelines for Ecological Impact Assessment in the UK and Ireland*, Chartered Institute of Ecology and Environmental Management [3];
- *Managing Natura 2000 Sites: The Provision of Article 6 of the Habitats Directive 92/43/EEC,* European Commission [4];
- *Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities*, Department of Environment, Heritage and Local Government ('DoEGLH') [5]; and,
- *Appropriate Assessment under Article 6 of the Habitats Directive; Guidance for Planning Authorities. Circular NPW 1/10 and PSSP 2/10*, DoEGLH [6].

This AA was prepared in accordance with and in compliance with the following legislation:

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna better known as "The Habitats Directive". This provides the framework for the legal protection of habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. The Habitats Directive was transposed into Irish law by the Planning and Development Act 2000 (as amended) and the European Communities (Birds and Natural Habitats) Regulations (S.I. 477 / 2011) (as amended) [7].

For completeness, the Planning and Development Act 2000 (as amended) states "*European site*" means:

a. A candidate site of Community Importance;
b. A site of Community Importance, F815 [(ba) a candidate Special Area of Conservation];
c. A Special Area of Conservation ('SAC');
d. A candidate Special Area of Conservation ('cSAC'); or,
e. A Special Protection Area ('SPA').

These are Special Areas of Conservation ('SACs') designated under the Habitats Directive and Special Protection Areas ('SPAs') designated under the Conservation of Wild Birds Directive (79/409/EEC as amended 2009/149/EC) (better known as "The Birds Directive"). The Birds Directive was also transposed into Irish law through the Planning and Development Act 2000 (as amended) and S.I 477 / 2011 [7].

Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment.

> *"Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public".*

The Habitats Directive promotes a hierarchy of avoidance, mitigation, and compensatory measures. First, the project should aim to avoid any negative impacts on European sites by identifying possible impacts early in the planning stage and designing the project in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point, where no adverse impacts on the site(s) remain. If the project is still likely to result in adverse effects, and no further practicable mitigation is possible, it must be rejected unless it follows the process established under Article 6(4). If the project is required for imperative reasons of overriding public interest ('IROPI' test) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effects.

1.5 Stages of Appropriate Assessment

There are four distinct stages to undertaking an AA as outlined in current European Union ('EU') and Department of Environment, Heritage and Local Government ('DoEHLG') guidance:

Stage 1: Screening

This process identifies the potential impacts of a plan or project on a Natura site, either alone or in combination with other plans and projects and considers whether these impacts are likely to be significant. If potentially significant impacts are identified the plan or project cannot be screened out and must proceed to Stage 2.

Stage 2: Appropriate Assessment

Where potentially significant impacts are identified, an assessment of the potential mitigation of those impacts is required; this stage considers the appropriateness of those mitigation measures in the context of maintaining the integrity of the Natura 2000 sites. If potential significant impacts cannot be eliminated with appropriate mitigation measures, the assessment must proceed to Stage 3.

Stage 3: Assessment of Alternatives Solutions

This process examines alternative ways to achieve the objectives of the plan or project that avoid adverse impacts on the integrity of the Natura 2000 site if mitigation measures are deemed insufficient.

Stage 4: Imperative Reasons of Overriding Public Interest ('IROPI')

Assessment where no alternative solution exists for a plan or project and where adverse impacts remain. This includes an assessment of compensatory measures, which, in the case of projects or plans, can be considered necessary for IROPI.

2 SCREENING FOR APPROPRIATE ASSESSMENT

Screening determines whether Appropriate Assessment is necessary by examining:

1. Whether a plan or project can be excluded from AA requirements because it is directly connected with, or necessary to, the management of a European site; and,
2. Whether the project will have a potentially significant effect on a European site, either alone or in combination with other projects or plans, in view of the site's conservation objectives.

Screening involves the following:

i) Description of a plan or project;

ii) Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives;

iii) Assessment of likely effects – direct, indirect, and cumulative – undertaken on the basis of available information as a desk study or field survey or primary research as necessary; and,

iv) Screening Statement with conclusions.

2.1 Methodology

2.1.1 Determining Zone of Influence

The starting point for this assessment was to determine the Zone of Influence. The Zone of Influence ('ZoI') comprises of the area which the Proposed Development may potentially affect the conservation objectives (or qualifying interests) of a European site.

Guidance in Appropriate Assessment of plans and projects in Ireland notes that a distance of 15km is recommended for the identification of relevant European sites [5]. However, guidance from the NPWS recommends that the distance should be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects (cumulative) [8]. For some projects, the distance could be greater than 15km, and in some cases, less than 100m.

The definition of the zone of influence for the proposed works includes evaluating the following:

- Identification of the European sites that are situated within, in close vicinity or downstream within the zone of influence of the Proposed Development;
- Identification of the designated habitats and species and Conservation Objectives for the identified European sites;
- Identification of the environmental conditions that stabilise and increase the qualifying interests of the Natura sites towards favourable conservation status;
- Identification of the threats / impacts – actual or potential that could negatively impact the conservation objectives for the European sites;
- Identifying the activities of the proposed works that could give rise to significant adverse impacts; and,
- Identification of other plans or projects, for which in-combination impacts would likely have significant adverse effects.

2.1.2 Source-Pathway-Receptor Model

European sites are only at risk from significant effects where a source-pathway-receptor link exists between a Proposed Development and European sites. This can take the form of a direct impact (e.g., where the Proposed Development is located within / in close vicinity to the

boundary of a European site) or an indirect impact, where impacts occur outside of the European site but affect ecological receptors within (e.g., impacts to water quality that can affect estuarine habitats at a distance from the impact source).

The likely effects of the Proposed Development on any European site have been assessed using a source-pathway-receptor model. A source-pathway-receptor model is a standard tool used in environmental assessment [9, 10]. The model comprises of:

- A source: any potential impacts from the Proposed Development, e.g. the runoff of sediment / construction pollution;
- A pathway: the means or route by which a source can affect the ecological receptor; and,
- A receptor: the qualifying interests and/or special conservation interests of the European sites.

To establish the Zone of Influence of the Proposed Development works, the likely key environmental impacts / changes associated with the Proposed Development were determined, considering the project characteristics set out in Section 3.3 of this report. The zone of Influence for various potential impact pathways is discussed in Section 4.1.

2.1.3 Desk Based Studies

A desk-based review of information sources was completed, which included the following sources of information:

- The National Parks and Wildlife Service ('NPWS') website was consulted with regard to the most up-to-date details on conservation objectives for the European sites relevant to this assessment [11];
- The National Biodiversity Data Centre ('NBDC') website was consulted with regard to species distributions [12];
- The Environmental Protection Agency ('EPA') Maps website was consulted to obtain details about watercourses in the vicinity of the Site [13]; and,
- The OCC Planning Portal to obtain details about existing / proposed developments in the vicinity of the Site [14].

2.1.4 Field Survey

A Site walkover was undertaken on 27th September 2022, by two suitably qualified and experienced MOR Environmental Ecologists. An updated habitat survey was undertaken on 9th August 2024 by two suitably qualified MOR Environmental Ecologists to establish that the habitats previously identified during the 2022 survey remained unchanged. These surveys aimed to identify the extent and quality of habitats present onsite and to identify any potential ecological receptors associated with the European sites. The surveys were extended to cover the full landholding as outlined in Figure 2-1 below.

Figure 2-1: Site and Landownership Boundaries

The survey was undertaken for the Site using the Fossitt's Guide to Habitats in Ireland' [15]. This is the standard habitat classification system used in Ireland and includes both a desk based and field-based assessment. The surveys were conducted in line with the Heritage Council's '*Best Practice Guidance for Habitat Survey & Mapping*' .

2.1.4.1 Survey Limitations

No survey limitations were encountered.

3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Site Context and Description

The land at the Agall Quarry under the control of the Applicant covers an area of ca. 45 ha in size. The Site lies within this boundary and is ca. 17ha.

The western portion of the Site encompasses two agricultural fields and part of a third agricultural field. These fields are utilised for the production of grass for agricultural feed material and as pastures for cattle. The fields were bound by a combination of managed hedgerows, fencing and hedgerow / treelines at the time of the survey. No drainage ditches or water features were present within these fields. The eastern portion of the Site is comprised of disturbed ground. This area was previously subject to extraction and, therefore, was largely devoid of vegetation. The northern portion of the Site contained the main shed, fixed processing plant, welfare facilities, wheel wash and access road.

As outlined in Section 1.1, the Site is located within a ca.45ha landholding which encompasses the entirety of Agall Quarry. As such, the Site is bound by restored lands to the east and the southern section of the Site is divided by the permitted / active extraction area within Agall Quarry.

A separate quarry is located to the north of the Site. Residential properties and the L20113 local road are present along the northwest boundary of the Site. The L20113 is a narrow road with overhanging trees. The L20113 joins the L2011 local road to the east. The distance from the Site entrance to the junction with the L2011 road is ca. 270m. The L2011 local road runs to the southeast for ca 2.3km and joins the L2030, which runs through Mucklagh Village, prior to joining the N52 national road. The N52 provides the primary transport route for Heavy Goods Vehicles ('HGVs') accessing and egressing the Site.

North of the Site and the local road L20113, there is a spring utilised for the supply of water to the local Group Water Scheme. This spring, known as the Agall Water Supply Scheme had a groundwater protection zone developed in April 2021 by the Geological Society of Ireland ('GSI'). The groundwater supply notes the operational quarry and Blackwood in proximity to the spring source and within the northern portion of the protection zone which extends southward to Blue Ball.

A mixed-broadleaved woodland is located to the south of the Site. This woodland, Blackwood Forest, is owned and managed by Coillte. Coillte identify Blackwood Forest as an Oak Ash woodland with areas of young native woodland and mixed high forest on an old woodland site. The remainder of the Site is surrounded by agricultural land in the form of pastures and arable fields.

3.2 Watercourses within the Vicinity of the Site

The Site is situated within the Lower Shannon Water Framework Directive ('WFD') Catchment [Catchment_ID: 25A] and the Brosna_SC_040 subcatchment [Subcatchment_ID: 25A_5] [13].

As per EPA maps, there is one hydrological feature of note within close proximity of the Site, the Killina Stream [13].

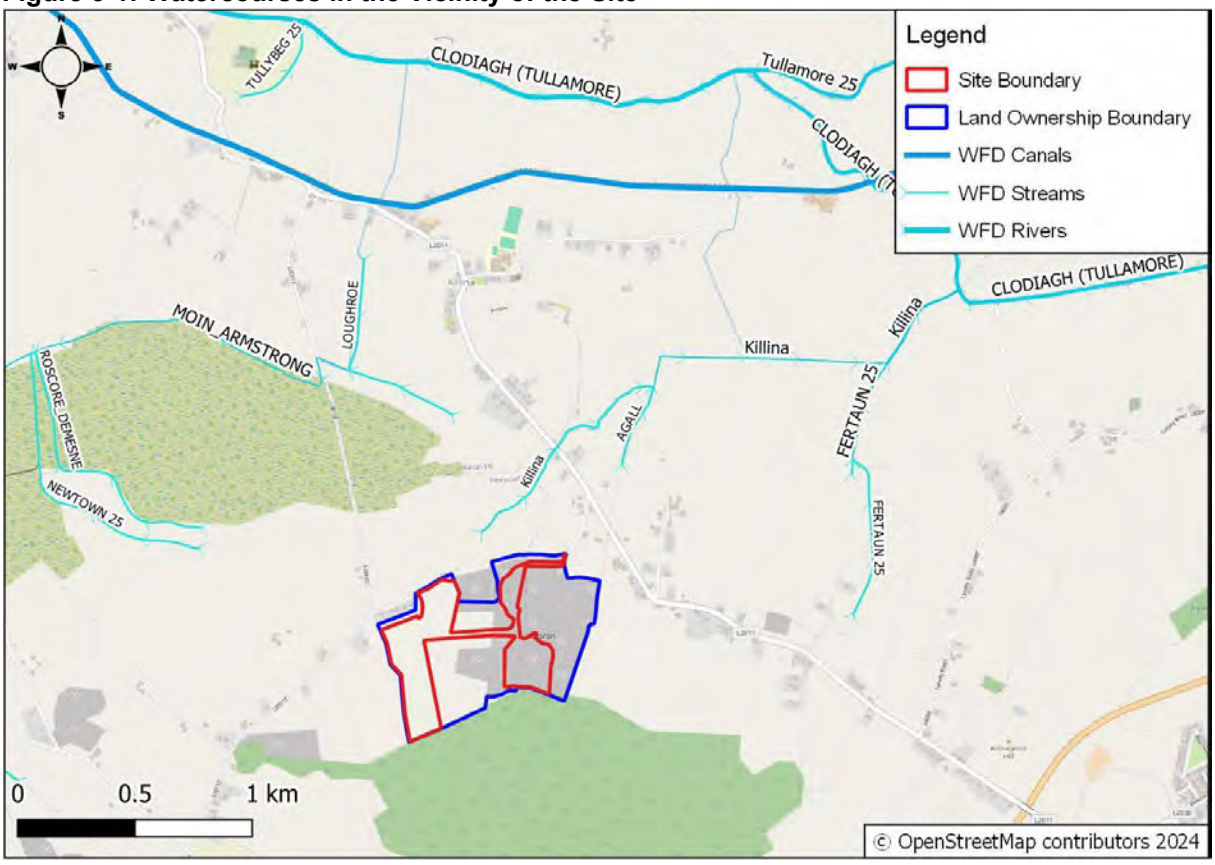
The Killina Stream is located ca.240m to the northeast of the Site, at its closest point. This stream flows in a northerly direction and drains into the Clodiagh (Tullamore) River ca.2.6km downstream. The Clodiagh (Tullamore) River flows roughly northeast before crossing the Grand Canal and then merging with the Tullamore River. The Clodiagh (Tullamore) River continues west until it drains into the Brosna River. The Brosna River discharges into the River Shannon ca. 38.8km downstream of the Killina Stream. The River Shannon forms part of the River Shannon Callows SAC and the Middle Shannon Callows SPA.

Under the Water Framework Directive ('WFD') 2000/60/EC, the EPA classifies the status and the risk of not achieving good water quality status for all waterbodies in Ireland. According to the river waterbody WFD 2016-2021, the most up-to-date assessment at the time of this report, the water quality within the Killina Stream is considered to be '*moderate,'* and the status of this river is considered *'at risk'* of not achieving *'high'* water quality [13].

No surface water impact pathways between the Site and the Killina Stream or any other watercourses in the vicinity of the Site were identified.

The location of the key surface water features in the vicinity of the Site are illustrated in Figure 3-1 below.

Figure 3-1: Watercourses in the Vicinity of the Site



3.3 Proposed Development

The Site covers an area of ca. 17ha, which can be further subdivided as follows:

- Ca. 11ha for the proposed greenfield extension, of which 6.96ha is the proposed extraction area;
- Ca. 3.81ha for proposed extraction within the previously authorised substitute consent lands; and,
- Another ca. 2ha. which relates to continued use of the existing onsite infrastructure, including processing plant, wheel wash, site access, office / welfare unit and continued temporary storage and processing of aggregates.

The layout of the various elements on the Site are presented below in Figure 3-2. The gravels within the quarry are glacial till-derived material, which forms part of the Screggan Fan geological feature. As such, the resource is varied. It is this variability that has pre-empted this application for an extension to ensure the future reserve will continue to offer a mix of

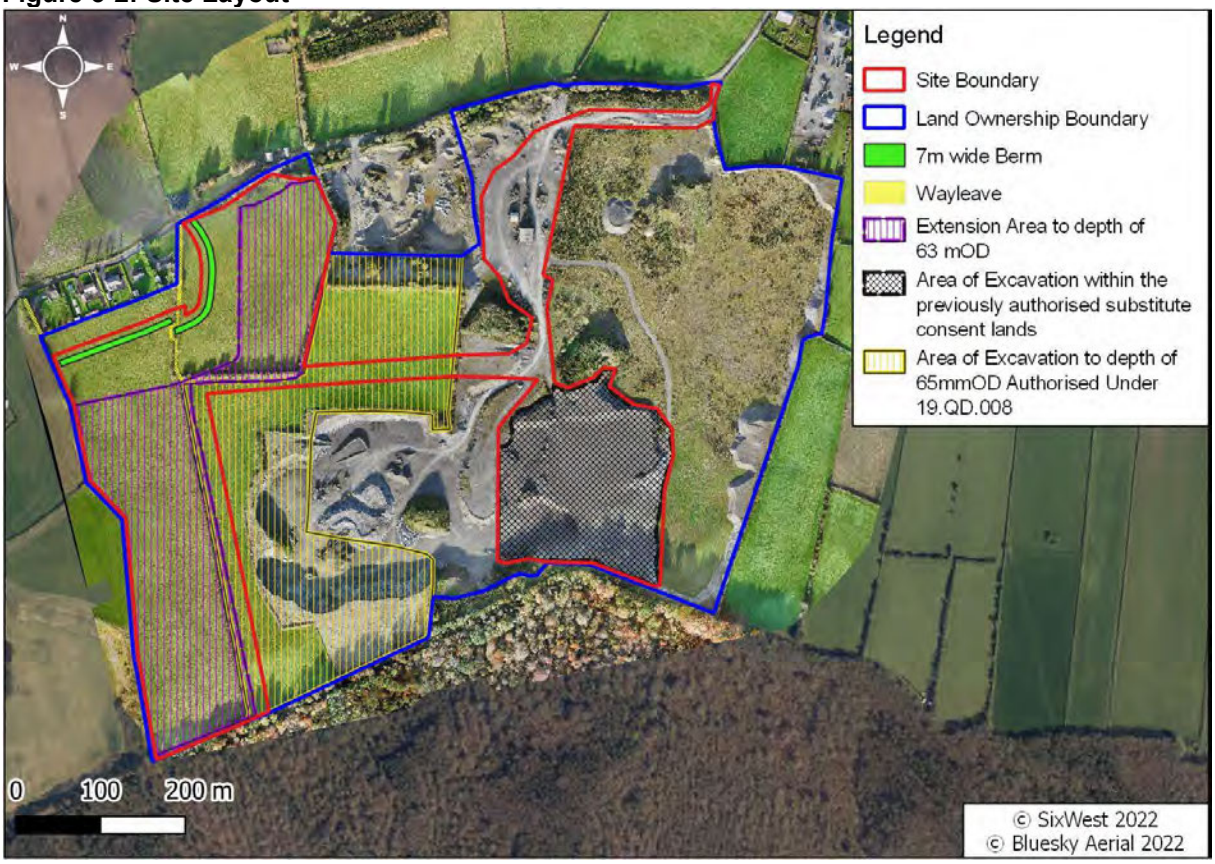
aggregate material for operations within the Applicant's concrete manufacturing business in Tullamore town.

The Proposed Development will enable the continued extraction of key aggregates from the Agall Quarry to supply the Condron Concrete facility in Tullamore, extending the operational life of the quarry by up to 30 years and is necessitated by the strong economic growth experienced and anticipated by the Applicant since current permission was granted at the quarry in 2017 under 19.QD.008.

Due to unknown future economic and market needs, it is likely the Proposed Development will extract at lower rates than the peak permitted extraction rate and, therefore, will need a longer operational period. Moreover, the potential scarcity in the midland and eastern region (as highlighted in the Irish Concrete Federation 2018 report [1]) increases the importance of supplies in this region. The Proposed Development presents an opportunity to safeguard valuable resources for future generations and their development goals. As such, planning permission is being sought for 30 years (inclusive of 2 years for the Rehabilitation Phase).

The Proposed Development will see a continuation of existing activities as permitted under 19.QD.008, with works expanding laterally to the west and north. Extraction has been permitted to date to a depth of ca. 65mOD. The Proposed Development will increase the depth of extraction to ca. 63mOD within the relevant extraction areas. The Site layout is shown in Figure 3-2 below.

Figure 3-2: Site Layout



The Proposed Development incorporates distinct elements, which are presented below in further detail.

3.3.1 Development Design and Management

The Proposed Development design considerations and key elements are discussed below in detail. This covers operational aspects such as operational hours, parking, water supply, traffic management, key production plant, welfare and re-fuelling.

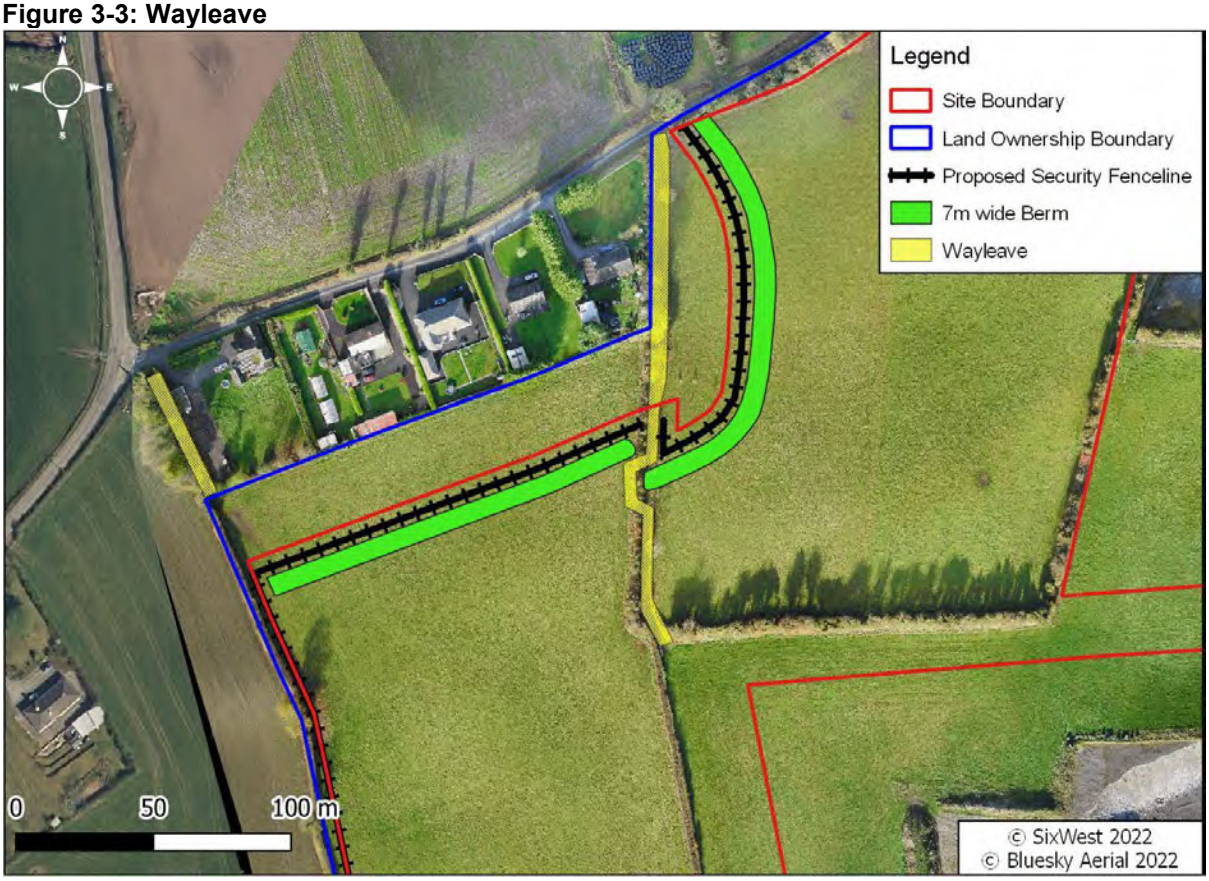
Although some elements of preliminary construction / enabling works will form part of the Proposed Development, no new plant or buildings are required to successfully undertake this project, as the existing haulage roads, fixed plant and welfare will be used. The construction / enabling works will include the works detailed below.

Topsoil to be stripped from the Site will be reused, where possible, in two screening berms, ca. 7m wide and 3m high. This will ensure that impacts on the soil are minimised / avoided. These berms will be located within the northwest portion of the Site, in between the proposed extraction area and the residential dwellings that border the Site. Establishment of the proposed berms close to the northern boundary of Folio OY307F and close to the western boundary of Folio OY3342F. The northern berm will be planted with native trees in a low-density planting programme, along with additional tree planting on the residential (northern) slope of the field. A hedgerow will then be planted north of this low-density tree planting along with a security fence consisting of wooden post and wire mesh fencing, ca. 2m tall. Two mammal gates will be introduced along this security fence. A hedgerow will then be planted north of this fence. The western berm will be seeded to bind the soil and a security fence, as above, using timber posts and mesh, will be erected on the residential side of this berm.

The western berm will be seeded to bind the soil and a security fence, as above, using timber posts and mesh, will be erected on the residential side of this berm.

There is an existing wayleave that will be facilitated through the berms. Refer to design Drawing 110 and Figure 3-3, which presents an extract of this detail.

Figure 3-3: Wayleave



During the initial 5 years following the planting, an ecological review of the planting will be undertaken seasonally, and any trees or planting not successful will be identified and replaced.

Development phasing of the works is outlined in Section 3.4 below.

3.3.1.1 Construction / Operational Hours and Staffing

The construction and operational hours for the Proposed Development will reflect the current operational hours of the Agall Quarry under 19.QD.0008, which are:

- 07:00 – 18:00 Monday to Friday;
- 07:00 – 14:00 Saturday; and,
- Closed Sundays and Bank Holidays.

The Agall Quarry supports two full-time employees arising from onsite personnel, hauliers and maintenance personnel. The Proposed Development will not result in a change to employment.

3.3.1.2 Car Park

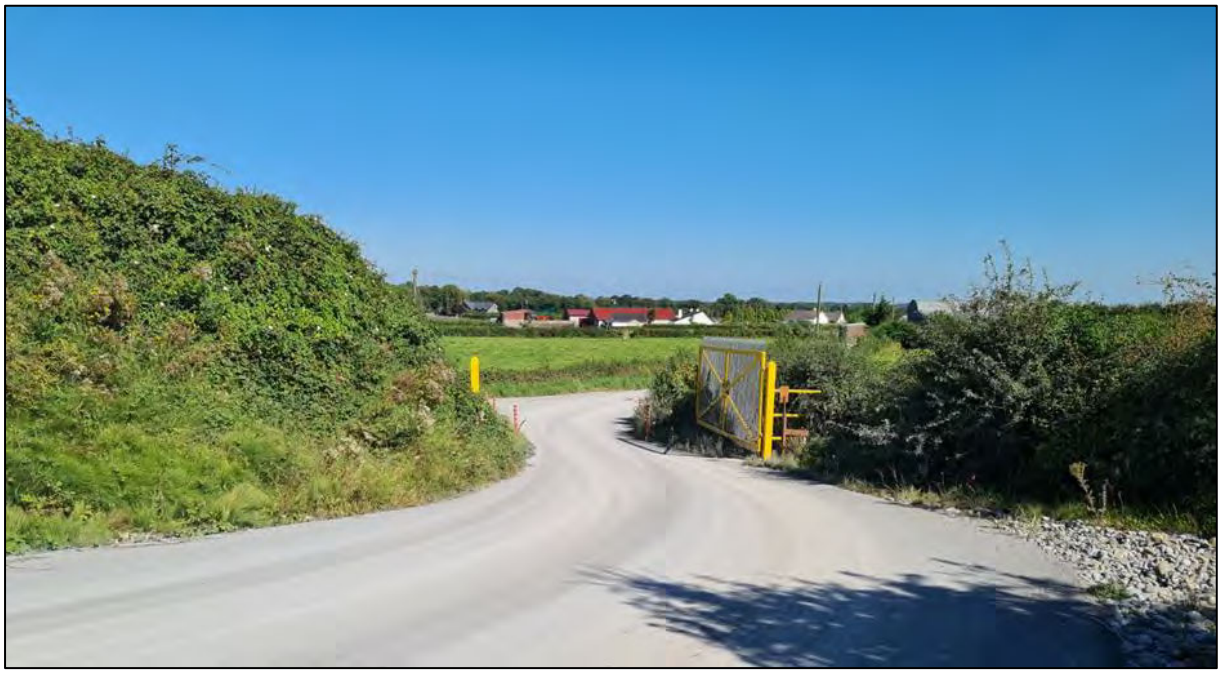
Car parking facilities for onsite personnel will be maintained within the authorised quarry located near the fixed plant building. No additional parking is proposed as part of the Proposed Development. Existing onsite parking is sufficient and will continue to be.

3.3.1.3 Access Route / Security

The existing entrance off the local road will be maintained as the ongoing access and egress route from the Agall Quarry. This road has a secure gate to prevent unauthorised access and is closed during out of hours.

The existing entrance off the local road will be maintained as the ongoing access and egress route from the Agall Quarry. This road has a secure gate to prevent unauthorised access, as shown in Plate 3-1, which is closed outside of operational hours.

Plate 3-1: View of Access Road and Access Gate



3.3.1.4 Water Abstraction

Water abstraction is from the existing well (PW1) and serves to fill the pre-existing wheel wash and sprinkler system. Low volumes of water are required to operate this system (ca. 3m^3/day). The volumes of water required will remain unchanged as a result of the Proposed Development.

3.3.1.5 Wheel Wash

From within the gate the initial portion of the access road is tarmac with a wheel wash and sprinkler system deployed along the route for dust control. Drainage from the road is to the haul road edges where it percolates to ground., refer to Plate 3-2 below.

Plate 3-2: On-site Wheel wash

The wheel wash is periodically emptied into a secure container onsite, prior to short term storage and removed by competent and authorised contractors. Top-up of the wheel wash is supplied by the onsite well located along the northern edge of the Agall Quarry.

3.3.2 Processing Plant, Machinery and Storage

The access route incorporates the main shed located towards the centre of the Site (Plate 3-5). The fixed processing plant is partially housed within this shed. This plant provides for additional screening of extracted aggregates on the Site and is used on occasion. It is intended that mobile processing machinery (Plate 3-3 below) will be used to process aggregates closer to the working face and also continue to utilise the fixed plant on occasion with the Proposed Development.

Plate 3-3: Mobile Plant Equipment

Plate 3-4: Fixed Plant Equipment

Plate 3-5: Storage Shed

Plate 3-6: Excavator

3.3.3 Welfare

Adjacent to the pumphouse is the onsite canteen unit for onsite staff, and an office unit, refer to Plate 3-6 below. A toilet is located beside the Storage Shed (Plate 3-4). It discharges to an underground tank which is emptied as required by a licensed contractor and in accordance with the requirements of relevant waste legislation.

Plate 3-7: Existing Canteen and Pumphouse

3.3.4 Fuel and Oil Storage

No fuel will be stored within the Site. Any oils (and/or lubricants) will be stored in a storage container onsite. Re-fuelling of mobile plant will continue to take place using a fuel truck direct from a fuel merchant when required.

Fixed screening plant will be utilised to provide secondary / tertiary processing of aggregate from the Site within the Agall Quarry. This will continue to be refuelled using a fuel truck direct from a fuel merchant when required.

It is important to note that all plant and machinery subject to refuelling procedures will be refuelled by a competent person utilising a drip tray. In addition, absorbent sands and a full spill kit system are stored within the Quarry.

3.4 Development Phasing

The extent of the phasing plan and individual phases is shown in Figure 3-4 below and forms the current best knowledge in terms of an approach.

Figure 3-4: Proposed Extraction Phasing

The extraction area will be cleared, and aggregates removed in a structured manner over time to minimise exposed ground. The future extraction faces will be subject to changes depending upon the available type of aggregate in each section of the Site, and the needs of the Applicant over time. The proposed extraction phasing plan will be carried out alongside the current authorised phasing plan within the Agall Quarry.

The northern extraction phase (Phase D), approaching the local road will likely be carried out in 20 – 25 years' time and this incorporates a sloping topography to the roadside, and setbacks from housing and third-party lands to the west.

The western phase, Phase B is a similar size to the existing extraction face and mirrors the multiple aggregates that have been identified within this Site by the Applicant. This will be processed in line with aggregates remaining in Phase A, which is located within the main quarry to the east. It is planned that activities will commence on the south and central sections, closest to Blackwood, and move in a northerly direction.

Phase C, positioned in the north of the greenfield lands, will be developed as Phase B is finishing. Extractions within Phase C are predicted to be carried out in 18-20 year's time.

3.4.1 Construction Phase

3.4.1.1 Vegetation Clearance and Overburden Stripping

The main extraction will see the Agall Quarry expand to the north and west into new agricultural fields. This will incorporate an area of ca.6.96ha to be stripped of topsoil and subsoils and will expose the underlying aggregates for extraction and processing. Refer to Section 3.3.6.2 on phasing for these works. Works will include the clearance of hedgerows / treelines at the appropriate time of year.

To remove the soils, a bulldozer or similar will be deployed on the field to strip and push the soils into an embankment along the boundaries. Stripping of new lands will be controlled to expose two phases of extraction at one time to ensure a correct blend of gravels is available.

It should be noted that the works within the proposed extraction area (i.e. ground clearance and quarrying works) will be completed in a structured manner over time to minimise areas of exposed ground. In addition, the future extraction faces will be subject to changes depending on the available type of aggregate in each section of the Site. As such, some areas within the proposed extraction area will not be cleared or removed if the aggregate in these areas is not considered to be of good quality.

3.4.1.2 Berm Construction / Landscaping

As a key development design, once extraction commences in Phase B, a ca. 3m high and 7m wide embankments will be formed to the south of the residential landholdings to the north of the new fields. The berm to the west, along the southern boundary of the residential lands to the north, will be planted with a double row of native tree species in the first planting season following formation.

Prior to extractions commencing in Phase D a ca. 3m high and 7m wide embankments will be formed to the east of the residential landholdings to the north of the new fields. The berm to the east will be sown with a grass seed mix upon formation.

Following the Applicant's consultation in September and October 2024 with local residents living to the northwest of the Site and within 100m of the proposed extension lands with residential properties, an area of known aggregate reserves was removed from the proposed extraction extent to increase the set-back of future operations under this application from residents to a minimum distance of 80m.

A hedgerow and a treeline will be planted to the north of the western berm. A security fence will be installed in between these linear features and the residential housing to the north. Furthermore, ca. 95m of treeline will be planted along the western boundary to provide additional screening to the landholding to the northwest of the Site. This treeline will be planted alongside the existing hedgerow. The security fence along this boundary will be setback ca.5m from the proposed treeline and will contain two mammal gates. A 140m long hedgerow will then be planted along the north of this fence.

The planting mixes utilised for the hedgerow, treeline and planted berm have been designed to replace the native species removed during the vegetation clearance works and to reflect the species found in the wider surrounding area. The planting will take place within the first available season (November to March) and any trees that fail to become established within 5 years of planting will be replaced by trees of a similar size / species within the next available planting season. However, it should be noted that the Proposed Development will be undertaken in phases so that the area of exposed ground does not significantly increase over time. Therefore, the removal of vegetation onsite will be staggered. The construction phase planting has been designed to replace and establish vegetation onsite at the earliest possible point to mitigate the removal of treelines and hedgerows as the Proposed Development progresses.

For further information relating to the proposed landscaping and restoration of the Site, refer to Appendix A.

The construction phase will take 3-4 months to complete.

3.4.2 Operational Phase – Aggregate Extraction

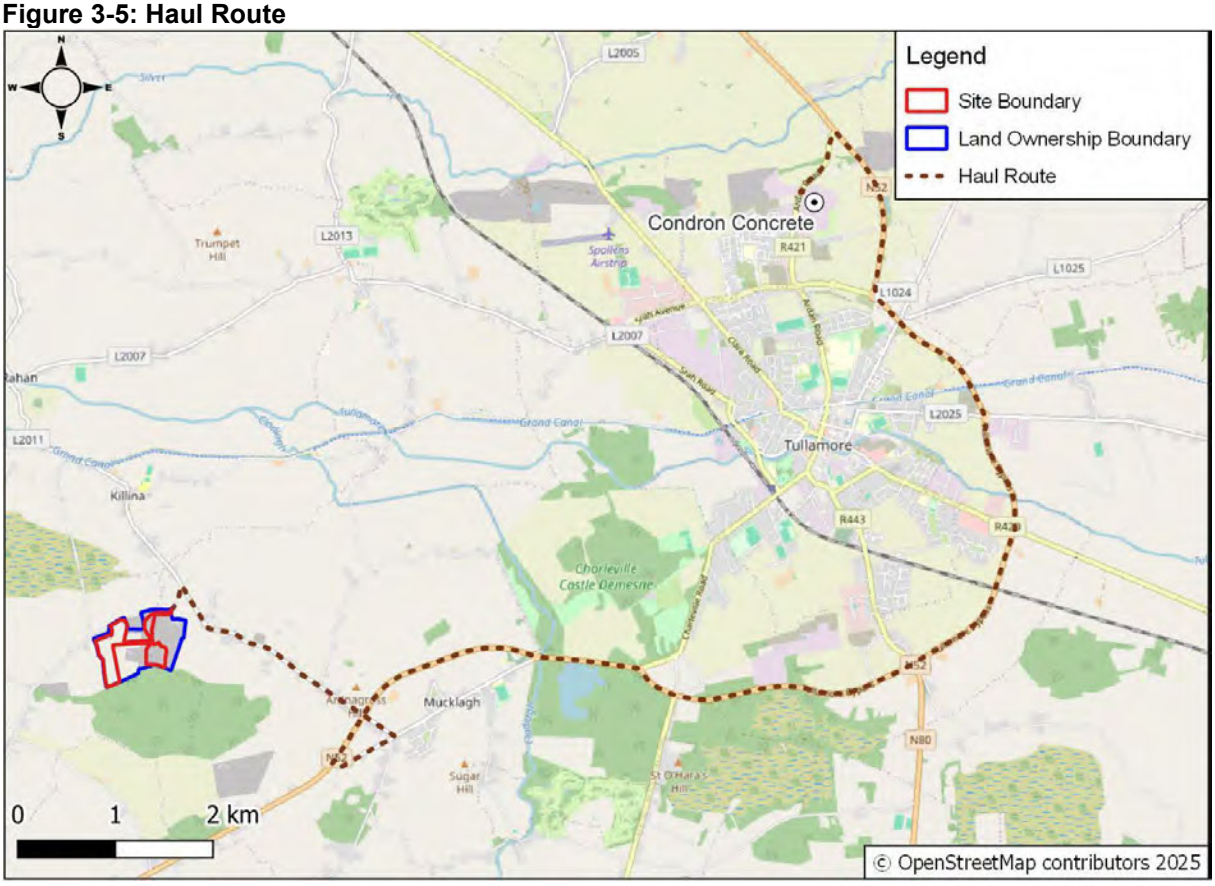
The Proposed Development will operate in a similar manner to the current activities at the Agall Quarry. It is estimated that a further 1,770,000m3 of aggregate is in the operational areas. Extraction itself will be undertaken by use of an excavator, positioned on the pit floor,

dragging aggregate down with the bucket. A loading shovel will collect aggregate from the pit floor and transport it to the mobile screening plant. The mobile screening plant will continue to follow the working face, at an operational distance of 20-100m from the working face. The plant will then move periodically to re-position closer to the working face as it progresses. Fixed plant onsite will be used as required.

Aggregate will be processed into stockpiles of usable fractions by the screening plant, which will be loaded on to trucks as needed, for off-site transportation. The applicant has committed to avoid ingress and egress into Tullamore town and Mucklagh Village and utilise the N52 transport links for haulage of aggregates. The Proposed Development will operate in a similar manner to the current activities at the Agall Quarry. It is estimated that a further 1,770,000m3 of aggregate is in the operational areas, including the greenfield extension and within the historically exposed grounds. Extraction itself will be undertaken by use of an excavator, positioned on the pit floor, dragging aggregate down with the bucket. A loading shovel will collect aggregate from the pit floor and transport it to the mobile screening plant. The mobile screening plant will continue to follow the working face, at an operational distance of 20-100m from the working face. The plant will then move periodically to re-position closer to the working face as it progresses. Fixed plant onsite will be used as required.

Aggregate will be processed into stockpiles of usable fractions by the screening plant, which will be loaded onto trucks as needed, for off-site transportation. The applicant has committed to avoid ingress and egress into Tullamore town and Mucklagh Village and utilise the N52 transport links for the haulage of aggregates, refer to Figure 3-5 below which presents the haulage route from the Site to Tullamore.

Figure 3-5: Haul Route



Due to the varying aggregate on the pit face, the extraction face will vary depending upon the needs of the Applicant. Additionally, more than one area of pit face may be extracted at any one time to ensure the requisite blend of coarse and fine aggregates.

As part of the project design, a minimum set-back of ca. 80m from the boundaries of the residential homes will be maintained as the extraction area extends.

An additional 1ha of land, within the existing operational pit area, will be utilised for the short-term storage and processing of materials and internal haulage of aggregates. This area has been included to ensure sufficient space is presented on the Site for such activities. As the new lands are extracted, this area of Agall Quarry will be restored and all plant and processing will be moved forward into the new reserves.

A secondary area for extraction will also be opened within the existing Agall Quarry lands. This ca. 3.814ha area contains viable aggregate reserves, including finer sands and stones. This land is already exposed with soils historically removed. As no intensification of extraction is proposed within the Site, plant and equipment will be moved from the active face to this area, as and when the aggregates within this location are required.

The Operational Phase will occur over 25-28 years.

3.4.2.1 Development Phasing

This application for permission to extend and develop the Agall Quary is submitted with a proposed commencement date of 2025. At this time, the existing authorised Agall Quarry will be further advanced within its extraction and will have moved forward with the agreed phased restoration of exhausted sections; refer to Figure 3-6 below. However, it is noted that the full extent of this permission will be still ongoing, and aspects of this application will enable this plan to be amended. The amended restoration plan to facilitate the Proposed Development is shown in Figure 3-6 below.

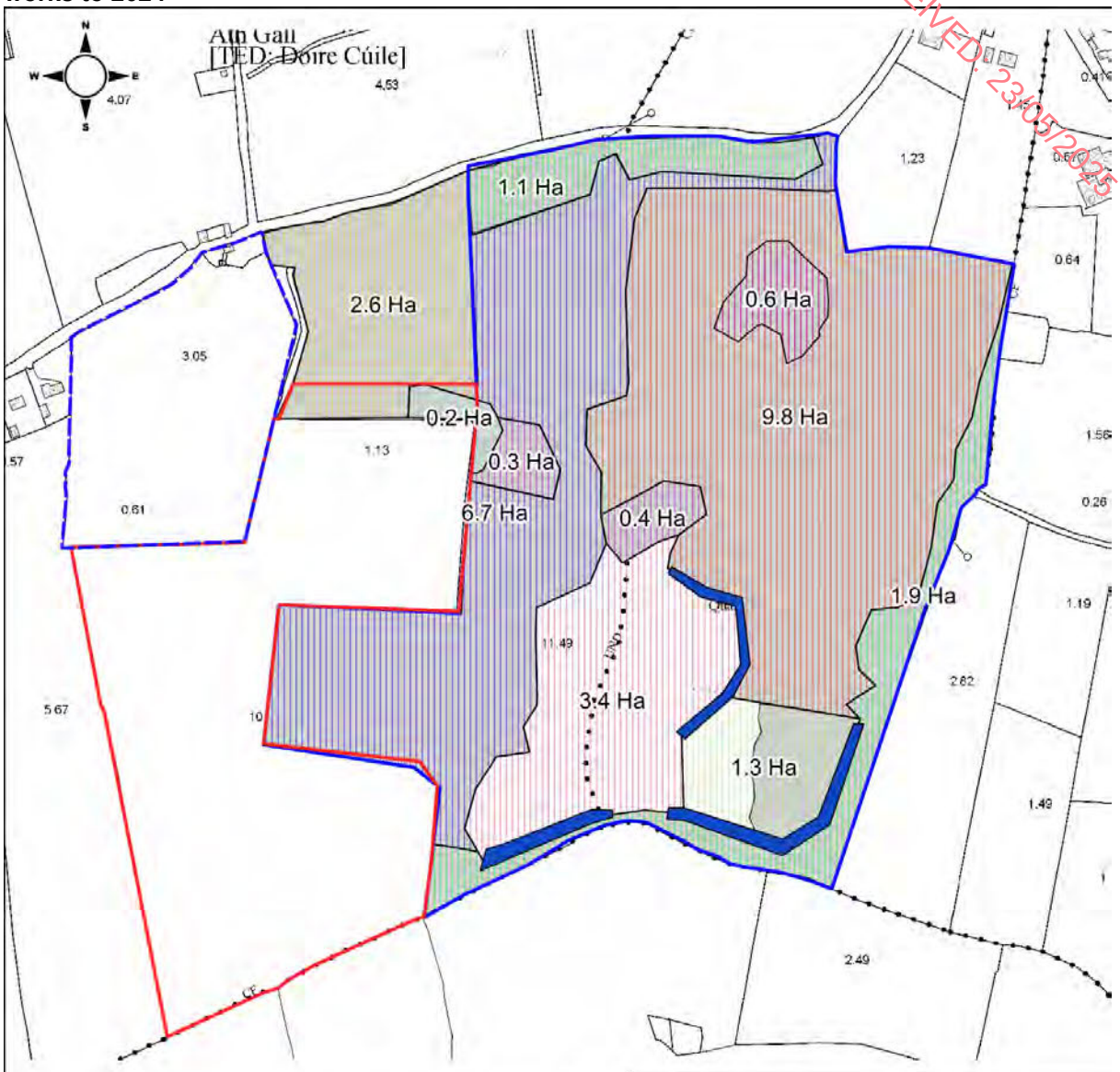
As visible on the aerial survey shown in Figure 3-4 above, the existing authorised operations still have reserves to the south and west and a significant reserve into the final field to the north. These reserves present a 7-10 year aggregate reserve based on current extractions – however, as noted earlier the requirement by the Applicant is for a mix of stone and sands, which necessitates this application for extraction to enable a suitable ongoing mix of aggregates to be extracted.

It is planned that, during the currently authorised extraction in the northern field, extraction would commence within Phase A of this Proposed Development works, and similarly, Phase A will be ongoing, during the movement of activities into Phase B.

Therefore, it is likely that if authorised, portions of the Proposed Development will be operating at a time when the existing development is still in operation.

The Proposed Development will continue operation after the expiry of the planning permission for the existing extraction activities, condition 3 of QD0008, utilising the onsite haulage routes, fixed plant and welfare system. The Proposed Development will operate within the permitted outputs under the application to ABP for substitute consent and future works (references: 19.QD.0008) which is currently ca. 200,000 tonnes per annum pending market conditions.

Figure 3-6: Restoration Plan associated with existing planning permission including completed works to 2024



id	Text	Area (ha)
1	Proposed Restoration with Soil	1.3
2	Restoration with Soil (Complete)	9.8
3	Proposed Low Nutrient Restoration	3.4
4	Red Hemp Nettle Protection Zone (Existing)	0.2
5	Boundary and Recolonised Ground (Existing)	1.9
6	Access and Operational Area (Existing)	6.7
5	Boundary and Recolonised Ground (Existing)	1.1
7	Soil Embankment	0.3
7	Soil Embankment	0.6
7	Soil Embankment	0.4
8	Low Nutrient Landscape Returned to Landowner	2.6

3.4.3 Restoration Phase

The Restoration Plan submitted as part of this application (attached as Appendix A) supersedes the previous restoration plans for the Agall Quarry submitted under ABP References 19.SU.031 and 19.QD.0008. The general plan is shown in Figure 3-5.

The restoration of the Site will be a continuous process in line with the previous plans. The exhausted areas will be re-levelled, creating an undulating landscape, and all stockpiles and trenches will be removed from these areas. The stockpiled material and soils stripped from the next phase of extraction will be used to cover the previously exhausted area, allowing for continuous restoration. The soils will be spread to a depth not exceeding 300mm and these areas will then be reseeded. The hedgerows / treelines removed during quarrying activities will also be replanted once operations have ceased.

As such, the proposed restoration will be undertaken in phases as works progress within the Site. The continuous restoration of the Site will involve the following works:

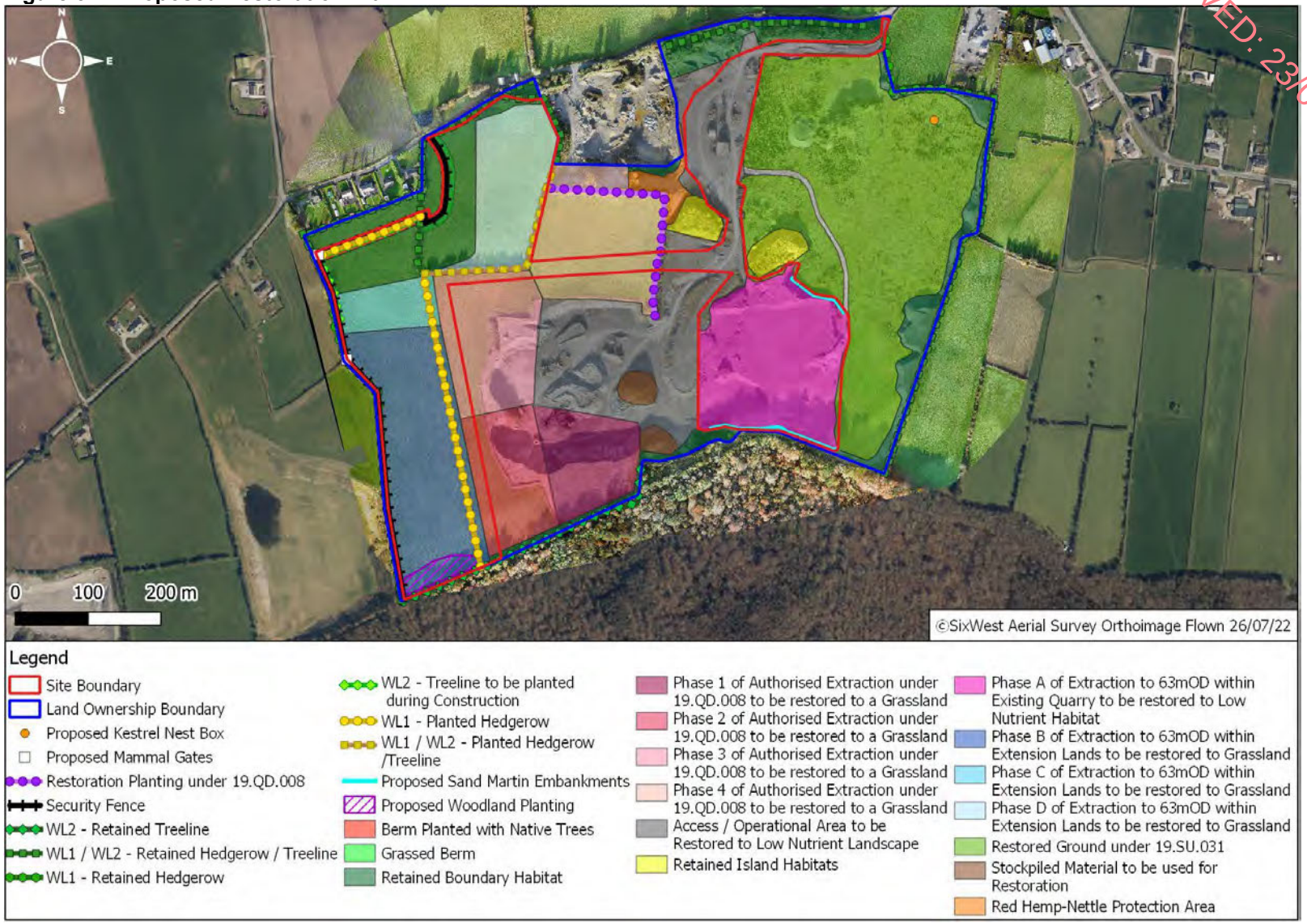
- Extracting aggregate in phases;
- Providing safe slopes from the new ground level to the adjoining lands;
- Spreading soil over exhausted areas within the western portion of the Site with soil removed from the next phase of extraction;
- Re-establishing grasslands and hedgerows within these exhausted areas;
- Introducing a ca.0.26ha woodland within the southwest portion of the Site once extraction in this area has ceased;
- Establishing a low nutrient habitat with sand martin embankments within the eastern portion of the Site; and;
- Erecting a kestrel nest box within the northeast portion of the Site.

Upon completion of extraction activities, the Site will be fully decommissioned within a 2-year period, with all plant and equipment removed during the initial stage of final restoration.

Waste considered unsuitable for re-use or recycling, which includes, inter alia, domestic waste, will be disposed of off-site by an appropriately permitted waste contractor at a suitable permitted waste facility. All-access routes will be broken up to improve the percolation of the surface into the ground.

The boundaries of the Site will be checked and security measures in the form of additional perimeter fencing, and signage will be erected as required to prevent unauthorised access to the Site by members of the public.

Figure 3-7: Proposed Restoration Plan



4 IDENTIFICATION OF EUROPEAN SITES

In accordance with the European Commission Methodological Guidance [17] a list of European sites that can be potentially affected by the Proposed Development has been compiled. Guidance for Planning Authorities prepared by the Department of Environment Heritage and Local Government [5] states that defining the likely zone of impact for the screening and the approach used will depend on the nature, size, location and the likely significant effects of the project. The key variables determining whether or not a particular European site is likely to be negatively affected by a project are:

- The physical distance from the Site to the European site;
- The presence of impact pathways;
- The sensitivities of the ecological receptors; and,
- The potential for in-combination effects.

All SPAs and SACs within 15km have been considered to assess their ecological pathways and functional links. As acknowledged in the OPR guidelines [1], few projects have a zone of influence this large. However, the identification of European sites within 15km has become widely accepted as the starting point for the screening process. For this reason, all SPAs and SACs in 15km have been identified for consideration as part of the screening.

There are six European sites located within 15km of the Site - these are identified in Figure 4-1 and Table 4-1.

Figure 4-1: European sites within 15km of the Site

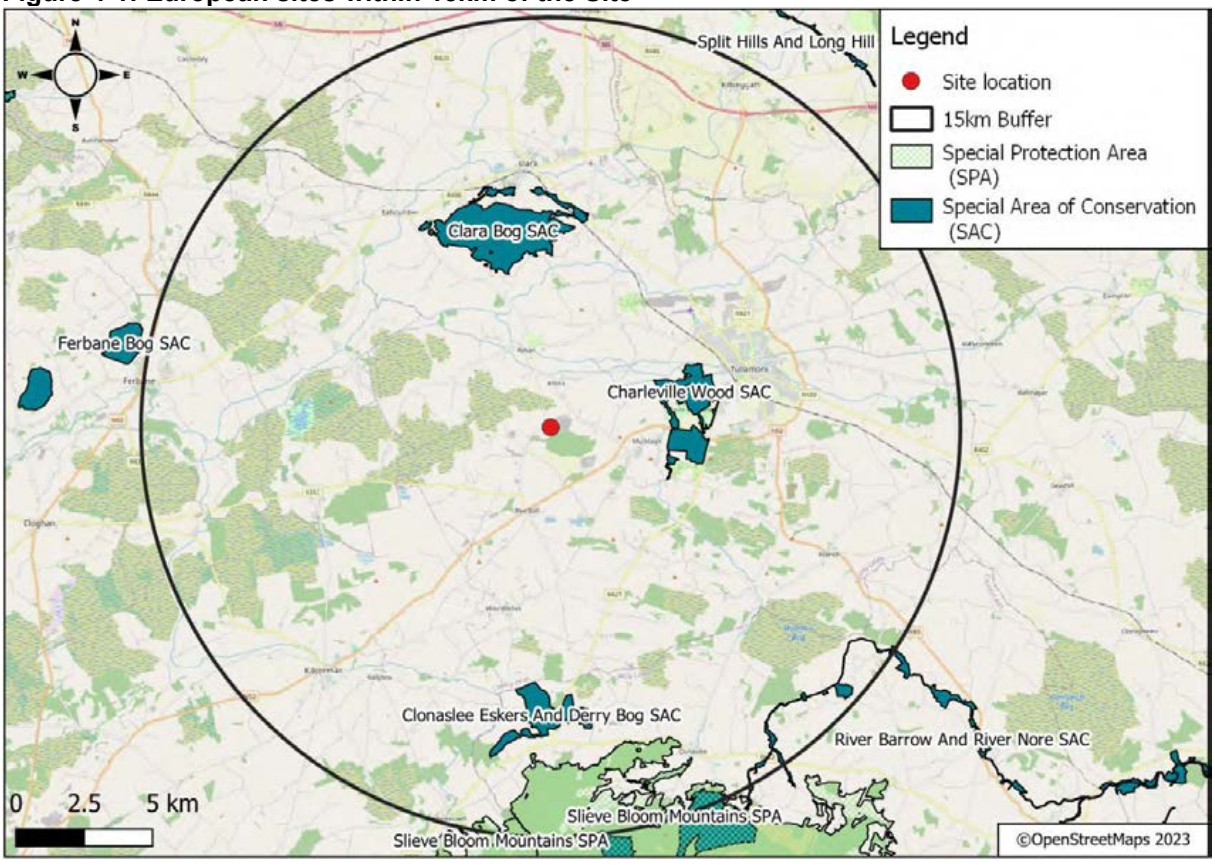


Table 4-1: European Sites within 15km of the Site

Site Name	Code	Distance	Direction from the Site
Special Areas of Conservation ('SAC')			
Charleville Wood	000571	3.8km	E
Clara Bog	000572	5.5km	N
Clonaslee Eskers and Derry Bog	00859	9km	SW
River Barrow and River Nore	002162	13km	SE
Slieve Bloom Mountains	000412	14.3km	SE
Special Protection Area ('SPA')			
Slieve Bloom Mountains	004160	11.5km	S

4.1 Identification of European Sites within ZoI

4.1.1 Habitat Loss / Degradation

The following section provides details of the field-based assessment that was undertaken for the Site on 27th September 2022 and 9th August 2024. Below is a description of the habitats identified onsite and within the wider landholding. These habitats are illustrated in Figure 4-2 below.

Habitats within the Site Boundary

Improved Agricultural Grassland (GA1)

The western portion of the Site encompassed two improved agricultural grassland fields and part of a third field. These fields were utilised for the production of grass for agricultural feed material and as pastures for cattle. At the time of survey, signs of trampled ground were evident.

This habitat was dominated by creeping bent grass (*Agrostis stolonifera*), perennial rye grass (*Lolium perenne*), false oat grass (*Arrhenatherum elatius*), Yorkshire fog (*Holcus lanatus*) and orchard grass (*Dactylis glomerata*).

However, the following herbaceous species were also identified in this area, particularly along the field margins, ribwort plantain (*Plantago lanceolata*), prostrate knotweed (*Polygonum arenastrum*), tansy ragwort (*Jacobaea vulgaris*), silverweed (*Argentina anserina*), white clover (Trifolium repens), red clover (*Trifolium pratense*), wild carrot (*Daucus carota*), common dandelion (*Taraxacum officinale*), creeping buttercup (*Ranunculus repens*), spiny sow thistle (Sonchus asper), rough hawkbit (*Leontodon saxatilis*), sun spurge (*Euphorbia helioscopia*), stinging nettles (*Urtica dioica*) and bitter dock (*Rumex obtusifolius*).

Hedgerow / Treeline (WL1 / WL2)

Hedgerows / treelines formed the principal boundaries within the greenfield lands onsite.

A hedgerow / treeline runs from east to west along the southern boundary of the northern agricultural grassland field. This hedgerow / treeline was largely characterised by ash (*Fraxinus excelsior*) trees covered in ivy (*Hedera helix*) hawthorn (*Crataegus monogyna*) and pedunculate oak (*Quercus robur*) trees. However, holly (*Ilex aquifolium*), hazel (*Corylus avellana*), common lilac (*Syringa vulgaris*) and dog-rose (*Rosa canina*) were also recorded in these hedgerows / treelines.

The hedgerow / treeline in between the agricultural field and the local road to the north comprised of common lilac, dogrose, mature ash, hawthorn, ivy, European plum (*Prunus domestica*), sycamore (*Acer pseudoplatanus*), cypress (*Chamaecyparis lawsoniana*) and brambles (*Rubus fruticosus agg*).

Two managed hedgerows were identified onsite. One hedgerow separated the existing Agall Quarry from the proposed extension lands and the second hedgerow formed the western boundary of the Site. These hedgerows comprised of blackthorn (*Prunus spinosa*), elder (*Sambucus nigra*), hawthorn, hazel, pedunculate oak, spindle (*Euonymus europaeus*) and dog rose. Brambles, ivy, stinging nettles, herb Robert (*Geranium robertianum*), broad leaf dock (*Rumex obtusifolius*), hairy willowherb (*Epilobium hirsutum*), lords and ladies (*Arum maculatum*), germander speedwell (*Veronica chamaedrys*), Italian arum (*Arum italicum*), cow parsley (*Anthriscus sylvestris*) were recorded in the understorey of these hedgerows.

A treeline also bordered the Site to the south. This treeline lay behind a fence line and formed the edge habitat of a mixed broadleaved woodland. The species identified in this area included hawthorn, hazel, ash, sycamore, alder, pedunculate oak, wild privet (*Ligustrum vulgare*), and holly. Mature trees within this treeline were characterised by dense ivy cover. The understorey of this treeline was comprised of bramble, ground ivy (*Glechoma hederacea*), gorse, dog-rose and stinging nettles. A stonewall also ran along a section of this treeline (see below).

Stone Walls and Other Stonework (BL1)

A section of a stone wall was present in the southern corner of the Site. This stone wall was comprised of discarded and broken stones, and no notable plant species were observed within this habitat.

Active Quarries and Mines (ED4)

The eastern portion of the Site is comprised of quarry habitat. This area was previously subject to extraction and therefore, was largely devoid of vegetation. This habitat comprised of sand, gravel and sediment and contained steep slopes and stockpiled material in places.

The quarry habitat extends into the northern portion of the Site where the main shed, fixed processing plant, welfare facilities, wheel wash and access road were located.

Spoil and Bare Ground (ED2)

A small area of spoil and bare ground is located within the Site boundary. This habitat was dominated by topsoil and loose stones and showed signs of recent disturbance by machinery. This area was devoid of vegetation and was separated from the agricultural field to the north by a soil berm. This ground has been cleared to enable the expansion of quarrying activities towards the western Site boundary as per the authorisation by ABP reference number: 19.QD.0008.

Habitats within the Landholding

The landholding encompasses the Site, the active portion of Agall Quarry and the restored lands to the east. The following habitats were identified within the wider landholding, outside the Site boundary:

- Improved Agricultural Grassland (GA1);
- Scrub (WS1);
- Hedgerows / Treelines (WL1 / WL2);
- Active Quarry and Mines (ED4);
- Recolonising Bare Ground (ED3);
- Dry Meadows and Grassy Verges (GS2); and,

- Spoil and Bare Ground (ED2).

The improved agricultural grassland within the wider landholding is a continuation of the third field within the Site boundary. This field was bound by hedgerows / treelines and a low spoil berm at the time of survey. The spoil and bare ground identified onsite is continued along the boundary of the active quarry habitat to the south of the landholding. This active quarry habitat is regularly disturbed by machinery and is characterised by steep unstable slopes and stockpiles of material.

Loose spoil and bare ground also formed unvegetated berms within the eastern portion of the landholding, where the ground has been restored to a low nutrient landscape. Hedgerows / treelines were recorded adjacent to or atop these steep banks. The dominant species within these hedgerows / treelines were hawthorn and ash.

Additional habitats were also recorded within the wider landholding, these habitats are described below in more detail.

Recolonising Bare Ground (ED3)

This habitat was present in small patches onsite but was predominantly identified in areas within the wider landholding subject to less disturbance i.e. the margins of active work zones, on the slopes of recolonising berms / stockpiles and within the restored land to the east of the landholding. Blue fleabane was found in abundance throughout this habitat. Red hemp nettle (Galeopsis angustifolia) was also found along the northwest berm, which separates the landholding from the ca. 2.6 ha quarry to the north, refer to Figure 4-2 for mapped extent.

Herbaceous plants that are adapted to nutrient-poor conditions characterised these areas with species such as colt's foot (*Tussilago farfara*), fireweed (*Chamaenerion angustifolium*), scarlet pimpernel (Anagallis arvensis), tansy ragwort, silverweed, clovers, marjoram (Origanum vulgare), yellow wort (*Blackstonia perfoliata*), St. John's wort (*Hypericum perforatum*), yarrow (*Achillea millefolium*), rough hawkbit, common knapweed (*Centaurea nigra*), field scabious (Knautia arvensis), oxeye daisy (*Leucanthemum vulgare*), black medic (*Medicago lupulina*), corn poppy (*Papaver rhoeas*), silverweed (*Potentilla anserina*) and fescue (*Festuca spp.*) identified.

In addition, wild oregano (*origanum vulgare*), hogweed (Heracleum sphondylium), creeping buttercup, false oat grass, hairy willowherb, brambles, dandelion, lesser knapweed (Centaurea nigra), common kidney vetch (*Anthyllis vulneraria*), orchard grass, glaucous sedge (*Carex flacca*), bracken (*Pteridium aquilinum*), wild carrot, greater knapweed (Centaurea scabiosa), catsear (*Hypochaeris radicata*), mouse ear (*Cerastium sp.*), hawkweed (Hieracium sp.), thistle (*Cirsium sp.*), bitter dock, long leaf speedwell (*Veronica longifolia*), montbretia (*Crocosmia sp.*), smooth hawksbit (*Crepis capillaris*) and pale toadflax (*Linaria repens*) were identified.

Small clusters of willow (*Salix spp.*) and gorse (*Ulex europaeus*) were present on top of berms and in open areas where vegetation was slowly transitioning towards scrub. Individual saplings and immature trees were also present in this habitat. They comprised of the following species: lilac, cypress, hazel, silver birch (Betula pendula) and sycamore. Red-stemmed feather moss (*Pleurozium schreberi*) was also commonly observed as ground cover in less disturbed areas.

Slight variation between the berms and areas of recolonising bare ground was identified during the habitat survey with white campion (*Silene latifolia*) and bindweed (*Convolvulus arvensis*) observed along the berm in the northern portion of the landholding and lesser hawkbit (*Leontodon taraxacoides*) and field horsetail (*Equisetum arvense*) recorded on berms within the central portion of the landholding. However, most of the areas of recolonising bare ground within the landholding comprised of the same species mixes listed above.

Scrub (WS1)

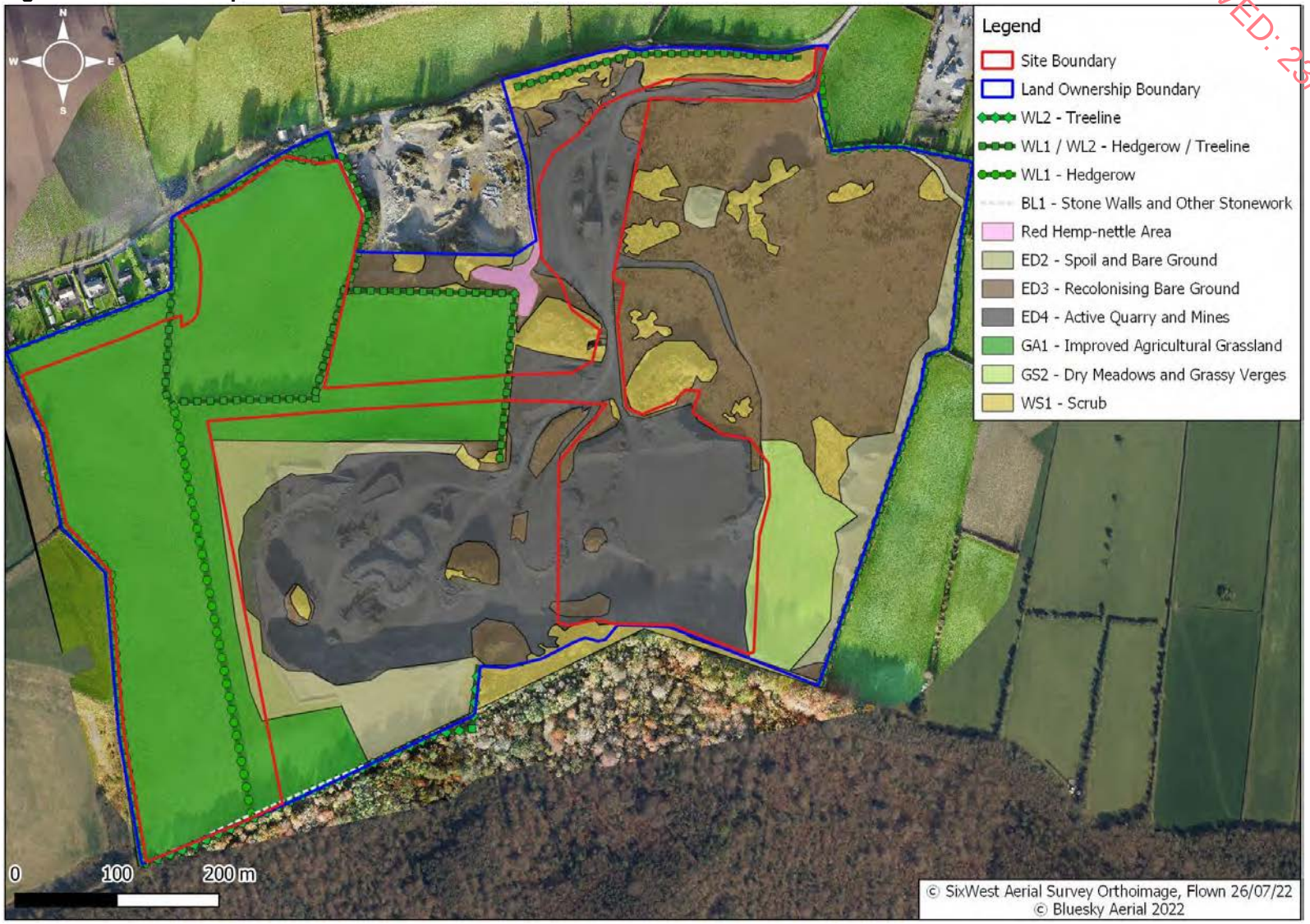
Several unmanaged vegetated stockpiles were present within the wider landholding. These stockpiles comprised of species commonly associated with scrub habitats such as gorse and willow trees. Common ruderals and weeds were also identified in these areas including brambles, stinging nettles, bracken fern, bitter dock, tansy ragwort, field horsetail and fireweed.

Areas of scattered gorse and immature willow trees were identified to the north and east of the landholding where recolonising bare ground has transitioned towards scrub habitat. Immature downy birch (*Betula pubescens*), sycamore and cypress trees were recorded in these transitional areas to the north of the landholding whilst Scot's pine (Pinus sylvestris) saplings were recorded to the east. In addition, hawthorn and hazel trees were observed within areas of scrub atop steep banks. Pedunculate oak, elder, European plum, lilac, and silver birch saplings were also recorded in these areas.

Dry Meadows and Grassy Verges (GS2)

A restored grassland habitat, which was transitioning towards a dry meadow, was located within the southeast portion of the Site. The following species were recorded in this habitat; creeping bent, false oat grass, cow parsley, tansy ragwort, creeping buttercup, bitter dock, black medic, field scabious, perennial rye, yarrow, Yorkshire fog, oregano, selfheal (Prunella vulgaris), germander speedwell, dandelion, daisy, scarlet pimpernel, bull thistle (Cirsium vulgare), orchard grass, hogweed, buttercup, ribwort plantain, and nettle.

Figure 4-2: Habitat Map



Potential for Habitat Loss / Degradation

The Site is not located within or adjacent to any European sites with the nearest European site over 3km away. The Site is located within an area of agricultural land. As outlined above, no habitats or species designated under any of the European sites within the wider surrounding area were identified during the field surveys undertaken at the Site.

There are no direct impact pathways to the European sites and no direct hydrological connection was identified. Therefore, no impacts associated with designated habitat loss or degradation are expected to occur as a result of the Proposed Development.

4.1.2 Water Quality Impairment

Potential water quality impacts would typically be associated with the release of sediment and other pollutants to surface water. The ZoI would be considered to include the receiving waterbodies adjacent to and downstream of the Site within 5km.

As mentioned in Section 3.2 above, the Killina Stream is located ca. 240m northeast of the Site. This stream eventually discharges into the River Shannon Callows SAC and the Middle Shannon Callows SPA (ca. 33.6km downstream of the Killina). However, the surveys conducted onsite did not identify any direct hydrological connections to this watercourse. The Site did not contain any wet drainage ditches, and the proposed works will be conducted above the groundwater table.

Therefore, it can be objectively concluded that there will not be any likely significant effects on any European site in the absence of mitigation and as such, impacts associated with water quality impairment have been screened out from further consideration.

4.1.3 Air Quality Impairment

According to the Institute of Air Quality Management ('IAQM') Guidelines, potential adverse effects from dust arising from construction to ecological receptors occur within 50m of a construction site [18]. In addition, potential adverse effects from mineral dust on ecological receptors can occur within 250m of dust-generating activities from sand / gravel quarries [19].

No European sites have been identified within this ZoI. Therefore, it can be objectively concluded that there will not be any likely significant effects on any European site in the absence of air quality mitigation and as such, impacts associated with mineral and construction dust have been screened out from further consideration.

4.1.4 Noise / Disturbance

Noise from the construction activity has the potential to cause disturbance to resting, foraging and commuting qualifying species of the European sites. As there will be no piling or in-river works required for the Proposed Development, there is no potential for underwater noise impacts beyond the immediate vicinity of the Site. Individual species will provoke different behavioural responses to disturbances at different distances from the source of the disturbance.

- Transport Infrastructure Ireland (formally the National Roads Authority) has produced a series of best practice planning and construction guidelines for the treatment of certain protected mammal species (i.e. otter), which indicate that disturbance to terrestrial mammals would not extend beyond 150m [20]; and,
- Studies have noted that different types of disturbance stimuli are characterized by different avifaunal reactions; however, in general, a distance of 300m can be used to represent the maximum likely disturbance distance for waterfowl [21].

The ZoI for noise / disturbance is therefore established as the Site with a 300m buffer. No European sites were identified within this ZoI, and it is not expected that any designated species will disperse into this ZoI, given the intervening distance between the Site and the

European sites listed in Table 4-1. As such, no impacts associated with noise/disturbance are expected to occur as a result of the Proposed Development.

4.1.5 Invasive Species

No medium or high-impact invasive species (including those that are regulated under the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024) [21] were recorded within the Site.

Therefore, no impacts associated with the spread of invasive species as a result of the Proposed Development are anticipated.

4.2 ZoI Conclusion

The Site is not located within or directly adjacent to any European sites, however, the boundaries of six are located within 15km from the Site.

Given the distance separating the Site from Charleville Wood SAC, Clara Bog SAC, Clonaslee Eskers and Derry Bog, River Barrow and River Nore SAC, Slieve Bloom Mountains SAC and Slieve Bloom Mountains SPA, the lack of impact pathways and reasoning above, it is considered that the Proposed Development will not result in any adverse effects to these European sites and they have therefore been screened out from further consideration.

4.3 Conservation Objectives

European and national legislation places a collective obligation on Ireland and its citizens to maintain a favourable conservation status at candidate and designated European Sites. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

According to the EU Habitats Directive, favourable conservation status of a habitat is achieved when:

- Its natural range, and the area it covers within that range, is stable or increasing;
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and,
- The conservation status of its typical species is favourable, as defined below.

The favourable conservation status of a species is achieved when:

- Population data on the species concerned indicate that it is maintaining itself;
- The natural range of the species is neither being reduced nor likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

5 SCREENING AND ASSESSMENT OF POTENTIAL IMPACTS

Using professional experience, guidance and judgement, the following factors have been taken into account in identifying potential significant impacts on the identified European sites:

- Distance from any European Site;
- Qualifying Interests;
- Special Conservation Interests;
- Conservation Objectives;
- The nature of the onsite habitats;
- The location of the Site;
- The scale and disturbance of the Proposed Development.

Based on these factors, **no potential significant impact has been taken forward for further consideration**. This is based on the available information from field and desk-based assessment as outlined in Section 4.

Overall, the screening exercise **did not identify any other factors** that could result in any direct or indirect loss or disturbance to any of the Annex I habitats or Annex I or II species for which the European sites are designated. It can be stated that the Proposed Development will not cause:

- Any reduction in the area of the habitat or European Site;
- Direct or indirect damage to the physical quality of the environment of any European Site;
- Any serious or ongoing disturbance to species or habitats for which any European Site is designated; or,
- Direct or indirect damage to the size, characteristics or reproductive ability of populations any European Site.

On the basis of the Source-Pathway-Receptor ('SPR') risk assessment principle, there is no ecological or functional link between the Proposed Development and any European sites.

5.1 Analysis of 'In-Combination' Effects

The Habitats Directive requires competent authorities to make an appropriate assessment of any plan or project which is likely to have a significant effect alone or in combination with other plans and projects.

The Proposed Development involves the extension of Agall Quarry. Therefore, the ongoing extraction and ancillary activities within Agall Quarry, permitted under ABP reference number 19.QD.0008, have been considered throughout this assessment.

OCC carried out an AA in support of the substitute consent application submitted to ABP (ABP reference number 19.SU.0131). This AA determined that there was no risk of significant impact on the conservation objectives of the nearest European site from Agall quarry given the lack of ecological connectivity to any designated conservation site. An AA was submitted as part of the application for further development at Agall Quarry (ABP reference number 19.QD.0008). This AA concluded that the extension to Agall Quarry would be unlikely to have significant effects on European sites and designated features of interest due to the intervening distance and lack of connectivity from the quarry to these sites.

Therefore, as part of the planning process, the existing permitted activity at Agall Quarry was assessed for potential adverse effects on European sites, and the accompanying reports

concluded that the existing activity on-site would not have a significant effect on any habitats or species designated as conservation interests for any European site.

It should also be noted that OCC carried out an AA in support of the substitute consent application submitted to ABP (ABP reference number 19.SU.0131). This application sought to regularise previous activities only and did not allow for further development. Nonetheless, the AA determined that the previous activities conducted onsite did not result in a significant impact on the conservation objectives of the nearest European site from Agall Quarry given the lack of ecological connectivity to any designated conservation site.

As described above, the Proposed Development alone is unlikely to have any direct or indirect adverse effects on any of the European sites located within 15km of the Site.

A review of the OCC Planning eplan website did not identify any current or previously granted plans or projects in the immediate vicinity that are considered likely to result in significant impacts on European sites in combination with the Proposed Development [14].

Taking the above into account, it can be concluded that there will not be any significant in-combination contribution by the Proposed Development to potential adverse effects on any European sites.

6 SCREENING CONCLUSIONS AND STATEMENT

The screening process has examined the details of the Proposed Development and has considered the potential for causing adverse effects on European sites and their qualifying features of interest within a 15km radius of the Proposed Development.

Six European sites – Charleville Wood SAC, Clara Bog SAC, Clonaslee Esker and Derry Bog SAC, River Barrow and River Nore SAC, Slieve Bloom Mountains SAC and Slieve Bloom Mountains SAC - are located within a 15km radius of the Proposed Development. However, given the intervening distance and lack of impact pathways between the Site and these European sites, as described in Section 4, it can be concluded that the Proposed Development will not result in any significant impacts either directly or indirectly on the conservation objectives or status of the listed European sites and will not result in the direct loss or disturbance of any Annex I habitats and / or Annex II species for which the European sites are designated.

In conclusion, activities associated with the Proposed Development either alone, or in-combination with other projects or land uses, will not have any direct or indirect significant effects on any European sites in light of their conservation objectives and best scientific knowledge, and no reasonable scientific doubt exists in relation to this conclusion.

Accordingly, the progression to Stage 2 of Appropriate Assessment process (i.e., preparation of a Natura Impact Statement) is not considered necessary.

7 REFERENCES

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[20] IAQM, "Guidance on the Assessment of Mineral Dust Impacts for Planning," Institute of Air Quality and Management, London, 2016.

[21] National Roads Authority, "Guidelines for the Treatment of Otters prior to the Constrcution of National Road Schemes," National Roads Authority, 2006.

[22] N. H. K. S. J. Cutts, "Waterbird Disturbance Mitigation Toolkit Informing Estuarine Planning and Construction Projects," 2013.

[23] EU, "Statutory Instrument No. 374/2024 European Union (Invasive Alien Species) Regulations 2024," European Union, 2024.

[24] J. A. Fossitt, A Guide to Habitats in Ireland, Dublin: The Heritage Council, 2000.

APPENDICES

RECEIVED: 23/05/2025

APPENDIX A

May 2025

Restoration Plan

Proposed Extension to Agall Quarry, The Rise, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

MALONE O'REGAN ENVIRONMENTAL

Form ES - 04

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Title: Restoration Plan, Proposed Extension to Agall Quarry, The Rise, Co. Offaly, Condron Concrete Limited, Arden Road, Tullamore, Co. Offaly

Job Number: E2018

Prepared By: Stephanie Lonergan **Signed:** S. Lonergan

Checked By: Sarah de Courcy **Signed:**

Approved By: Dyfrig Hubble **Signed:**

Revision Record

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
01	14/05/25	Report	Final	SL	SDC	DH

Restoration Plan

Proposed Extension to Agall Quarry, The Rise, Co. Offaly

Condron Concrete Limited

Arden Road, Tullamore, Co. Offaly

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1 INTRODUCTION

Malone O'Regan Environmental ('MOR Environmental') has been commissioned by Condron Concrete Ltd ('the Applicant') to prepare a Restoration Plan in support of a planning application to Offaly County Council ('OCC').

The Applicant intends to:

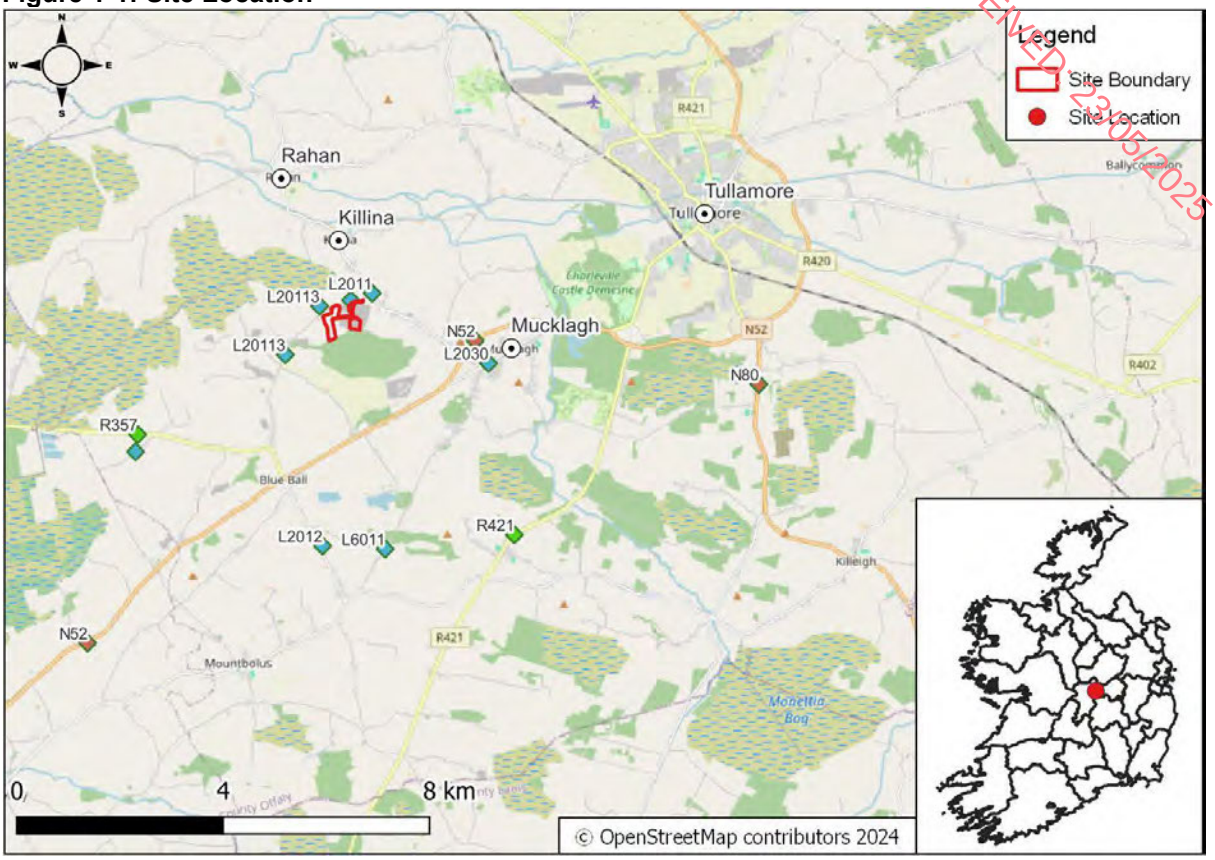
- Extend the current active gravel quarry into agricultural land to the west and north of the existing working face;
- Creation of earthen berms, planting and landscaping;
- Creation of an access route to the new extraction areas;
- The recommencement of extraction of remaining resources within part of the area under Substitute Consent (19.SU.0131), which was historically partially worked out;
- Continued use of the existing onsite infrastructure, including processing plant, wheel wash, site access and office / welfare unit;
- Phased restoration of the Site;
- All ancillary works, including dry screening and short-term stockpiling of aggregates; and
- Obtain a 30-year planning permission for the completion of the proposed development.

The above works are collectively presented in this report as the' Proposed Development'.

The land at the Agall Quarry under the control of the Applicant encompasses circa ('ca.') 45 hectares ('ha') of land, including an active working pit, storage and processing areas and the historically worked (and partially restored) pit. All works will occur across a 17ha area within the townlands of Agall and Glaskill, Co. Offaly OSI Reference ITM 626611 722998 ('the Site').

Figure 1-1 below shows the Site location.

Figure 1-1: Site Location



1.1 Purpose

The management measures described in this Restoration Plan are based on the ecological baseline survey works undertaken as part of the ecological assessment of the Site and wider landholding as outlined in Chapter 6 – Biodiversity in the EIAR prepared in support of this planning application.

This Restoration Plan supersedes the previous restoration plans for the Agall Quarry submitted under An Bord Pleanála ('ABP') References 19.SU.031 and 19.QD.0008. The restoration of the Site will be a continuous process in line with the previous plans. As such, the proposed restoration will be undertaken in phases as works progress within the Site.

This Restoration Plan includes ecological enhancement measures and has taken full cognisance of protected and notable species that have the potential to be present within the area after the closure of the Site.

1.2 Statement of Authority

The Restoration Plan was prepared under the direction of Dyfrig Hubble, Associate Director of Ecology, who provided peer review and support to the project.

Dyfrig Hubble has a B.Sc. (Hons) Tropical Environmental Science and an M.Sc. in Environmental Forestry. Dyfrig is a full member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'). Dyfrig has over 18 years' experience working in the ecological consultancy sector, including habitat appraisals and specialist species-specific surveys. Dyfrig has extensive experience in the preparation of Habitat Engagement / Restoration Plans and Habitat Management Plans for various projects within both the UK and Ireland.

1.3 Methodology

This Restoration Plan has been prepared in accordance with best practice guidelines and legislation including:

- Wildlife Habitats & the Extractive Industry - Guidelines for the Protection of Biodiversity within the Extractive Industry [1]; and,
- Environmental Management in the Extractive Industry (Non-Scheduled Minerals) [2].

1.4 Overview of Quarry Restoration

Quarries can be of very high value for nature conservation and are often termed biodiversity hotspots. Mineral extraction creates a large variety of landscapes and habitats which support numerous floral and faunal species. Over the years, biologists have generated an abundance of evidence highlighting the importance of quarries for rare floral species such as red hemp nettle, insects such as bumble bees and dragonflies, and bird species such as sand martin and ringed plover.

Until recently, many quarry rehabilitation strategies were aimed at producing vegetation cover as quickly as possible. However, allowing plants to naturally colonise bare ground and other quarry habitats is now recognised as an important element of quarry rehabilitation. Quarries provide excellent opportunities for natural regeneration and natural habitat conservation.

Studies have shown that natural regeneration of quarries allows for the development of natural landscapes with increased biodiversity and species preservation compared with the 'classic' regeneration of quarries via the planting of vegetation cover.

The aim of any natural restoration plan is to restore ecological balance and to produce self-sustaining plant and wildlife communities and habitats. This Restoration Plan will seek to balance areas of natural regeneration with re-seeded and re-planted areas.

This Restoration Plan provides detailed guidance for the restoration of the Site in keeping with the previously permitted plan.

1.5 Structure of the Restoration Plan

The structure of this Restoration Plan is as follows:

- Site Analysis: provides contextual detail;
- Restoration Plan: details the rehabilitation works proposed for the Site and wider landholding; and,
- Monitoring and Aftercare: provides details regarding the monitoring and review of the plan as the rehabilitation strategy progresses.

2 SITE ANALYSIS

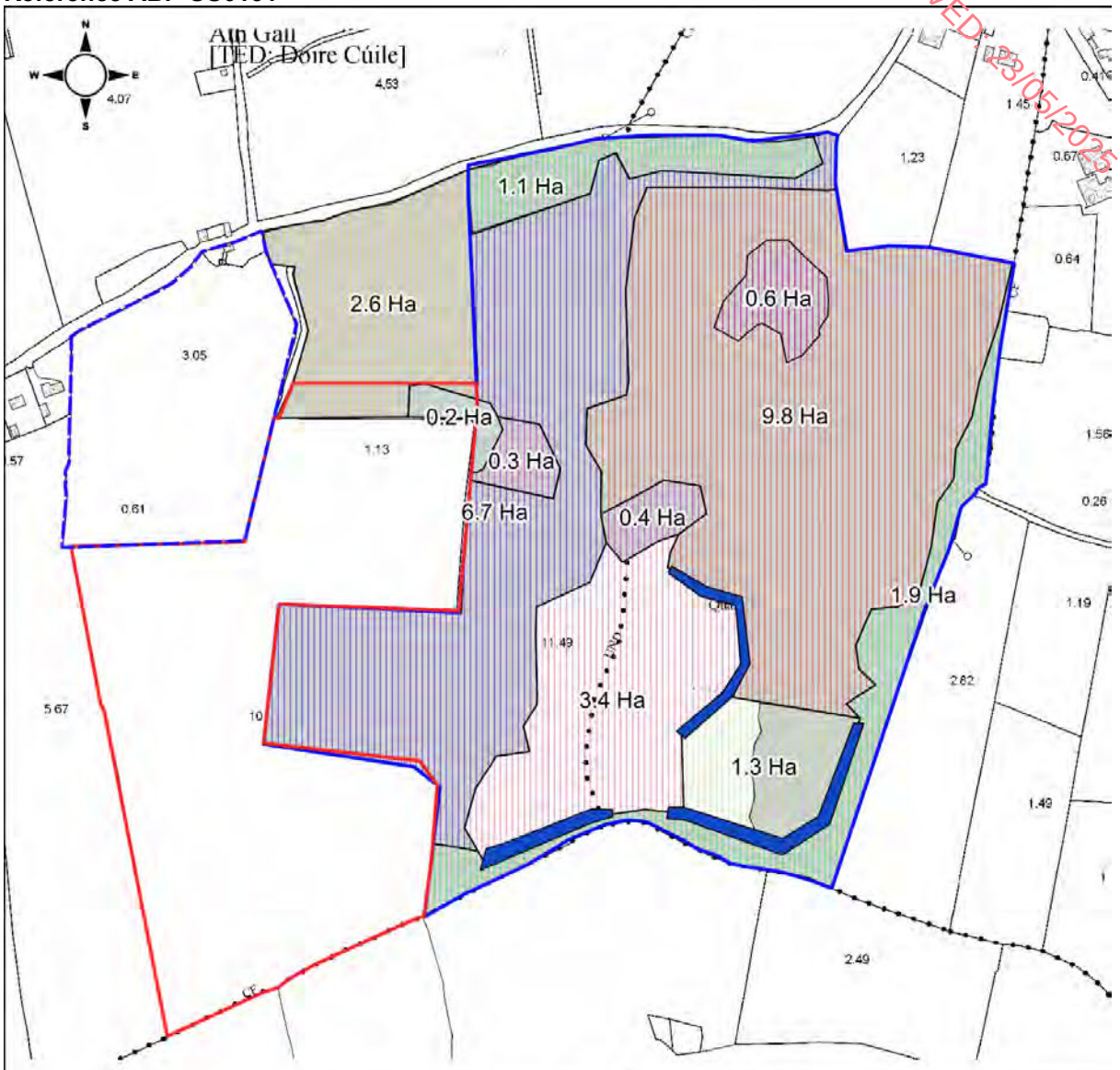
2.1 Previous Restoration Plans

The approach to restoration within the permitted plans under ABP Reference 19.SU.031 and ABP Reference 19.QD.0008 has been taken into account whilst designing the proposed plan.

An update on the previous restoration plan for the Site under ABP Reference 19.SU.031 was submitted to Offaly County Council for agreement and a release of bonds in 2023. This previous restoration plan is shown in Figure 2-1 below.

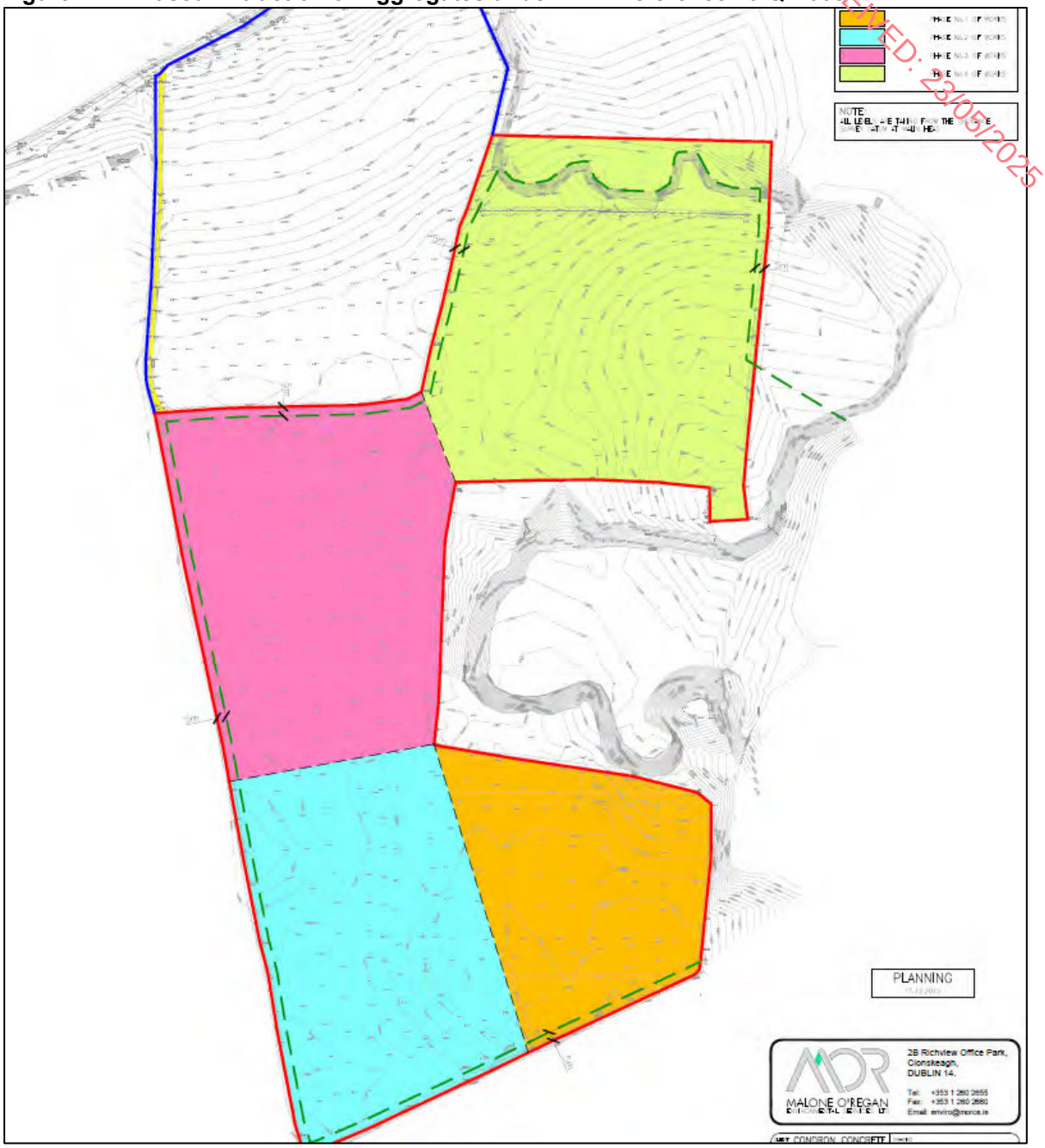
The existing authorised Agall Quarry will be further advanced within its extraction and will have moved forward with the agreed phased restoration of exhausted sections, refer to the extraction phasing previously submitted under ABP Reference 19.QD.0008 (Figure 2-2) for reference.

Figure 2-1: Permitted Restoration Plan (including completed works to 2024) under Planning Reference ABP-SU0131



id	Text	Area (ha)
1	Proposed Restoration with Soil	1.3
2	Restoration with Soil (Complete)	9.8
3	Proposed Low Nutrient Restoration	3.4
4	Red Hemp Nettle Protection Zone (Existing)	0.2
5	Boundary and Recolonised Ground (Existing)	1.9
6	Access and Operational Area (Existing)	6.7
5	Boundary and Recolonised Ground (Existing)	1.1
7	Soil Embankment	0.3
7	Soil Embankment	0.6
7	Soil Embankment	0.4
8	Low Nutrient Landscape Returned to Landowner	2.6

Figure 2-2: Phased Extraction of Aggregates under ABP Reference 19.QD.008



2.2 Ecological Context

2.2.1 Habitats

The following habitats were identified onsite using Fossitt's, '*A Guide to Habitats in Ireland*' [3]:

- Improved Agricultural Grassland (GA1);
- Hedgerows / Treelines (WL1 / WL2);
- Stone Walls and Other Stonework (BL1);
- Active Quarries and Mines (ED4); and,

- Spoil and bare ground (ED2).

The following additional habitats were identified within the wider landholding:

- Recolonising Bare Ground (ED3);
- Scrub (WS1); and,
- Dry Meadows and Grassy Verges (GS2).

2.2.2 Species

The following species were identified onsite and within the wider landholding (either directly through sight or sound; or indirectly through prints, scats or other field evidence) during the field surveys between 2022-2023:

- [redacted]
- Barn swallow (*Hirundo rustica*);
- Blackbird (*Turdus merula*);
- Blackcap (*Sylvia atricapilla*);
- Blue fleabane (*Erigeron acris*);
- Blue tit (*Cyanistes caeruleus*);
- Brown long-eared bat (*Plecotus auritus*);
- Buzzard (*Buteo buteo*);
- Chaffinch (*Fringilla coelebs*);
- Dunnock (Prunella modularis);
- Common pipistrelle (*Pipistrellus pipistrellus*);
- Deer (*Cervus spp.*);
- Fox (*Vulpes vulpes*);
- Goldfinch (*Carduelis carduelis*);
- Great tit (*Parus major);*
- Hooded crow (*Corvus cornix)*;
- Jackdaw (*Corvus monedula);*
- Magpie (*Pica pica);*
- Mistle thrush (*Turdus viscivorus*);
- Kestrel (*Falco tinnunculus*);
- Leisler's bat (*Nyctalus leisleri);*
- Linnet (*Carduelis cannabina*);
- Nathusius' pipistrelle (*Pipistrellus nathusii*);
- Red hemp-nettle (*Galeopsis angustifolia*);
- Robin (*Erithacus rubecula);*
- Rook (*Corvus frugilegus);*
- Sand martin (*Riperia riperia*);
- Soprano pipistrelle (*Pipistrellus pygmaeus*);
- Spotted flycatcher (*Musciapa striata*);
- Starling (*Sturnus vulgaris*);
- Wood pigeon (*Columba palumbus*);
- Whiskered bat (*Myotis mystacinus*);
- Wren (*Troglodytes troglodytes);*
- Yellowhammer (*Emberiza citrinella*).

For further information on existing habitats, survey results and on-site conditions, refer to Chapter 6 of the EIAR.

3 RESTORATION PLAN

The restoration of the Site will be a continuous process in line with previous plans submitted under ABP References 19.SU.031 and 19.QD.008. As such the proposed restoration will be undertaken in phases as works progress within the Site.

The key focus of this restoration plan is the phased extraction and restoration of the greenfield lands to the west of the Site.

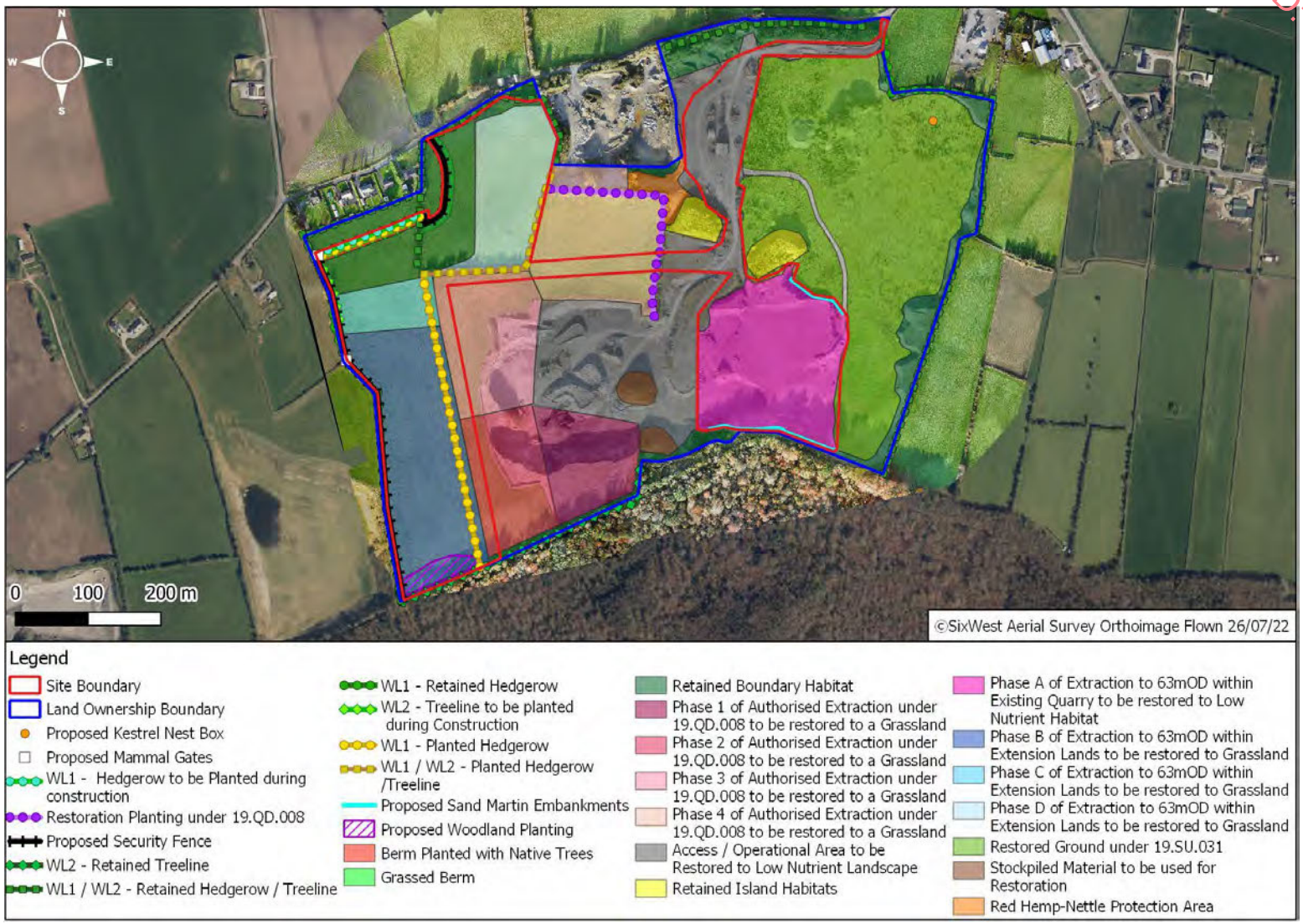
However, this restoration plan also includes for the creation, retention and protection of habitats as required by previously permitted plans. The proposed restoration of the Site is presented in Figure 3-1 and is attached as an appendix to this report in A3 format. The different phases of this restoration plan are also presented in A3 format as part of the appendix.

Upon completion of extraction activities, the Site will be fully decommissioned within a 2-year period, with all plant and equipment removed during the initial stage of final restoration.

Waste considered unsuitable for re-use or recycling, which includes, inter alia, domestic waste, will be disposed of off-site by an appropriately permitted waste contractor at a suitable permitted waste facility. All-access routes will be broken up to improve the percolation of the surface into the ground.

The boundaries of the Site will be checked and security measures in the form of additional perimeter fencing, and signage will be erected as required to prevent unauthorised access to the Site by members of the public.

Figure 3-1: Proposed Restoration Plan



3.1 Construction Phase Works

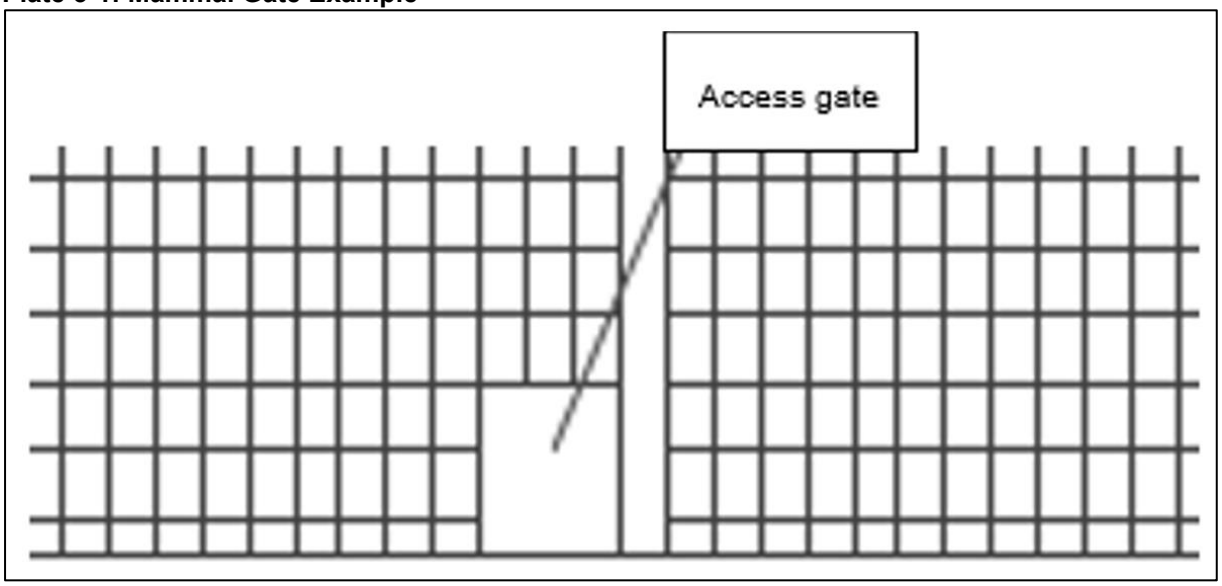
The Proposed Development will be undertaken in phases so that the area of exposed ground does not significantly increase over time. Therefore, the removal of vegetation on-site will be staggered. The construction phase planting has been designed to replace and establish vegetation on-site at the earliest possible point to mitigate the removal of treelines and hedgerows (ca. 702m in total) as the Proposed Development progresses. Therefore, construction phase works have been included in this Restoration Plan.

It is proposed to introduce ca. 795m of linear planting as part of the construction phase, refer to Figure 3-2 for context.

3.1.1 Installation of Fencing, Mammal Gates and Hedgerow Planting

A security fence, consisting of wooden post and wire mesh fencing, will be introduced along the northwest boundary of the Site. This fence will be ca. 2m high. Two mammal gates will be introduced along this security fence. The mammal gates will be suitably located at points along the perimeter fence in order to ensure connectivity for terrestrial mammals such as rabbits, [redacted] foxes to the wider landscape. Refer to Plate 3-1 for context.

Plate 3-1: Mammal Gate Example



A 140m hedgerow will be planted to the north of this fence. A suitable planting mix for this northern hedgerow has been included in Table 3-1 below. This hedgerow will be planted in tripled staggered rows to provide a well-structured hedgerow.

This newly planted hedgerow will be lightly managed / pruned in year two. Once established, the hedgerow will be cut on a 2 or 3-year cycle with no more than 1/3 cut in any one year. All pruning and management will take place outside of the nesting and breeding bird season, typically March 1st to August 31st.

Table 3-1: Proposed Hedgerow Mix

Common Name	Scientific Name	Percentage of Mixture (%)
Hawthorn	*Crateagus monogyna*	60%
Blackthorn	*Prunus spinosa*	15%
Holly	*Ilex aquifolium*	15%

Common Name	Scientific Name	Percentage of Mixture (%)
Guelder Rose	*Viburnum opulus*	2.5%
Hazel	*Corylus avellana*	2.5%
Dog Rose	*Rosa canina*	2.5%
Spindle	*Euonymus europaeus*	2.5%

3.1.2 Creation and Planting of Screening Berms

Two screening berms will be constructed within the north / northwest portion of the proposed extension lands. These berms will be located in between the proposed extraction area and the residential properties outside the Site boundary. A minimum set-back of 80m from the proposed extraction area and these residential properties will be maintained at all times.

The berms will be ca. 3m high and 7m wide at the base. Once extraction commences in Phase B, the western berm will be formed. The western berm will be retained throughout the lifetime of the Proposed Development. This berm will be planted with a double row of native trees, amounting to ca. 280m of hedgerow / treeline. The proposed planting mix is outlined in Table 3-1 below.

The planting of the western berm will take place within the first available season (November to March) and any trees that fail to become established within five years of planting will be replaced by trees of a similar size / species within the next planting season. Early planting during construction will allow this habitat to become established during the operations on-site.

Prior to extraction commencing in Phase D, the eastern berm will be created. The eastern berm will be sown with a grass seed mix to retain the soils and prevent dust. This berm will not be planted with any trees and will be removed once operations have ceased. The soils from this berm will be used in the restoration of the northern field where possible.

Table 3-2: Western Berm Planting Mix

Common Name	Scientific Name
High Canopy – Dominants (20%)	
Ash	*Fraxinus excelsior*
Pedunculate oak	*Quercus robur*
Scots pine	*Pinus sylvestris*
Low Canopy – Sub-dominants (20-25%)	
Alder	*Alnus glutinosa*
Downy birch	*Betula pubescens*
Rowan	*Sorbus aucuparia*
Understory and Fringe – Higher Shrubs (20-40%)	
Bird Cherry	*Prunus padus*
Elder	*Sambucus nigra*

Common Name	Scientific Name
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Hawthorn	*Crataegus monogyna*
Goat willow	*Salix caprea*
Understorey and Edge – Lower Shrubs (15-25%)	
Blackthorn	*Prunus spinosa*
Dog-rose	*Rosa canina*
Spindle	*Euonymus europaeus*

The planted berm will be retained and protected throughout the lifetime of the Proposed Development. Once mature, the berm will provide potential foraging habitats for species within the vicinity of the Site.

The eastern berm will be sown with a varied sward structure which includes grasses, legumes and herbaceous species. This berm will not be planted with trees, refer to Table 3-2 for details on the proposed grassland mix.

Table 3-3: Eastern Berm Mixed-sward Grassland Mix

Common Name	Scientific Name	Percentage of Mixture (%)
Grasses		
Perennial ryegrass	*Lolium perenne*	50%
Timothy	*Phleum pratense*	8%
Meadow fescue	*Festuca pratensis*	8%
Legumes		
White clover	*Trifolium repens*	8%
Red Clover	*Trifolium pratense*	8%
Sainfoin	*Onobrychis*	8%
Herbs		
Ribwort plantain	*Plantago lanceolata*	4%
Chicory	*Cichorium intybus*	4%

The eastern berm will be dismantled after operations have ceased. The topsoil and subsoil within this berm will be used in the restoration of the Site, where possible.

As part of the design process, the area proposed for aggregate reserve removal was adjusted to increase the set-back of future operations under this planning from residents to a minimum distance of 80m.

3.1.3 Proposed Planting to the North of the Screening Berms

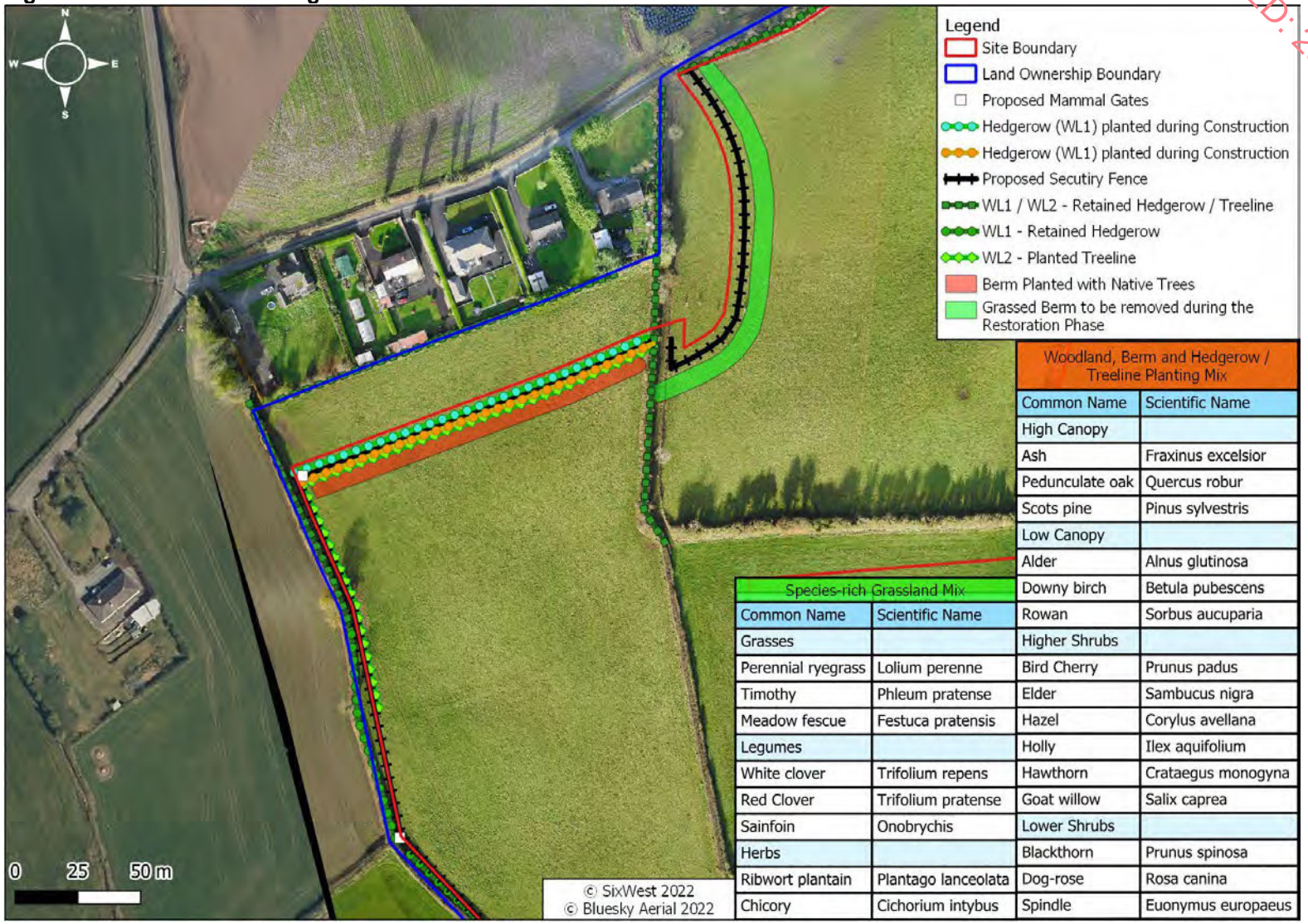
A 140m treeline will be planted to the north of the western berm during the construction phase. This treeline will comprise of the species listed in Table 3-2. The varied canopy height and understorey planting will ensure a biodiverse treeline is introduced in this area and will further screen the base of the western berm. This treeline will be planted in triple staggered rows.

A 140m hedgerow will also be introduced to the north of the western berm during the construction phase. This hedgerow will be located to the north of the treeline and to the south of the proposed fence and its associated hedgerow. This additional hedgerow will further soften the appearance of the northwest boundary of the Site. This hedgerow will be planted with the same species as the hedgerow described in Section 3.1.1. This hedgerow will be managed as per the hedgerow management measures described in Section 3.1.1.

3.1.4 Proposed Treeline along Western Boundary

A ca. 95m treeline will be planted along the western boundary of the Site during the construction phase. This treeline will be planted alongside the existing hedgerow. The proposed security fence will be installed ca. 5m from the proposed treeline. The treeline will comprise of the species listed in Table 3-1.

Figure 3-2: Restoration during Construction Phase Works



Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Woodland, Berm and Hedgerow / Treeline Planting Mix	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

3.2 Phased Restoration of Active Quarry to the West

3.2.1 Dismantling of Eastern Embankment and Stockpiles

The eastern berm will be dismantled after all operations have ceased. The topsoil and subsoil within this berm will be used in the restoration of the Site, where possible.

Stockpiles within the existing active pit will be dismantled and utilised for restoration purposes, as marked by Figure 3-1.

3.2.2 Re-establishment of Grasslands

Stripping of new lands will be controlled to expose only the next phase of extraction. This will ensure that the area of exposed ground does not significantly increase over time. The phasing of the works is presented in Figure 3-1.

Exhausted areas will be re-levelled into an undulating landscape, all stockpiles and trenches will be removed from these areas. Safe slopes will be created from the new ground level to the adjoining lands. Stockpiled material and soils stripped from the next phase of extraction will be used to cover the previously exhausted area, allowing for continuous restoration. Soils will be spread to a depth not exceeding 300mm. These areas will then be reseeded. It is recommended that the species mix outlined in Table 3-2 is utilised to enhance the ecological value of the Site.

A programme of observation and maintenance, including wetting during periods of dry weather will be followed to ensure the successful restoration of grassland habitats in these exhausted areas.

3.2.3 Re-planting of Hedgerows and Hedgerow / Treelines

In addition to re-establishing grassland habitats, all hedgerows and hedgerows / treelines removed during the quarrying works will be re-planted once operations in each phase have ceased. The central hedgerow removed to facilitate access into Phase B and C will be re-planted once operations have ceased in these areas and works have progressed into Phase D. The hedgerow / treeline bordering Phase D will be replanted once operations have ceased and the final restoration works have begun.

These hedgerows and hedgerows / treelines will be planted across the newly re-established grasslands within the first available planting season. All species will be of local providence, native and / or those with a known attraction or benefit to local fauna. Table 3-2 above provides an appropriate planting mix to replace the hedgerow / treeline removed within the northern section of the Site, and Table 3-1 presents a suitable planting mix for the re-planting of the central managed hedgerow.

These linear features will be replanted with native species in tripled staggered rows to provide a well-structured hedgerow and hedgerow / treelines. A height of 3-4m will be established along the hedgerow / treelines after two to three years (three to four growing seasons).

Annual inspections of the trees will take place for a period of five years to ensure tree health and establishment. Trees that fail to become established within five years of planting will be replaced by trees of a similar size / species within the next planting season.

All re-planted hedgerows will be lightly managed / pruned in year two. Once established, the hedgerow will be cut on a 2 or 3-year cycle with no more than 1/3 cut in any one year. All pruning and management will take place outside of the nesting and breeding bird season, typically March 1st to August 31st.

3.2.4 Proposed Woodland Planting

A ca. 0.26ha woodland area will be planted within the southwest portion of the Site during Phase B. Works during Phase B will progress from south to north. Therefore, as extraction occurs within the central and northern portion of Phase B, restoration works (including the planting of this woodland area) will begin in the southern section of Phase B.

The addition of woodland planting within an exhausted section of an ongoing operational phase will maximise the time the trees have to become established. This woodland area will help provide additional nesting and foraging opportunities for birds and mammals in the long term.

All planting will consist of native or naturalised species that are prevalent in the immediate area and will provide a source of food for a variety of species throughout the year. The woodland area will be planted with the high canopy, low canopy, understorey and fringe species listed in Table 3-1.

Advanced nursery stock will be used as part of the planting mix for the woodland. Trees and shrubs will be planted directly into square tree pits. The tree pits will be at least 100mm greater than the root system, with the depth not exceeding the root ball. Pit to be backfilled with a mix of topsoil, planting compost and polymer granular. The planting will take place within the first available season (November to March), and any trees that fail to become established within 5 years of planting will be replaced by trees of a similar size / species within the next planting season.

3.3 Protection / Retention of Habitats

3.3.1 Red Hemp-nettle Protection Area

The habitats supporting red hemp-nettle will be protected as part of the Proposed Development. These habitats have been delineated onsite using red surveyor flags and signage has been erected. Access into this area will be restricted to activities relating to the management or monitoring of red hemp-nettle. As such, no materials or equipment will be stored in the red hemp-nettle protection zone.

The habitats supporting red hemp nettle will be maintained as an open habitat with sparse vegetation cover. Scrub / competing vegetation will be removed as required during the appropriate time of year i.e. outside of the breeding bird season (March 1st to August 31st). Future management of this area will be informed by monitoring.

3.3.2 Boundary Habitats

3.3.2.1 Hedgerow / Treelines

The boundary vegetation within the eastern portion of the Site, atop the retained quarry slopes, will be left in situ. In addition, the following protection measures will be implemented for the protection of trees bordering the extension lands to the west:

- A minimum buffer of 5m will be maintained between the proposed extraction area and the retained hedgerows onsite / the woodland to the south. This buffer has been extended to include the full crown extent of the hedgerow / treeline separating the proposed extension lands from the L20113-2 local road to the north. The extraction area has also been reduced to allow for a 5m buffer from the proposed treeline along the western boundary of the Site;
- No materials, equipment or machinery will be stored within close proximity to retained hedgerows / treelines;
- Notice boards, wires, etc., will not be attached to any trees;

- The construction of the berms onsite will be supervised by an Ecological Clerk of Works ('ECoW') to ensure that no impacts occur to bordering hedgerows / treelines. The retained trees will be assessed by an arborist following the completion of these works;
- In addition, the condition of the trees bordering the extraction areas within the Site will be inspected by the ECoW on an annual basis; and,
- In order for treeline protection measures to work effectively, all personnel associated with the operation of heavy plant machinery must be familiar with the above principles for the protection of treelines.

3.3.2.2 Recolonising Bare Ground

The ground in between the boundary hedgerow / treelines and the restored quarry floor to the east is sloped and characterised by bare ground and pockets of recolonising vegetation.

Recolonising bare ground is an essential feature for a highly diverse range of specialist flora and fauna and is especially important for a suite of rare or threatened invertebrates which use open areas for nesting, chasing after prey and basking. Examples of invertebrates that utilise bare ground habitats include solitary bees, butterflies and moths.

These slopes provide a calcareous environment for plants to develop away from competition and can lead to interesting communities of pioneer species. These areas will not be altered as part of the Restoration Plan.

3.3.3 Island Habitats

There are two soil stockpiles within the existing quarry, which have developed as biodiversity islands. The height and undisturbed nature of these habitats has enabled flora to recolonise and become established. These vegetated stockpiles will be left in-situ, refer to retained island habitats in Figure 3-1 for context.

3.3.4 Existing Restored Ground

The calcareous grassland located within the eastern portion of the landholding will not be altered as part of this Restoration Plan and will be left in-situ. This area will continue to be monitored as outlined in Section 4.

3.4 Creation of Habitats

3.4.1 Proposed Low Nutrient Habitat

An additional area of extraction is proposed within the eastern portion of the Site. Once operations in this area have ceased, this area will be restored to a low nutrient landscape. This will require the levelling off of the ground to a gently undulating landscape and the removal of stockpiles and trenches. No soil will be spread on this area as it is envisaged that calcareous flora and pioneer species will colonise this low nutrient habitat. The creation of this low nutrient habitat will provide suitable conditions for red hemp nettle growth and establishment.

This low nutrient landscape will be monitored for this species and should it be recorded in this area; suitable management and protection strategies will be implemented such as the control of scrub and competitor species.

3.4.2 Sand Martin Nesting Area

Sand martins were identified foraging within the proposed extension lands during the 2023 breeding bird surveys and previous sand martin nest holes have been identified onsite. Sand martins require steep or vertical slopes of fine sand. They will tunnel into sand even when it is being excavated and may even tunnel in heaps of loose sand. Both males and females make a horizontal tunnel 45-90cm long with a chamber at the end.

Suitable sites may be used for years. Sites are abandoned once the face slumps, becomes weathered (forming resistant crust), overgrown with vegetation, or accessible to predators. New tunnels will be dug as the cliff collapses, or as old holes become too big.

As per the restoration plan submitted under 19.SU.031, it is proposed to regrade slopes within the eastern portion of the Site to create suitable sand martin nesting habitat. However, the exact location of the sand martin embankments has been altered to allow for additional quarrying works. The slopes along the southern and northeast boundary of this additional extraction area will be regraded to prevent predator access and to ensure ca. 3-5m of vertical slopes. The re-grading of this area will happen once extraction has ceased within the eastern portion of the Site. Refer to Figure 3-1 for indicative location.

Whilst extraction activities are occurring within the eastern portion of the Site, a suitable quarry / aggregate face will be identified and set aside. This should ideally be away from the main works area to avoid any potential impacts on this species.

3.4.3 Kestrel Nesting Area

A potential kestrel nest was identified underneath the conveyor within the existing storage shed onsite. It is proposed to encourage the kestrels to relocate to an area within Agall Quarry that is not subject to direct anthropogenic disturbance.

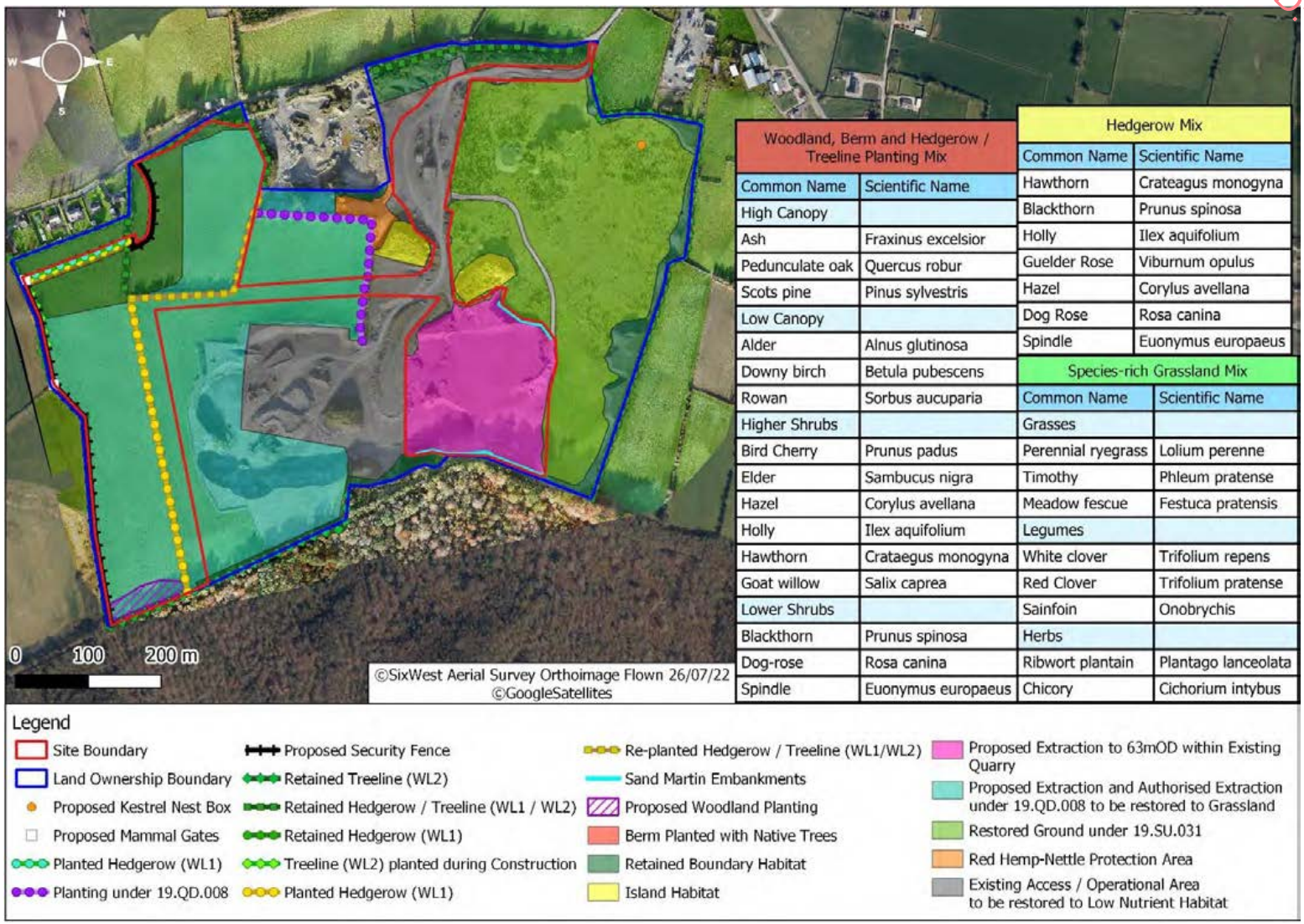
The kestrel nest box will be erected on a post within the northeast portion of the Site. This nest box will be designed to attract kestrels, refer to Plate 3-2 for examples. The exact location will be specified by the ECoW.

The northeast portion of the Site comprised of a calcareous grassland. This area will provide suitable foraging habitat for this species and is considered to be a suitable location for the nest box.

Plate 3-2: Examples of Kestrel Nest Boxes

The proposed restoration of the Site after operations have ceased and all restoration works are complete is presented in Figure 3-1 below.

Figure 3-3: Final Restoration of the Site



Woodland, Berm and Hedgerow / Treeline Planting Mix	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

Hedgerow Mix	
Common Name	Scientific Name
Hawthorn	Crateagus monogyna
Blackthorn	Prunus spinosa
Holly	Ilex aquifolium
Guelder Rose	Viburnum opulus
Hazel	Corylus avellana
Dog Rose	Rosa canina
Spindle	Euonymus europaeus

Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Legend

- Site Boundary
- Land Ownership Boundary
- Proposed Kestrel Nest Box
- Proposed Mammal Gates
- Planted Hedgerow (WL1)
- Planting under 19.QD.008
- Proposed Security Fence
- Retained Treeline (WL2)
- Retained Hedgerow / Treeline (WL1 / WL2)
- Retained Hedgerow (WL1)
- Treeline (WL2) planted during Construction
- Planted Hedgerow (WL1)
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland Planting
- Berm Planted with Native Trees
- Retained Boundary Habitat
- Island Habitat
- Proposed Extraction to 63mOD within Existing Quarry
- Proposed Extraction and Authorised Extraction under 19.QD.008 to be restored to Grassland
- Restored Ground under 19.SU.031
- Red Hemp-Nettle Protection Area
- Existing Access / Operational Area to be restored to Low Nutrient Habitat

4 MONITORING AND AFTERCARE

4.1 Site Closure and Safety Preparation

This restoration plan has been carefully designed to prevent the creation of potential hazards that may pose a threat to public safety. Following cessation of quarrying activities, the Site will be fully decommissioned within a 2-year period.

Waste considered unsuitable for re-use or recycling, which includes, *inter alia*, domestic waste, will be disposed of off-site by an appropriately permitted waste contractor at a suitable permitted waste facility. All access routes will be scarred to improve percolation of surface into the ground.

The boundaries of the Site will be checked and security measures in the form of additional perimeter fencing, and signage will be erected as required to prevent unauthorised access to the Site by members of the public.

4.2 Restoration Success Monitoring

The Project Ecologist will conduct an annual review of the Site's restoration plan. The annual review will involve compiling a species record of flora and fauna utilising the restored areas onsite. The review will also incorporate an assessment of the following:

- The continued health of the red hemp-nettle population;
- The continued health of the blue flea bane population; and,
- The presence or absence of invasive species onsite. Mitigation measures will be implemented in the event that invasive species are identified.

The Restoration Success Monitoring will be undertaken within the optimal season for botanical surveys including the appropriate months for red hemp-nettle surveys.

A report will be submitted to the Council each year detailing the progress of the restoration plan and outlining any additional works required. Following a period of five-years, a review will be undertaken to assess the requirements for additional / further works / monitoring.

5 REFERENCES

[1] DoAHG, "Wildlife, Habitats & the Extractive Industry," Department of Arts, Heritage and the Gaeltacht, Dublin, 2007.

[2] EPA, "Environmental Management in the Extractive Industry," Environmental Protection Agency, Wexford, 2006.

[3] J. A. Fossitt, A Guide to Habitats in Ireland, Dublin : The Heritage Council, 2000.

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APPENDICES

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APPENDIX A

Restoration Plan – Appendix A

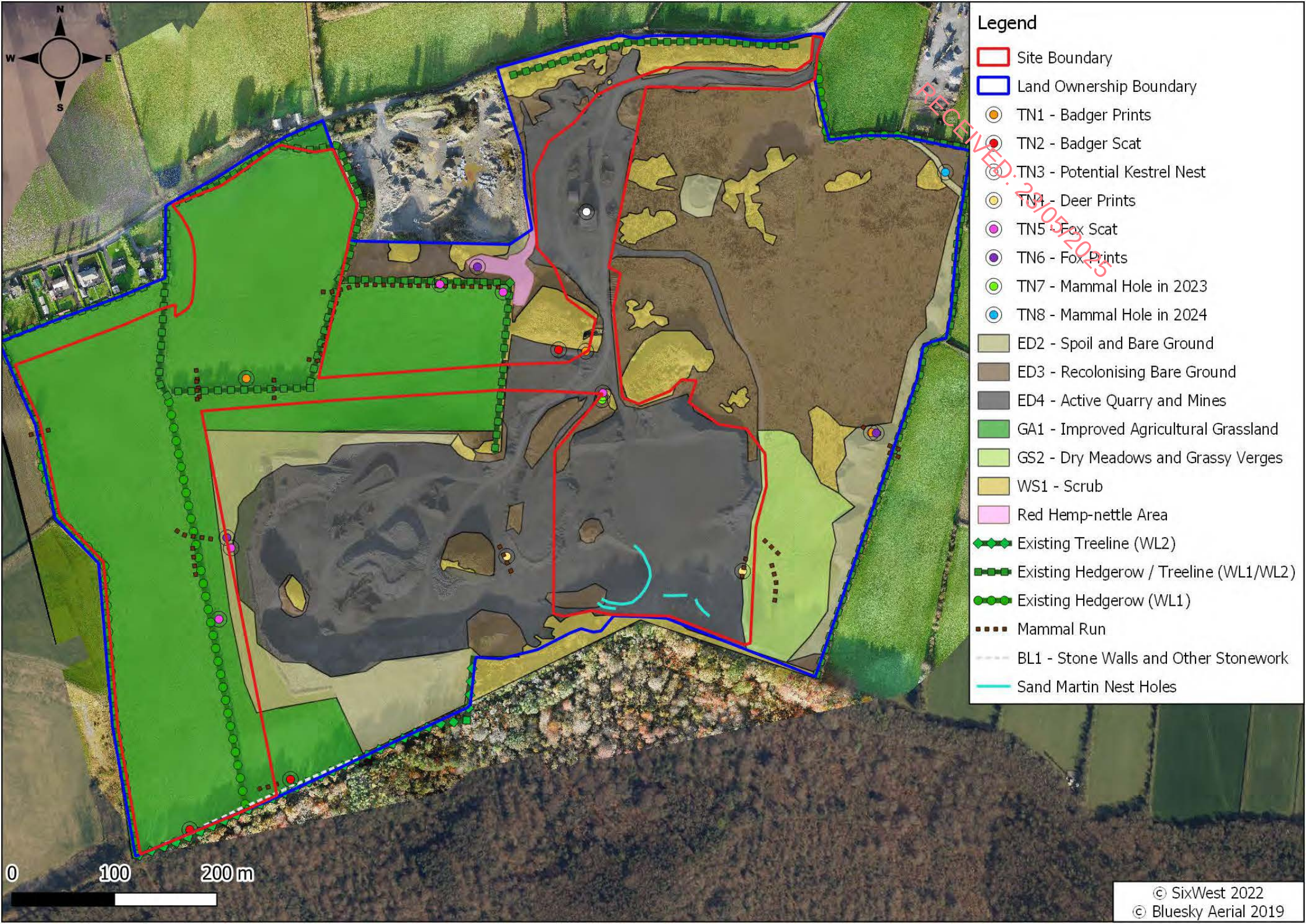
Proposed Extension to Agall Quarry

Condron Concrete Limited

Ardan Road, Tullamore, Co. Offaly

Contents

APPENDIX A


N
W
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S
Legend
Site Boundary
Land Ownership Boundary
TN1 - Badger Prints
TN2 - Badger Scat
TN3 - Potential Kestrel Nest
TN4 - Deer Prints
TN5 - Fox Scat
TN6 - Fox Prints
TN7 - Mammal Hole in 2023
TN8 - Mammal Hole in 2024
ED2 - Spoil and Bare Ground
ED3 - Recolonising Bare Ground
ED4 - Active Quarry and Mines
GA1 - Improved Agricultural Grassland
GS2 - Dry Meadows and Grassy Verges
WS1 - Scrub
Red Hemp-nettle Area
Existing Treeline (WL2)
Existing Hedgerow / Treeline (WL1/WL2)
Existing Hedgerow (WL1)
Mammal Run
BL1 - Stone Walls and Other Stonework
Sand Martin Nest Holes
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© Bluesky Aerial 2019


N
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Site Boundary
Land Ownership Boundary
Red Hemp-nettle Area
Planting under 19.QD.008
Island Habitat
Restored Ground under 19.SU.031
Stockpile
Authorised Extraction under 19.QD.008 restored to Grassland
Existing Treeline (WL2)
Existing Hedgerow/Treeline (WL1/WL2)
Existing Hedgerow (WL1)
Stone Walls and Other Stonework (BL1)
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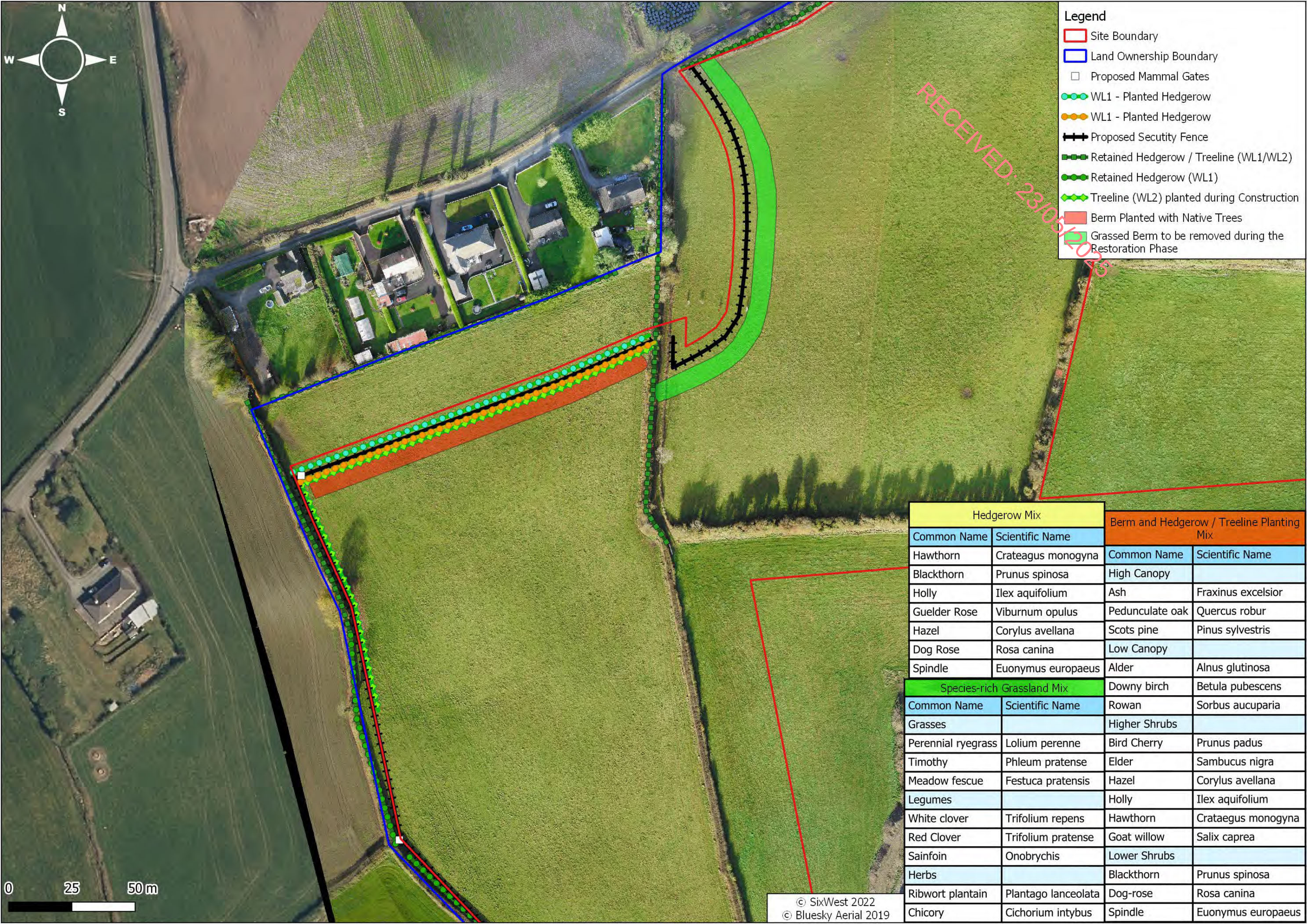
© SixWest 2022
© Bluesky Aerial 2019



Hedgerow Mix	
Common Name	Scientific Name
Hawthorn	Crateagus monogyna
Blackthorn	Prunus spinosa
Holly	Ilex aquifolium
Guelder Rose	Viburnum opulus
Hazel	Corylus avellana
Dog Rose	Rosa canina
Spindle	Euonymus europaeus

Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Berm and Hedgerow / Treeline Planting Mix	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hawthorn	Crataegus monogyna
Goat willow	Salix caprea
Lower Shrubs	
Blackthorn	Prunus spinosa
Dog-rose	Rosa canina
Spindle	Euonymus europaeus

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Legend

- Site Boundary
- Land Ownership Boundary
- Red Hemp-nettle Area
- Kestrel Nest Box
- Mammal Gates
- Hedgerow (WL1) planted during Construction
- Hedgerow (WL1) planted during Construction
- Planting under 19.QD.008
- Proposed Security Fence
- Retained Treeline (WL2)
- Retained Hedgerow / Treeline (WL1/WL2)
- Retained Hedgerow (WL1)
- Treeline (WL2) planted during Construction
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland introduced as part of the Restoration of Phase B
- Berm Planted with Native Trees
- Grassed Berm to be removed during restoration phase
- Retained Boundary Habitat
- Island Habitat
- Phase A - Extraction Completed and restored to Low Nutrient Landscape
- Restored Ground under 19.SU.031
- Authorised Extraction under 19.QD.008 restored to Grassland
- Southern Extraction in Phase B Complete and Restoration to Grassland Commenced
- Active Northern Extraction within Phase B

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N
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RECEIVED: 23/05/2025
Legend
Site Boundary
Land Ownership Boundary
Red Hemp-nettle Area
Kestrel Nest Box
Mammal Gates
Hedgerow (WL1) planted during Construction
Hedgerow (WL1) planted during Construction
Planting under 19.QD.008
Proposed Security Fence
Retained Treeline (WL2)
Retained Hedgerow / Treeline (WL1 / WL2)
Retained Hedgerow (WL1)
Treeline (WL2) planted during Construction
Re-planted Hedgerow / Treeline (WL1/WL2)
Sand Martin Embankments
Proposed Woodland Planting
Berm Planted with Native Trees
Grassed Berm to be removed during the Restoration Phase
Retained Boundary Habitat
Retained Island Habitat
Phase A - Extraction Completed and restored to Low Nutrient Landscape
Phase B - Extraction Completed and restored to Grassland
Phase C Commenced
Restored Ground under 19.SU.031
Authorised Extraction under 19.QD.008 restored Grassland
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Legend

- Site Boundary
- Land Ownership Boundary
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- Retained Hedgerow (WL1)
- Treeline (WL2) planted during construction
- Re-planted Hedgerow (WL1)
- Re-planted Hedgerow / Treeline (WL1/WL2)
- Sand Martin Embankments
- Proposed Woodland Planting
- Berm Planted with Native Trees
- Grassed Berm
- Retained Boundary Habitat
- Retained Island Habitat
- Phase A - Extraction Completed and restored to low Nutrient Landscape
- Restored Ground under 19.SU.031
- Authorised Extraction under 19.QD.008 restored to Grassland
- Phases B,C & D - Restored to Grassland

0 100 200 m

Hedgerow Mix	
Common Name	Scientific Name
Hawthorn	Crateagus monogyna
Blackthorn	Prunus spinosa
Holly	Ilex aquifolium
Guelder Rose	Viburnum opulus
Hazel	Corylus avellana
Dog Rose	Rosa canina
Spindle	Euonymus europaeus

Species-rich Grassland Mix	
Common Name	Scientific Name
Grasses	
Perennial ryegrass	Lolium perenne
Timothy	Phleum pratense
Meadow fescue	Festuca pratensis
Legumes	
White clover	Trifolium repens
Red Clover	Trifolium pratense
Sainfoin	Onobrychis
Herbs	
Ribwort plantain	Plantago lanceolata
Chicory	Cichorium intybus

Species Mix for Woodland, Western Berm and Treeline	
Common Name	Scientific Name
High Canopy	
Ash	Fraxinus excelsior
Pedunculate oak	Quercus robur
Scots pine	Pinus sylvestris
Low Canopy	
Alder	Alnus glutinosa
Downy birch	Betula pubescens
Rowan	Sorbus aucuparia
Higher Shrubs	
Bird Cherry	Prunus padus
Elder	Sambucus nigra
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- Re-planted Hedgerow / Treeline (WL1/WL2)
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- Proposed Extraction and Authorised Extraction under 19.QD.008 to be restored to Grassland
- Red Hemp-Nettle Protection Area