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# **Environmental Impact Assessment Report Non-Technical Summary**

## **Volume 1**

**Proposed Extension to the Agall  
Quarry, Agall and Glaskill,  
Screggan, Tullamore, Co. Offaly**

**Condrón Concrete Limited**

**Arden Road, Tullamore, Co. Offaly**



MALONE O'REGAN

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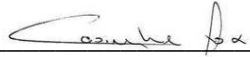


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**Environmental Impact Assessment Report Non-Technical Summary Volume 1**  
**Proposed Extension to the Agall Quarry, Agall and Glaskill, Scraggan,**  
**Tullamore, Co. Offaly**  
**Condron Concrete Limited**  
**Arden Road, Tullamore, Co. Offaly**

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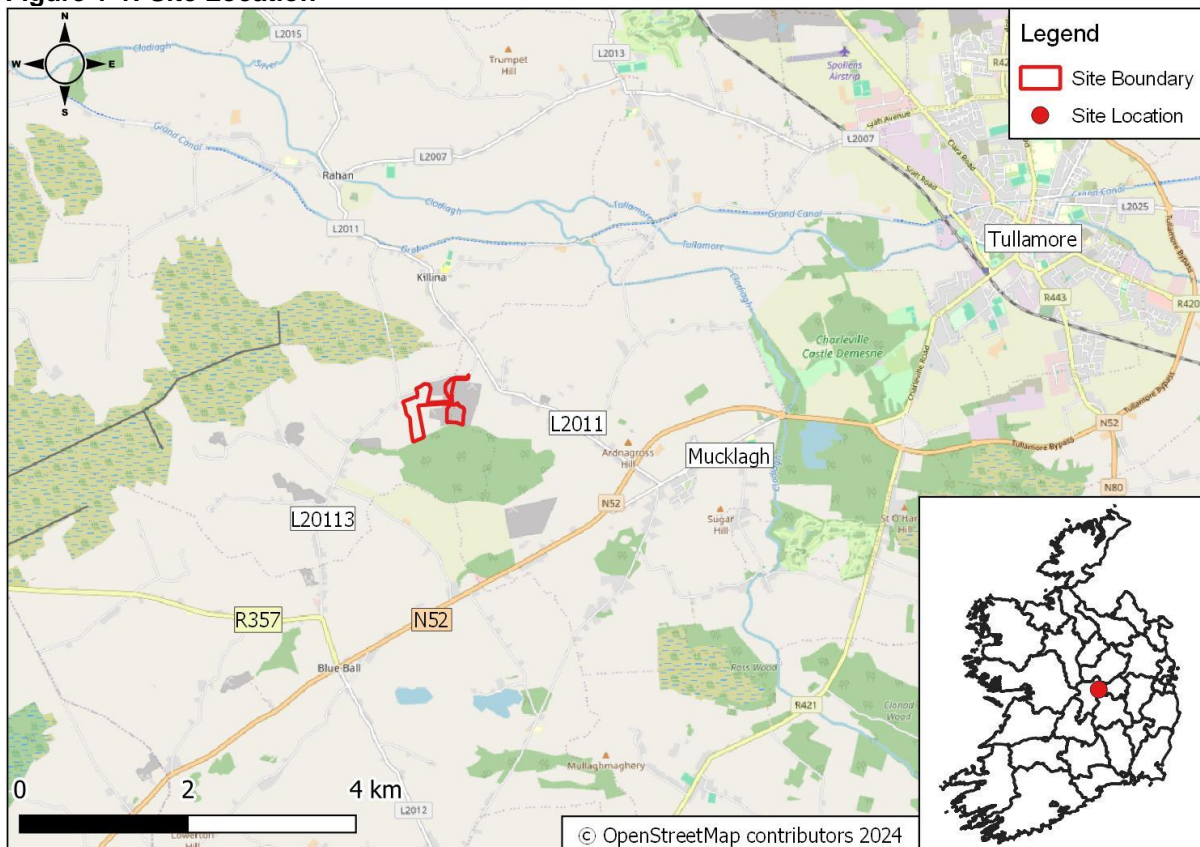
# 1 INTRODUCTION

## 1.1 General

Malone O'Regan Environmental ('MOR Environmental') was commissioned by Condron Concrete Limited to prepare an Environmental Impact Assessment Report ('EIAR') in support of a planning application to Offaly County Council ('OCC') for the extension of their existing Agall Quarry, Agall and Glaskill, Screggan, Tullamore, Co. Offaly. The Site is situated circa ('ca.') 6km southwest of Tullamore, ca. 3km northwest of Mucklagh, ca. 3km southeast of Rahan and ca. 12km northeast of Kilcormac, refer to Figure 1-1.

This Non-Technical Summary ('NTS') document (Volume 1) provides a summary in non-technical language of the information within the main text of the EIAR that is contained in Volume 2, while the supporting technical documents are presented in Volume 3 – Appendices. It should be noted that the phrase "not significant" is a term which usually means that the activity referred to will result in notable changes to the environment but without significant consequences.

Figure 1-1: Site Location



## 1.2 Overview of 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 Agall Quarry encompasses circa ('ca.') 45 hectares ('ha') of land, comprising of an active working pit, storage and processing areas and the historically worked (and partially restored) pit, with an additional ca. 17ha now sought to extend the quarry into known aggregate stores, distributed as follows:

- Ca. 11ha for proposed greenfield extension, of which ca. 6.96ha is the 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 above works are collectively presented in this report as the 'Proposed Development'. The Proposed Development will be a continuation of existing activities currently permitted, expanding the Agall Quarry to the west and north and extending the life of the quarry by up to 30 years. The timing of current permitted extraction activities and extraction activities proposed as part of the Proposed Development will overlap due to the variation in aggregate reserves. Refer to Figure 1-2 below.

**Figure 1-2: Site Layout**



The Proposed Development will involve the following works:

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

The Proposed Development will operate within the permitted outputs under the application to An Bord Pleanála ('ABP') for substitute consent and future works (references: 19.QD.008), which is currently ca. 200,000 tonnes per annum pending market conditions.

### 1.3 EIA Amendment Directive

On 14th April 2014, the Environmental Impact Assessment ('EIA') Directive (2014/52/EU) (the EIA Amendment Directive) was adopted by the Council of the European Union ('EU') and amended Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment. Article 2 of the EIA Amendment Directive required all Member States to bring the Directive into force by 16th May 2017.

The EIA Amendment Directive clarified aspects of the preceding Directive 2011/92/EU to bring it into line with intervening European Court of Justice ('ECJ') judgments and introduced additional provisions and procedural options. Therefore, compliance with the EIA Amendment Directive (2014/52/EU) will automatically ensure compliance with Directive 2011/92/EU. In Ireland, the EU (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018), came into effect on the 1<sup>st</sup> September 2018 and gave effect to Directive 2011/92/EU as amended by the EIA Amendment Directive.

### 1.4 Environmental Impact Assessment Report

This EIAR has been prepared in accordance with the requirements of the following legislation:

- The Planning and Development Act, 2000, as amended [1];
- Part II of the first Schedule of the European Communities (Environmental Impact Assessment ('EIA')) (Amendment) Regulations, 1999 (S.I. No. 93 of 1999) [2];
- The Local Government Planning and Development Regulations 2001 – 2018 (S.I. No. 600 of 2001, and subsequent amending legislation) [3]; and,
- European Union ('EU') (Planning and Development) (Environmental Impact Assessment) Regulations, 2018 [4].

The following existing and draft guidance were also considered:

- European Commission ('EC') 'Interpretation of definitions of project categories of Annex I and II of the EIA Directive' (2015) [5];
- EC 'Guidance on the preparation of the Environmental Impact Assessment Report' (2017) [6];
- EC 'Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions' (1999) [7];
- Department of Housing, Planning and Local Government ('DoHPLG') 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (August 2018) [8];
- Department of Environment, Heritage and Local Government ('DoEHLG') 'Quarries and Ancillary Activities – Guidelines for Planning Authorities' (2004) [9];
- Department of Arts, Heritage and the Gaeltacht ('DoAHG') 'Wildlife, Habitats and the Extractive Industry' (2007) [10];
- Department of Housing, Planning, Community and Local Government ('DoHPCLG') 'Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive) Circular Letter 1/2017' (May 2017) [11];
- DoHPCLG 'Transposition of 2014 EIA Directive (2014/52/EU) in the Land-use Planning and EPA Licensing Systems Key Issues Consultation Paper' (May 2017) [12];

- Environmental Protection Agency ('EPA') 'Advice notes on current practice in the preparation of Environmental Impact Statements' (2003) [13];
- EPA 'Environmental Management in the Extractive Industry (Non-Scheduled Minerals)' (2006) [14];
- EPA 'Guidelines on the Information to be contained in Environmental Impact Assessment Reports' (2022) [16]; and,
- Office of the Planning Regulator ('OPR') 'Practice Note PN02 Environmental Impact Assessment Screening' (June 2021) [17].

In accordance with the EPA Guidelines [16], the following attributes of the receiving environment and their interactions are addressed within this EIAR:

- Population and Human Health;
- Biodiversity;
- Land, Soil and Geology;
- Water;
- Noise and Vibration;
- Air Quality;
- Climate;
- Landscape and Visual;
- Cultural Heritage; and,
- Material Assets – Traffic & Transport.

## 1.5 Assessment under Schedule 5

The relevant classes of developments that require EIA are set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended). The Proposed Development involves the extension to and continued operation at the Agall Quarry which has an overall area of ca. 45ha. The Proposed Development covers an area of ca. 17 hectares ('ha.'), within which the overall extraction area is ca.10.77ha. Schedule 5 of Part 2 under item 2 b notes an EIA is required for:

*Extraction of stone, gravel, sand or clay, where the area of extraction would be greater than 5 hectares.*

Furthermore, under Part 2, item 13a point ii, it is noted an EIA is required for:

Changes, extensions, development and testing - any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: - result in an increase in size greater than –

- 25 per cent, or
- an amount equal to 50 per cent of the appropriate threshold, Whichever is the greater.

Based on the scale of the Proposed Development, an EIA is required to be undertaken for the principal future use of the Site.

## 1.6 Consultation

As part of the Environmental Impact Assessment, a non-statutory scoping document was issued to the below-listed consultees, inviting their comments on the Proposed Development in August 2023. Responses were received from the following consultees and were considered

throughout each stage of the design of the Proposed Development and the Environmental Impact Assessment process:

- Gas Networks Ireland;
- Department of Enterprise, Trade and Employment;
- Department of the Environment, Climate and Communications;
- Department of Transport;
- Environmental Protection Agency;
- ESB Network Ireland;
- Fáilte Ireland;
- Health and Safety Authority ('HSA');
- Health Service Executive ('HSE');
- Inland Fisheries Ireland;
- Offaly County Council;
- Office of Public Works ('OPW');
- Transport Infrastructure Ireland ('TII'); and,
- Uisce Eireann.

A pre-planning meeting was held with Offaly County Council on 6<sup>th</sup> February 2024, detailing the application and proposed development works. Feedback from that meeting was implemented through design improvements.

In September and October 2024, the Applicant consulted with the six residential properties to engage with local residents living to the northwest of the application Site and within 100m of the proposed extension lands. An overview of the design and future intent was presented and feedback was received. Following the concerns raised during this meeting, an area of known aggregate reserves was removed from the application Site to increase the set-back of future operations under this application from residents to a minimum distance of 80m. Volume 3 Appendix 1-3 presents the information shown to the residents at the first meeting, and the follow-up letter sent to residents following the implementation of design changes following their feedback.

## 1.7 Project Team

The EIAR was completed by a team of suitably qualified and experienced specialists.

## 1.8 The Applicant

Condron Concrete Limited ('CCL') is an established business since 1991 and was previously operated by Condron Concrete Works Limited, established in 1969. 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 1971.

The Applicant manufactures high-quality concrete products which are used for various applications such as surface water drainage, foul and surface water sewers and bridges. The Applicant's manufacturing plant is situated on the Arden Road on the outskirts of Tullamore. The Applicant is currently the only Irish company manufacturing large, high-quality concrete products for roads, surface water drainage, land drainage and large-scale projects.

## 2 PLANNING CONTEXT & THE NEED FOR THE PROPOSED DEVELOPMENT

Within the EIAR, this section sets out the need for the Proposed Development through analysis of the most recent development plans, planning guidelines, policy frameworks and reports issued by the relevant county, regional, state and semi-state bodies. It also provides a summary of the planning history of the Site and adjoining lands.

### 2.1 Planning History at the Site

The Agall Quarry has origins dating back to before The Local Government (Planning and Development) Act 1963 came into force. Details on the Agall Quarry's registration is detailed below.

#### 2.1.1 Section 261 Registration

The Agall Quarry was registered under Section 261 of the Planning and Development Act as amended, as QY 28, later reviewed to EUQY028.

#### 2.1.2 Section 261A Review

A notice was issued under the provisions of Section 261A, following a review by An Bord Pleanála, on 22nd August 2014, instructing the owner/operator to apply for substitute consent ('SC')<sup>1</sup> for the works undertaken at the Agall Quarry and that the application for Substitute Consent be accompanied by a remedial Environmental Impact Statement ('EIS'). An application for substitute consent accompanied by the above document was lodged with An Bord Pleanála on the 1st of April 2015 and included for ongoing restoration. The application for Substitute Consent was reference number: 19.SU.0131. This application was granted by An Bord Pleanála in April 2017.

#### 2.1.3 Section 37L Application

Under the provisions of the Planning and Development Act, 2000, as amended, and Section 37L, an application was submitted to the Bord, alongside the substitute consent application, to develop further the quarry, including the extension of the area of the quarry by ca. 9.8ha. in line with the existing quarry floor (65 meters above Ordnance Datum ['maOD']). The extension area was to be utilised for dry screening and short-term stockpiling of aggregates. This further development application additionally provided for haul routes, road access, mobile and fixed dry screening plant, stockpiling areas and associated power and water infrastructure in the existing and extended quarry areas. This application was noted as 19.QD.0008 with An Bord Pleanála.

This application was granted by An Bord Pleanála in April 2017 for a period of 20 years and is the current extant extraction permission at the Agall Quarry.

### 2.2 Planning Policy Context

The planning context of the Proposed Development has been considered in terms of all national, regional, and local planning contexts. The Proposed Development accords with all relevant planning policies and objectives at the national, regional and local planning levels. The Site for the Proposed Development has been chosen and designed in accordance with relevant development management standards outlined in the Offaly County Development Plan. The Proposed Development will deliver further economic growth and employment for the Midlands.

<sup>1</sup> Substitute consent allows for the regularisation of historical planning offences through the provision of remedial EIAR which is in essence retrospective look at potential environmental effects associated with the planning offence.

### **2.3 The Need for the Proposed Development**

The Proposed Development seeks to allow extension of the existing Agall Quarry, Co. Offaly. This will allow for the continuation of quality aggregate supply to the already established market. The benefit of maintaining this market for the economic growth of the region is in congruence with the aims set out in the Offaly County Development Plan.

The policies of the local and strategic plans for the Midlands area are targeted at development and increases in employment and infrastructure for the region and nationally. These plans will, therefore, require the supply of good-quality aggregate material from a selection of competitive quarry operators and quarry sites.

The Proposed Development will utilise the existing infrastructure within the existing quarry, which will continue to operate during the lifetime of the Proposed Development, with impacts, where deemed relevant, assessed cumulatively within this EIAR.

The Agall Quarry is a key resource for the operation of the Applicant's manufacturing plant, which directly supplies the housing market with high-quality concrete products. These products are supplied both nationally and internationally and are essential to deliver Ireland's national infrastructure. The Proposed Development will also support jobs in manufacturing, quality assessment, research and development and haulage.

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### 3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development seeks to expand the existing permitted extraction area of the Agall Quarry into land to the west and north in a seamless manner. The Proposed Development will involve a continuation of existing activities on site, 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 has an estimated reserve of approximately 1,770,000m<sup>3</sup> of aggregates within the proposed extraction area.

The Proposed Development will use the existing entrance, wheel wash, welfare facilities, storage facilities, fixed screening plant and internal access roads within the Site. Water abstraction will be from the existing onsite well and serve to fill the aforementioned wheel wash and sprinkler system. Low volumes of water are required to operate this system (ca. 3m<sup>3</sup>/day). The volumes of water required will remain unchanged as a result of the Proposed Development.

It is proposed to extract aggregates within the permitted outputs of the Agall Quarry which is ca. 200,000 tonnes of aggregates per annum. Given the potential variation in extraction rates due to economic and market factors, planning permission is sought for a 30-year period. The approximate timeline for the Proposed Development is:

- Construction Phase – 3-4 months;
- Operation Phase – 25-28 years; and,
- Restoration Phase – 2 years.

#### 3.1 Construction Phase

This expansion of the extraction area will involve the preparation of topsoil and subsoils, which will be mechanically stripped and exposed. This will expose the underlying aggregate deposits for extraction and processing. Stripping of soils and overburden will be done in a phased manner to minimise exposed ground across the Site. 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.

As a key development design, once extraction commences in Phase B, a ca. 3m high and 7m wide embankment will be formed to the south of the residential landholdings to the north of the new fields. A double row of native tree species will be planted in the first planting season following formation.

Prior to extraction in Phase D, a ca. 3m high and 7m wide embankment will be formed 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.

#### 3.2 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 1,770,000m<sup>3</sup> 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 and will 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 utilising the N52 transport link for hauling of the aggregates. Due to the varying aggregate on the pit face, the extraction face will vary depending on the needs of the Applicant. Additionally, more than one area of the 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 setback 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 to house the short-term processing needs. 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.

An additional ca. 3.81ha. extraction zone within the existing Agall Quarry will be opened. See phase 'A' in Figure 3-1 below. This area contains viable aggregate reserves, including finer sand and stone. This land is already exposed with soils historically removed.

**Figure 3-1: Overview of Site with proposed extraction phases**



The Site will undergo a phased extraction process to minimise the amount of exposed ground at one time. The approach involves clearing and removing aggregates in sections. 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 extent of the phasing plan and individual phases is shown in Figure 3-1 and forms the current best knowledge in terms of an approach.

### 3.2.1 Operational Hours and Staffing

The 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 – Friday;

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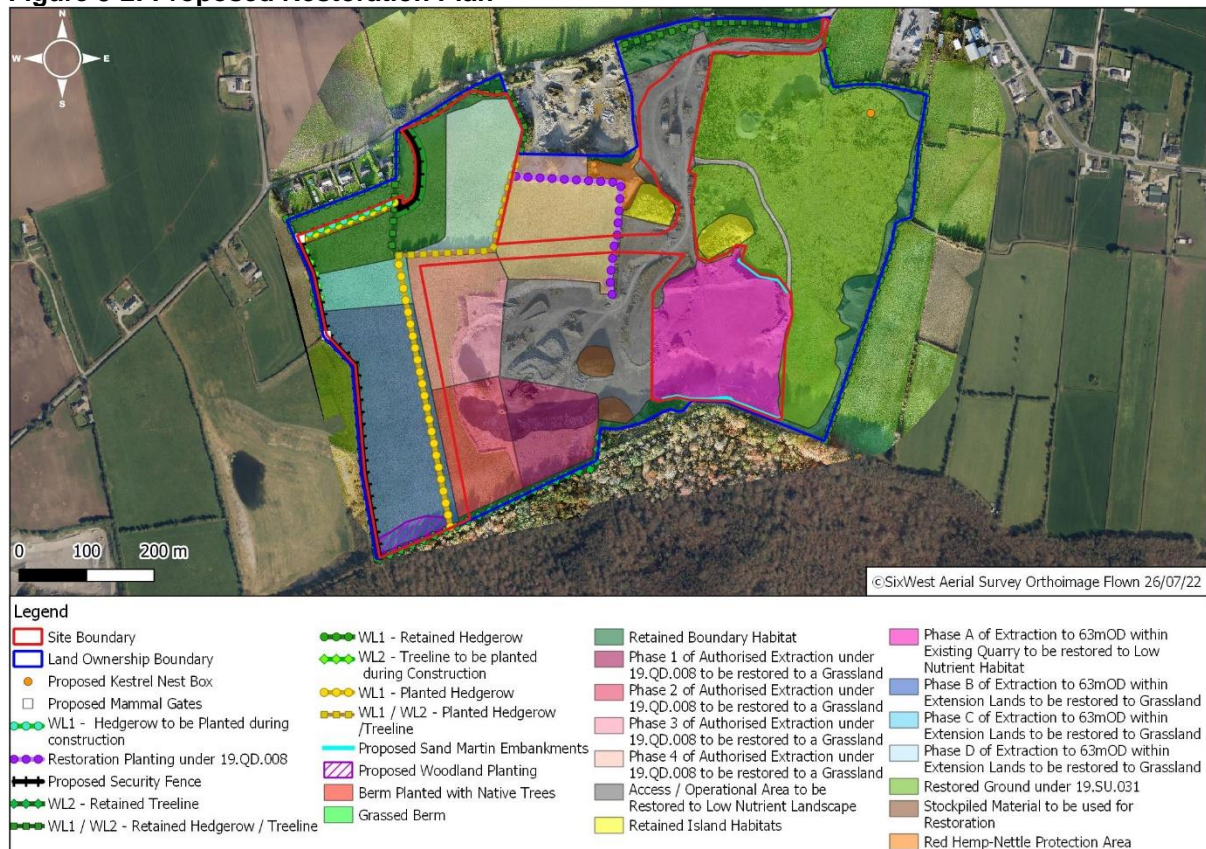
- 07:00 – 14:00 Saturday; and,
- Closed Sundays and Bank Holidays.

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 Restoration Phase - Site Closure

The restoration of the Site will be a continuous process in line with the previous plans submitted. The restoration will be undertaken in phases as works progress within the Site. The Restoration Plan for the Site has been submitted as part of this application and is presented in Volume 3 of the EIAR. An overview is shown in Figure 3-2 below. 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. 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 3-2: Proposed Restoration Plan**



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## 4 CONSIDERATION OF ALTERNATIVES

This Chapter assesses the alternative options considered by the Applicant when deciding to progress the Proposed Development and outlines the following alternative considerations;

- Location;
- Design; and,
- Process.

### 4.1 Alternative Location

Consideration was given to an alternative location for the Site. The market for the extracted aggregate is the Condron Concrete Limited facility in Tullamore, with improved economic viability for shorter transportation distances. Many potential alternative quarry locations are located within the areas of high amenity associated with the Esker landscapes of Offaly and Westmeath. However, the prohibition on the extraction of eskers acts as a limiting factor of available gravel reserves within an economic distance of Tullamore. Moreover, quarrying at such locations would increase potential impacts relating to views, landscape and general amenities. Therefore, extracting material in these areas would be in direct conflict with the Local Development Plans under each jurisdiction. Maintaining the existing quarry through the extension of the extraction area into available aggregate resources was seen as the most viable option to ensure the continued supply of high-quality aggregate to the Applicant's facility in Tullamore.

While exploring options such as third-party quarries, they were considered as a potential source. However, these options were found to be unsatisfactory given the smaller scale of reserves, unpredictability of ongoing supply costs and the loss of direct quality control.

### 4.2 Alternative Design

Further to alternative locations, a review of alternative designs was considered at the design stage. These include alternative access options, alternative phasing of extraction, extraction extent, soil importation for restoration purposes, and alternative processes on the Site.

#### 4.2.1 Access

Consideration was given to different access routes into the Site.

Initial iterations of the design showed an internal access road entering the Site along a ramped track that transitioned into a straight road along the northern hedgerow / treeline separating the greenfield lands within Agall Quarry with the landholding to the north. This potential route was seen as the most efficient route into the proposed extension lands. However, this potential route would involve the construction of a new access ramp into the northern field through an area of spoil and bare ground previously maintained and protected for red hemp nettle.

Targeted red-hemp nettle surveys were undertaken. Upon deeper consideration and given the extent of red hemp-nettle onsite, its legal protection and the stance of the National Parks and Wildlife Service ('NPWS') with regards to the translocation of this species, an access road through its supporting habitat was not considered to be a viable option. Therefore, a new access track was designed to bypass the red hemp-nettle area entirely and to enter the agricultural field along its eastern boundary instead of the northeast corner.

#### 4.2.2 Alternative Phased Extraction

A phased extraction starting from the northern portion of the extension lands and working in a phased manner southwards was considered. However, this method had no significant advantages to the future operation of the Agall Quarry.

The proposed phasing plan was developed in line with the current operational face within the quarry, which logically extends into Area A first.

#### 4.2.3 Extent of Extraction

Extension only to the north, as previously indicated on the granted 37L application, was considered. However, this land, though containing viable aggregate reserves, slopes steeply to the road. Alternatively, developing only to the field to the west was considered. However, leaving the northern field with its viable resources for the aggregate industry was deemed unsatisfactory.

Similarly, the inclusion of the remaining viable reserve within the restored lands east of the current extraction face has been included due to its value; however, its exclusion was considered during the design phase of this project. Again, the ability to show how this material can be removed and the land restored within one complete and overarching design and assessment was deemed the best environmental approach.

Consultation with local residents also influenced the extent of extraction. Following the concerns raised during consultation, aggregate reserves were removed to increase the set-back of future operations under this planning from residents to a minimum distance of 80m.

#### 4.2.4 Soil Importation

It is common in many applications for aggregate extraction to include soil importation to support and assist in the restoration of the land. The use of such at this Site was considered during the design planning, and the activity was found to have some merits. However, as the core business of the Applicant is manufacturing, further study on the economic benefits and management of such activities was determined to be the best course of action.

#### 4.2.5 Alternative Process

The aggregate screening for developments at this scale can require the use of fixed or mobile screening equipment. The existing fixed screening plant alongside mobile plant equipment has been in operation with no issues. The use of fixed and mobile screening equipment was determined to be the most effective form of aggregate processing. Aggregate processing can be done close to the working face or transported to the fixed plant onsite as needed.

The existing plant has been in operation on-site with no issues. It is well-maintained and has a documented service history.

The extracted aggregate is relatively clean, requiring dry screening only onsite to create the viable resources needed at the Condron Concrete facility in Tullamore. Therefore, investment in a washing plant at the Site, as used on some quarries, is not warranted for the Proposed Development.

### 4.3 Do Nothing Scenario

The assessment of alternatives didn't just cover potential changes but also considered a scenario where no action is taken, termed the "do-nothing" approach. This approach would confine the Applicant to the existing substitute consent for the Agall Quarry (19.QD.0008). Essentially, it involves maintaining current quarry operations until the aggregates reserves allowed for extraction in the permitted area are fully depleted. Following the cessation of operations, the restoration plan submitted would be implemented to restore the Site.

However, opting for the "do-nothing" approach has implications. It would curtail the Agall Quarry's operational lifespan, leading to a shorter period of local employment opportunities and within the Applicant's manufacturing business. The Agall Quarry is currently to extract between ca. 200,000 tonnes of aggregates annually, subject to market conditions, and this extraction volume would persist under the Proposed Development. This extraction activity is pivotal for supplying aggregates crucial for the local Condron Concrete facility in Tullamore

regional and national development plans. Selecting the "do-nothing" approach is not considered to be feasible as it would likely exacerbate the existing scarcity of high-quality aggregate materials in the region. To future protect the Applicant's manufacturing business, alternative locations on land not currently owned or within the interest of the Applicant, would need to be sourced. This would result in similar environmental effects, but potentially in areas where quarrying is not currently present.

## 5 POPULATION AND HUMAN HEALTH

A desk-based study was carried out to characterise the environment in relation to the human population, including the receiving population, population changes over time, employment levels and human health indicators. Information from the Central Statistics Office ('CSO') was analysed according to guidance from the Institute of Public Health ('IPH'), in particular the Health Sensitivity Conceptual Model. The sensitivity of the local population to any potential effects was deemed to be low.

The Proposed Development has been a provider of employment during the working life of the Agall Quarry. The Proposed Development is not a health-related project and will not create additional specific demands on the local health infrastructure.

Mitigation measures have been included in relevant chapters within the EIAR to address any potential effects on human health arising from the Proposed Development.

The effect of the Proposed Development on the population and local economy in terms of direct employment can be considered as long-term and neutral. The effects on the local and regional aggregate supply can be considered as long-term, positive and moderate. The residual effect in terms of human health within the local population will be 'imperceptible' to 'not significant' and long-term.

## 6 BIODIVERSITY

Based on best practice guidance, a comprehensive suite of ecological surveys and assessments were conducted at the Site. The assessments considered the full life cycle of the Proposed Development, including the Construction, Operational and Restoration phases.

Suitably qualified MOR Environmental Ecologists assessed the Site. After the initial walkover, the field-based assessment was extended to cover the full landholding. The habitat survey covered the full landholding; however, species-specific surveys, such as breeding birds and bat surveys, focused on the proposed extension lands. The built-up portion of the Quarry containing the wheel wash, carpark, weighbridge and main Site entrance will not be altered as a result of the Proposed Development.

There are no designated ecological sites within the Site boundary, and no impact pathways were identified during the desk-based or field-based studies. Nonetheless, further consideration of these European sites is provided in the Stage 1: Appropriate Assessment Screening Report ('AA') submitted alongside this report as part of the overall planning application.

A Stage One: Appropriate Assessment Screening Report has been prepared in support of this planning application. The Proposed Development would not cause any significant adverse impacts on any European sites or any of their designated features of interest. Therefore, progression to Stage Two of the Appropriate Assessment process (i.e. Natura Impact Statement) was not considered necessary. This conclusion was based on the lack of impact pathways between the Site and any European sites in the wider area.

### 6.1 Habitats

The western portion of the Site contained two improved agricultural grassland fields and part of a third field. These fields are utilised for the production of grass for agricultural feed material

and as pastures for cattle. Hedgerows / treelines formed the principal boundaries within the greenfield lands on-site. A section of stone wall was present within the southwest portion. No notable plant species were observed within these habitats.

A small area of spoil and bare ground is located within the Site boundary. This ground has been cleared to enable the expansion of quarrying activities towards the western Site boundary as per the authorisation by An Bord Pleanála reference number: 19.QD.0008. This area was devoid of vegetation and was separated from the agricultural field to the north by a soil berm.

The eastern portion of the Site is comprised of quarry habitat. This area was previously subject to extraction and was largely devoid of vegetation. This habitat comprised sand, gravel and sediment and contained steep slopes and stockpiled material in places. The northern portion of the Site, containing the main shed, fixed processing plant, welfare facilities, wheel wash and access road, will not be altered as part of the Proposed Development.

The landholding encompasses the Site, the active portion of Agall Quarry and the restored lands to the east. Recolonising bare ground 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. Several unmanaged scrub vegetated stockpiles were present within the wider landholding. These stockpiles comprised species commonly associated with scrub habitats, such as gorse and willow trees.

Loss or disturbance to improved agricultural grassland fields, spoil and bare ground, active quarry habitats and/or scrub habitats was not considered significant, given the low ecological value of these habitats. However, the loss of hedgerows and treelines within the Site boundary to facilitate the Proposed Development warranted further assessment. Mitigation measures have been included to ensure the protection of any species utilising these habitats (refer to Section 6.2 below) and to replace any vegetation removed. Two screening berms will be introduced around the north / northwest portion of the proposed extension lands. The western berm will be planted with native trees. The eastern berm will be sown with a species-rich grassland mix. Following the cessation of operations, the berm will be dismantled. Woodland, treeline and scrub planting will occur during the Proposed Development's construction phase. These habitats will ensure that the vegetation removed to facilitate the Proposed Development will be replaced and established as early as possible.

Once quarrying activities have ceased and following the successful implementation of the Restoration Plan, it is considered that the Proposed Development will not have a significant negative effect on biodiversity. The proposed hedgerow and treeline planting during the restoration phase, combined with the planting undertaken during the Construction Phase, has the potential to result in a slight positive long-term impact on ecology.

## 6.2 Species

Following the initial assessment of the Site and to ensure a comprehensive assessment, specialist breeding bird, bat, badger and red-hemp nettle surveys were undertaken. These surveys focused on areas with the potential to be disturbed or removed by the Proposed Development.

Two notable plant species, blue fleabane (*Erigeron acris*) and red hemp-nettle (*Galeopsis angustifolia*), were recorded within the landholding. Red hemp-nettle is a legally protected species. The Proposed Development was designed to avoid habitats supporting this species.

No bat roosts were recorded during the dusk surveys conducted in 2023. However, the Study Area was considered to be of high local importance for commuting and foraging bats. A full bat report can be found within Volume 3 of this EIAR.

A total of 24 bird species were recorded during the breeding bird transect surveys conducted in 2023. 17 were observed displaying territorial behaviours and classified as 'possible

*breeding*, and one species, starling, was classified as '*confirmed breeding*.' In addition, sand martin nest holes and a potential kestrel nest were identified on-site.

The habitats within the landholding have the potential to support amphibians during the terrestrial phase of their life cycle. However, no suitable groundwater water bodies or drainage ditches were identified within the landholding to support common frogs or other amphibians.

In addition, the landholding was considered suitable for commuting and foraging terrestrial mammals such as badgers, deer, foxes and hedgehogs. Direct evidence of badgers, fox and deer was identified during the field surveys, and multiple mammal paths and suitable habitats were recorded.

Considering the above, the Proposed Development may result in some disturbance to wildlife in the area. Therefore, specific mitigation measures have been included for the protection of flora, bats, birds, and terrestrial mammals.

Biosecurity considerations and measures to prevent the introduction of invasive species on-site will be implemented for the duration of the works.

Considering the nature of the Proposed Development, the mitigation measures to be implemented and the proposed planting and restoration of the Site, it is concluded that the Proposed Development will be consistent with National, Local and Municipal planning policies and objectives, and the effect on local biodiversity will be not significant.

## **7 LAND, SOILS AND GEOLOGY**

The Proposed Development will be a continuation of existing activities onsite, with works re-opening a portion of the historic Site, and, expanding laterally to the west and north into new fields. The total Site area is ca. 17ha and comprises primarily agricultural grassland on the east of the Site as well as areas of the existing Agall Quarry footprint. The greenfield area inside the Site is ca. 11ha, which will be used for extraction and berm construction.

Intrusive Site Investigations undertaken at the Site have provided information on the condition of the overburden and bedrock, as well as water strike information to determine the depth of the water table of the aquifer underneath the Site (sand and gravel aquifer) within the existing quarry and the proposed extraction area. A full borehole log report can be found within Volume 3 of this EIAR.

The Site topography is varied, with both unextracted agricultural lands and previously extracted lands within the boundary. Agricultural lands to the west have a generally higher elevation (74-80mAOD), with higher elevations occurring at the southern boundary dropping to a lower elevation to the north. The extracted lands to the southeast of the Site are generally flat, with elevations between 68-69mAOD. However, high elevations of 71-76mAOD occur to the north of the extracted area and in regions where unextracted material remained at the time of the survey. The region of access roads to the northeast of the Site is mainly flat, with elevations between 64-65mAOD.

The primary effect will be the extraction of aggregates, which is an acceptable part of the Proposed Development. The topsoil will be stripped to access the underlying sand and gravel subsoil aggregates. As a result, the land use of these fields will change from agricultural land to 'mineral extraction'. This overburden will be stored at the Site as berms, which will be planted and kept onsite. Under EIAR guidance, the overall impact will be slight, negative and permanent in relation to land and soils without mitigation.

Hydrocarbons, in the form of fuels and oils, will be used onsite during extraction works. However, the volumes will be small in the context of the scale of the project and will be handled in accordance with best practice mitigation measures. The operation of the Agall Quarry includes existing management for the control of potential releases of hydrocarbons during

refuelling of machinery onsite, and these already minimise as far as possible the risk of spillage that could lead to ground contamination.

The potential cumulative impact of the extraction onsite is the degradation of the geological value of Screggan Fan System. However, a section of the system has been zoned as the Screggan Fan County Geological Site, preserving the geological value of these sediments and as such cumulative impacts from extraction are considered adverse and permanent in nature, but “not significant”.

The potential residual effects associated with land, soils and geology following extraction and restoration to grassland will be slightly adverse but “not significant”.

The final restoration of the quarry void will be undertaken in phases as works progress within the Site. The key focus of the restoration plan corresponds to the phased extraction and restoration of the greenfield lands to the west of the Site.

## 8 WATER

The Site is within the Lower Shannon hydrometric area and the Subcatchment Brosna. The nearest surface waterbody is the Killina Stream, which is located ca. 0.24km northeast of the Proposed Development and forms part of the Clodiagh waterbody. The Clodiagh waterbody is considered to have a moderate to poor ecological potential/status based on Water Framework Directive (‘WFD’) screenings between 2010-2021.

The Proposed Development is not located within any fluvial, pluvial or groundwater flood zones, with land from the northwest to northeast of the Proposed Development benefiting from arterial drainage schemes. No flood events or recurring flood incidents were identified at the Site; however, within a 2.5km radius, one single flood event occurred approximately 1.5km north of the Site in 2008.

The Site is underlain by a Regionally Important Bedrock Aquifer and a locally important gravel aquifer. The Site is within the groundwater body (‘GWB’) of Holimshill-Killeigh Gravels and is assigned a “Good” status under the WFD 2016-2021 monitoring round. The groundwater body risk is currently considered “not at risk” of failing to meet its environmental objectives. The majority of the Site is classified as having High (‘H’) vulnerability, with a region of Moderate (‘M’) vulnerability in the southeast of the Site.

The northern portion of the Site is within the Source Inner (‘SI’) protection zone, and the southern portion of the Site is within the Source Outer (‘SO’) protection zone of the Agall Spring Public Water Supply Source Protection Area.

The groundwater level measurements undertaken at the Agall Quarry indicate that the local groundwater flow direction across the Site is from south to north. Groundwater monitoring was conducted twice in all six wells in 2023 and previously in the four existing monitoring wells installed in 2017. Groundwater quality shows that the Site has remained compliant with groundwater and drinking water regulatory limits. The laboratory results are presented in Volume 3.

The conventional source-pathway-receptor model for groundwater / surface water protection was applied to assess impacts on groundwater and surface water, specifically on downstream sensitive ecological receptors and local groundwater supplies, as follows:

- *Sources* - Hydrocarbons (lubricants or vehicle engine spills) used onsite and suspended solids released during the extraction of aggregates;
- *Pathway* - Identified sources migrating to the underlying exposed ground during extraction and processing; and,
- *Receptor* - The underlying sand and gravel and ultimately the bedrock aquifer quality and groundwater source protection areas (Agall Spring Public Water Supply Source

Protection Areas). The secondary groundwater receptors are groundwater quality in downgradient aquifers, downgradient karstic features (e.g. springs) and local groundwater wells in the vicinity of the Site.

Operations at the Proposed Development are not predicted to differ from existing activities at the Agall Quarry. These include maintaining a depth of 3m or more between the quarry floor and the sand and gravel groundwater aquifer. As outlined in the geology chapter, measures to prevent impacts to the soil and gravel layers will also benefit the protection of the underlying hydrogeology. Additionally, the overall groundwater underlying the Site has maintained a "Good" quality status under the Water Framework Directive and is considered "not at risk" of losing its good quality status.

Heavy machinery will be required to carry out the work at the Proposed Development, and fuel / oil will be used. Mitigation measures will be implemented to limit the effects of a spill / release that may pose a risk to groundwater and, by extension, the Agall Spring Public Water Supply. Refer to the main EIAR (Volume 3).

The potential cumulative impact of the extraction onsite is the degradation of the Agall Spring Public Water Supply water quality. However, it is considered that any cumulative impacts arising from the Proposed Development will be negative but imperceptible or not significant.

It is proposed that groundwater monitoring will occur within the Proposed Development during the operational phase and be reported to the Competent Authority.

Following the restoration phase of the Proposed Development, soils will have been redistributed across the Site, reducing the exposure of the underlying aquifer and mitigating the increase in operational vulnerability. Additionally, the hazard presented by onsite hydrocarbons will be removed following the removal of onsite plant and vehicles.

## 9 NOISE AND VIBRATION

A comprehensive noise and vibration impact assessment was conducted based on best practice guidance, both statutory and non-statutory noise impact assessment criteria for the Proposed Development during its Site Preparation, Operational and Restoration phases.

Under the Environmental Noise Directive ('END'), noise emissions from the national road N52 were reviewed in the context of the publicly available prepared Strategic Noise Mapping. The review indicated that no further assessment of the road noise associated with the N52 was required.

The Site was reviewed in the context of 'Quiet Areas' and was concluded it is not a 'Quiet Area'; however, a full assessment was completed to assess the likely effect arising from the Proposed Development.

A detailed assessment was undertaken of potential noise emissions that could arise during the different phases. To assess the likely noise effect, a review of the locality was conducted to identify proximate residential dwellings (receptors). This process identified ten receptors which were named NSR01-NSR10, all of which are domestic homes / properties.

The Construction phase will be completed prior to aggregate operations within the site. This phase will occur over a discrete period of up to 6 months. Due to the activity proposed, this phase was assessed to typical construction noise standards, namely BS5228. All proposed works within this phase were found to be within typical construction noise limits. Vibration from the Construction Phase of works is imperceptible, based on the works required.

Operational noise modelling was conducted using noise software Predictor version 2024. The noise model incorporated the Site-specific noise sources and the layout of the local environment but did not incorporate ambient sources (e.g., road traffic). All activities modelled are currently ongoing within the existing Agall Quarry and at production levels in line with future proposed activities. The outputs of the modelling were then added to the measured ambient

background levels, as per best practice, to find the likely future sound environment. This ensures the assessment accommodates the cumulative, as well as project-specific, impacts on the Noise Sensitive Receptors ('NSRs'). Operational Phase vibration will not occur during normal operations.

The predicted noise levels at sensitive receptors during the operational phase of the Proposed Development will be, not significant, negative, local and reversible during the main operational phase of works.

During the Restoration Phase of works, the noise will be associated with planting marginal and emergent vegetation appropriate to the environment. Much of this work will occur within the proposed extraction area and will require a tractor. It is not anticipated that this phase will produce noise in exceedance of construction limit guidelines.

Mitigation measures for noise during the Operational, Construction and Restoration Phases are included within the main EIAR.

It is proposed that noise monitoring will occur within the Proposed Development during the operational phase and be reported to the Competent Authority. General activities on site will be acoustically monitored with a site-specific noise limit, measured or calculated to NSR of Daytime  $L_{Aeq,1hr}$  55dB.

## 10 AIR QUALITY

The main potential effects on air quality from the Proposed Development are dust emissions, which could give rise to the following effects:

- Disamenity due to dust deposited on surfaces, which leads to 'soiling'; and,
- Increased concentrations of dust particles suspended in the air ( $PM_{10}$ ).

A disamenity dust risk assessment was completed in accordance with the Institute of Air Quality Management's ('IAQM') Guidance on the Assessment of Mineral Dust Impacts for Planning. This assessment aimed to determine the risk of impact from dust soiling on properties (or receptors) in the vicinity of the Site.

In brief, the risk assessment followed the source-pathway-receptor concept. The assessment quantified the likely emissions from the source (the Proposed Development), identified the pathway effectiveness (frequency of wind  $>5.5m/s$ ) and determined the distance / orientation of receptors to the source. Following the analysis, it was determined that there was a negligible risk of dust soiling occurring at all five receptors in the absence of mitigation. The potential dust soiling at these receptors has the potential to have a negligible effect. A number of site-specific mitigation measures were identified. The implementation of these measures further reduces the risk of dust soiling occurring at these receptors. The disamenity dust risk assessment was extended to assess the potential cumulative and in-combination effects from other sources. In brief, the pathway from other potential sources was deemed to be ineffective. Hence, the risk of impact from in combination effects was identified to be not significant.

Increased concentrations of dust particles in the air ( $PM_{10}$ ) can affect human health. Therefore, the methodology outlined by the Institute of Air Quality Management guidelines was followed to determine the risk of increased  $PM_{10}$  particles in the air arising from the Proposed Development. In brief, given the low level of existing background concentrations of  $PM_{10}$ , it was determined that there was little risk of process contributions from the Proposed Development leading to an exceedance of the annual mean objective of Air Quality Standards.

Monitoring of dust deposition will be completed at five locations (D1, D2, D3, D4, D5) located around the boundary of the Proposed Development. As such, no additional monitoring points are required and is adequate to ensure mitigation measures are being implemented appropriately.

Based on the receiving environment, type and intensity of activities (associated with the Proposed Development), and the mitigation measures to be implemented, the residual effects on human health will be imperceptible.

Based on the receiving environment, type and intensity of activities (associated with the Proposed Development), and the mitigation measures to be implemented, the residual effects on receptors from disamenity dust will be not significant.

## 11 CLIMATE

A key element of the design of the Proposed Development was the reduction of operational greenhouse gas ('GHGs') emissions as far as practicable. All practicable alternatives were assessed in choosing technologies for GHG abatement and the best alternative was chosen. The potential risks of climate change to the Proposed Development have also been assessed by completing a climate change risk assessment. By utilising available policy and guidance, the vulnerability of assets associated with the Proposed Development to potential climate hazards was determined. The identification of climate hazards was achieved through a detailed desk-based review of local, regional and continental scale tools.

Due to the size, nature and location of the Proposed Development, there will be no potential effects on microclimate in terms of wind tunnelling and shading. As such, the potential effects on microclimate were not assessed.

The Proposed Development is estimated to generate ca. 1,128.04 tonnes of CO<sub>2</sub>e per annum from plant use, electricity use, and transport. GHG emissions were assessed against the first and second National Carbon Budgets and Sectoral Emission Ceilings (Transport & Electricity) under Climate Action Plan 2024. There will be no significant effect on national projections and Sectoral Emission Ceilings for electricity and plant use onsite, due to the design of the quarry and fuel use. No likely significant effect is expected to arise from transport on national projections and Sectoral Emission Ceilings for the transport sector. It is important, however, to acknowledge that any contribution to GHG adds to the environmental burden, and so, Condron Concrete Ltd. is committed to exploring different mitigation measures associated with the Proposed Development.

Mitigation measures can be introduced to avoid, reduce and replace carbon emissions associated with the Proposed Development. These measures will follow the mitigation hierarchy, which includes the following approaches:

**Avoid:** The avoidance of GHG emissions involves strategies to minimise emissions by avoiding or reducing activities that contribute to them, including:

- **Energy Efficiency:** Use high-performance insulation, windows and roofing materials to minimise heat loss and gain, which will reduce the energy required for heating and cooling; and,
- **Waste Management:** Effective waste management practices, including recycling and composting programmes, to minimise landfill waste and associated methane emissions.

**Reduce:** The reduction of GHG emissions focuses on implementing measures that minimise emissions during the Construction Phase. These include:

- **Plant and Operations:** The Operational Phase will reduce the idling of the onsite plant when not in use.

**Replace:** The replacement approach involves substituting high-emission activities or materials with lower-emission alternatives. These include:

- **Site Equipment:** Site equipment worn will be reused as far as practicable.

The Restoration Phase of the Proposed Development outlines how the Site will be restored to an inert state. The effects of this phase on GHG emissions will likely result in a net sink of CO<sub>2</sub>e in the future as a result of a revegetated landscape.

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## 12 LANDSCAPE AND VISUAL

This LVIA report describes the landscape context of the Proposed Development and assesses the likely landscape and visual impacts on the receiving environment. Although closely linked, landscape and visual impacts are separately evaluated.

The production of this Landscape and Visual Impact Assessment involved a desk study to establish an appropriate study area, fieldwork to establish the landscape character of the receiving environment and an assessment of the significance of the landscape and visual impacts of the Proposed Development. A 3km radius study area has been selected for this impact assessment to balance potential significant impacts (most potential within 1km) and the need to examine several sensitive receptors in the broader landscape context.

Offaly County Council has not prepared a Landscape Character Assessment, but the current county development plan identifies several general landscape types and their associated sensitivity designations. The Site is located in an area of 'Low Sensitivity'.

The current county development plan indicated two designated scenic views within the study area, but both of these scenic viewpoints were scoped out for assessment at an early stage because neither is orientated towards the Proposed Development.

A short section of the R357 regional road, which passes within the south-western extents of the study area, is identified in the county development plan as a 'Restricted Regional Road' with 'Carrying Capacity and Amenity', but this Key Amenity Route was scoped out for potential viewpoints at an early stage due to high levels of intervening screening in the direction of the Proposed Development.

The Site and central study area are dominated by the existing quarry facility, which has a distinctly industrial extractive character but is of a modest scale. Beyond the quarry, the predominant land use in the study area is that of agricultural farmland, consisting of small to medium-sized agricultural fields.

The most pertinent aspect of the Proposed Development to the landscape and visual assessment is that it covers an overall site area of ca. 17ha. and includes an extension of the existing quarry at Agall by of ca. 11ha. into the greenfield lands further to the west.

Regarding landscape impacts, the landscape sensitivity was deemed to be 'Medium-low'. The Proposed Development represents a continuation of quarrying activities and material transportation status quo. Consequently, the landscape magnitude of the effect is considered to be no greater than 'Medium,' resulting in a significance of the impact of 'Moderate-slight' that would be 'Negative' and 'Permanent'.

Six viewpoints were assessed regarding visual impacts, representing various viewing angles, distances, and contexts. Receptor sensitivity ranged from 'Medium' to 'Medium-low'. For all identified views, the proposed Development will not be discernible. Thus, the magnitude of the effect was deemed to be 'Negligible' at all viewpoints. As a result, the significance of visual impacts is considered 'Imperceptible,' 'Negative', and 'Permanent'.

There is a cluster of five residential dwellings a short distance to the northwest of the proposed extension area, and the restoration plan in this corner of the site indicates both grassed and woodland planted berms to aid visual screening, noise and dust effects in relation to these dwellings and the adjacent road. In addition, lands within the exclusion zone will not be excavated.

To enhance the existing screening provided by the hedgerows within this zone, they will be allowed to 'grow out', and any gaps will be filled. No significant landscape or visual effects are anticipated; thus, no associated mitigation measures are proposed or required, given the modest scale of the Proposed Development.

Overall, the Proposed Development is not considered to give rise to any significant landscape or visual impacts. Instead, such impacts are considered in the lower order of significance, even in the immediate surroundings of the Proposed Development.

### **13 CULTURAL HERITAGE**

The first phase of assessment comprised of a paper survey of all available archaeological, architectural, historical and cartographic sources covering the receiving environment within a 1km radius of the Site boundary. The second phase involved a field inspection and archaeological assessment of the Site.

This work identified no archaeological, architectural or cultural heritage material within the Proposed Development or vicinity.

The fieldwork involved a site inspection carried out in February 2023. Fieldwork indicated that there is no visible indication of any archaeological or cultural heritage material in the Proposed Development. The areas of land within the existing exposed quarry i.e. Phase A, due to the removal of all soils historically, and assessed under the EIS submitted in support of the substitute consent application ABP reference 19.QD.0131, hold no further likelihood of archaeological interest.

There are no structures within the Proposed Development or vicinity listed in the Record of Protected Structures. There are no structures within the Proposed Development or vicinity listed in the National Inventory of Architectural Heritage. Fieldwork indicated that there are no structures within the Proposed Development or vicinity that are of heritage interest.

There are no monuments listed in the Record of Monuments and Places in the Proposed Development or vicinity. There are no monuments listed in the Sites and Monuments and Records in the Proposed Development or vicinity. Fieldwork indicated that there is no visible indication of any archaeological or cultural heritage material in the Proposed Development.

There will be no direct or indirect effects on any known items of archaeology, buildings of heritage interest, or cultural heritage in the Proposed Development or the vicinity during the construction, operational or closure phases.

In the worst-case scenario soil stripping in areas 1 and 2 has the potential to have a permanent, significant, irreversible, total, negative / adverse impact on previously unknown subsurface archaeological deposits or artefacts without preservation by record taking place.

Due to the potential survival of previously unknown sub-surface archaeological deposits or finds within areas 1 and 2 all soil-stripping in those areas should be monitored by a qualified archaeologist.

After the proposed mitigation measures have been implemented, there will be no residual effects on cultural heritage present within the Site or the vicinity.

### **14 MATERIAL ASSETS - TRAFFIC & TRANSPORT**

Traffic turning counts were undertaken to obtain an accurate representation of the traffic volumes and movements in the vicinity of the development.

The number of proposed truck movements per typical day will be approximately 50 truck movements. The distribution of generated traffic is assumed to mirror the pattern observed for existing arrivals and departures, which is that, on average, over the day, 100% of traffic arrives from the L20113 east direction and departs in that direction.

The Local Road L20113 is a single carriageway varying in width from approximately 4.5m to 5m and has sufficient capacity for current and predicted traffic flows. Junction capacity analysis was undertaken for the quarry access and the existing L2011 / L20113 priority junction.

The analysis concludes that the existing L2011 / L20113 priority junction operates within capacity over all time periods, and the quarry access onto the L20113 is predicted to operate within capacity throughout the day for all assessment years.

The quarry access has adequate sightlines for exiting drivers and measures are provided within the layout of the development to cater adequately for the movement and turning of heavy vehicles.

Traffic movements associated with the Proposed Development during its Operational Phase are low, and the impacts on the capacity of the receiving road network are predicted to be minimal. Condrón Concrete Limited will continuously monitor the routing policy to ensure all movements are made via the strategic road network to ensure that delays and impact at key junctions are minimised.

It has been demonstrated in the EIAR that the extension to the Agall Quarry would generate a small increase in HGV movements on the surrounding local network. HGV traffic can be of particular concern to both local residents and highway users, and the mitigation measures outlined below are designed to alleviate any adverse effects:

- Condrón Concrete Limited will adhere to a routing policy to ensure all movements are made via the strategic road network (N52) to avoid HGV's passing through residential areas as far as is practical; and,
- Condrón Concrete Limited would employ a policy of safety and environmental awareness for all HGV drivers accessing the Site.

## 15 INTERACTION OF ENVIRONMENTAL EFFECTS

In accordance with the Environmental Impact Assessment Report ('EIAR') best practice procedures, the relevant interactions have been addressed and specific specialist chapters of the main EIAR report.

## 16 SCHEDULE OF ENVIRONMENTAL COMMITMENTS

As part of the EIAR, all of the mitigation measures arising from each of the individual assessments for both the construction and operations phases were summarised in an overall Schedule of Environmental Commitments that is presented at the end of Volume 2 of the EIAR. Condrón Concrete Ltd. Are fully committed to implementing all these commitments. The implementation of these measures will ensure that the Proposed Development will not result in any significant adverse impacts on the receiving environment.

## 17 FURTHER INFORMATION

The EIAR, planning application, associated drawings and ancillary documentation will be available for inspection at the offices of Offaly County Council, Planning Department, Planning Department, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, during public opening hours, and online at:

<https://www.offaly.ie/>