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Introduction

- 1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a planning application to Offaly County Council submitted by BD Flood Unlimited Company (referenced as BD Flood within the EIAR), in respect of a proposed new sand and gravel extraction development at Derryarkin townland, Croghan, Rhode, Co. Offaly.
- 1.2 The proposed extraction of the sand and gravel will be wet working, (i.e., extraction below the natural groundwater level of the site). Processing of the extracted materials will be carried out on-site to produce a range of aggregates, the majority of which will be used by the applicant in the manufacture of concrete at their existing concrete batching plant located c. 600m to the northwest, and the balance distributed to their other sites in the region.
- 1.3 The application also includes for the ancillary facilities required to serve the development, as outlined below with further details provided in Chapter 2.
- 1.4 The proposed development being applied for under this planning application will consist of:
- An overall application area of c. 19.5 hectares;
 - Phased extraction of sand and gravel (wet working) over an area of c. 11.7 hectares with processing that includes crushing and screening and all ancillary works and structures;
 - Provision of new site facilities to include wheelwash (c. 35m²), weighbridge (c. 69m²); mobile welfare pod facility (c. 16m²) consisting of office, canteen, toilet and drying room; dedicated parking area, perimeter vegetation planting and fencing.
 - Access to the site will be via an existing entrance onto the local access road to the north of the site;
 - Progressive restoration of the site to naturally regenerated wildlife habitat and a permanent water body;
 - The proposed development life is for 15 years to complete extraction and restoration operations.
- 1.5 The application site location is indicated on an extract from the 1:50,000 scale Ordnance Survey Discovery series map in **Figure 1-1**.
- 1.6 Further information on the proposed development, site activities, environmental management systems and controls at the application site are provided in the Chapter 2 of this EIAR.
- 1.7 The application is made in accordance with the requirements of the Planning and Development Regulations 2001 (as amended).

The Site

Site Location

- 1.8 The application site is located within the townland of Derryarkin, Croghan, Rhode, Co. Offaly, approximately 2 km from the Offaly / Westmeath county border. Rochfortbridge (Co. Westmeath) is c. 4.5km northwest and Rhode (Co. Offaly) is c. 5km southeast of the application site, refer to **Figure 1-1**. The land interest and application areas, outlined in blue and red respectively are shown on the site location **Figures 1-2** and **1-3**.

Site Access & Entrance

- 1.9 Junction 3 of the M6 motorway is approximately 3.5km north of the application site, measured in a straight line (and c. 6km via road). Junction 3 provides motorway access from the R400 regional road that links the towns of Mullingar and Portarlington. The site occupies a strategic location in the midlands region and is immediately accessible to a number the national and secondary routes including the M6, M4, R400, R446 and R148 making it widely accessible for the urban centres of Athlone, Mullingar and Tullamore.
- 1.10 The proposed extraction development will be accessed along the northern application site boundary via an existing site entrance into the landholding, refer to **Plate 1-1** below. The entrance provides direct access to the local access road which in turn provides access to the R400 regional road and M6 motorway. The local access road is currently used to access the existing BD Flood concrete batching plant which is located northwest of the application site within the existing Kilsaran Derrycoffey S&G extraction site; along with access to the existing Skeagh Farm piggery.

Plate 1-1: Existing site entrance to provide access to the application site



Site Description

- 1.11 Within the redline application area (c. 19.5 hectares) the site consists of poorly drained and open agricultural lands. There are no internal hedgerows or trees within the proposed sand and gravel extraction area of c. 11.7 hectares.
- 1.12 The proposed extraction lands are flat and ground levels are slightly variable from c. 78-80m AOD.
- 1.13 The northern application site boundary is denoted by a post/wire fence, with an unnamed stream and the local access road c. 265m and c. 295m further to the north respectively. Between the northern application site boundary and the unnamed stream is Turbine T7 associated with the Yellow River Windfarm development which has recently been constructed (see **Plate 1-1** above).
- 1.14 The southern and western boundaries consist of an agricultural track and post/wire fencing. The eastern boundary consists of a mature hedgerow and the Yellow River watercourse

- which flows in a northerly direction to converge with an unnamed stream to the northeast of the application area.
- 1.15 **Note:** for the purposes of this EIAR and consistency throughout, the watercourse along the eastern site boundary is referenced as the 'Yellow River' as per the Environmental Protection Agency (EPA) mapping; this watercourse is referenced as the 'Big River' on the Tailte Eireann (*formerly Ordnance Survey*) mapping. Similarly, the watercourse along the northern landholding boundary, is not identified on the EPA mapping and is referenced throughout the EIAR as the 'unnamed stream'; this watercourse is referenced as the 'Yellow River' on the Tailte Eireann mapping.
- 1.16 There are no overhead powerline routes or other utilities or services that cross the application site. There are no structures within the application site.

Surrounding Landuse

- 1.17 The area surrounding the proposed application area largely comprises cutaway bog, existing sand and gravel extraction wet-working developments and forestry, with few if any dwellings in the immediate vicinity.
- 1.18 The topography of the surrounding landscape remains largely flat at levels between 80-85m AOD. Beyond 1.5km to the southwest the ground begins to rise gently to over 90m AOD with a local highpoint of 100m AOD, just under 1.7km to the south. A much more noticeable and widely visible summit is formed by Croghan Hill, nearly 3km to the south of the site, which rises steeply in parts to 235m AOD.
- 1.19 Beyond the boundaries of the site to the north and west, the landscape is dominated by agricultural land, with most of the mixed sized fields under pasture. While field boundaries are typically straight, unless following a stream/river, fields are often irregularly shaped, with few boundaries meeting at a right angle. These field boundaries are typically marked by dense, low-cut hedgerows or hedgerows lined with mature trees. In some cases, hedgerows are replaced by post & wire fencing, creating an appearance of very large fields.
- 1.20 To the south and east of the site, the landscape is dominated by cutover bogs, formerly worked at an industrial level. Large areas have been left untouched for years and have been densely colonised by locally occurring scrub species. However, some areas of bare cutover bog or only colonised by low grass species also remain. Some areas have been planted with forestry plantations, including the land to the immediate east and north-east of the site and across the R400 to the south-west. Within 2km to the south and east of the site there are also several active and disused wet working sand and gravel pits. These have made use of the sand and gravel reserves underlying the remaining peat material, in a similar fashion to the proposed development.
- 1.21 The M6 Motorway is the main transport route, passes immediately north of the study in a north-east to south-west direction. The R400 is located c. 1.3km north-east of the application area. It runs in a straight line across the bogland and crosses the M6 at an almost right angle, continuing towards the village of Rochfortbridge in a northerly direction and toward Rhode in a southerly direction.
- 1.22 There is no large settlement within the vicinity of the site. The small village of Rhode, c. 5 km to the southeast, and Rochfortbridge c. 5km to the north being the only formal settlements. There is frequent one-off housing and ribbon development along the local roads to the south-east. The closest residential properties to the site are located to the southwest, being c. 180-260m from the proposed extraction area, refer to **Figure 1-3**.
- 1.23 The tertiary private road provides access from the R400 regional road to:

- the existing Kilsaran Derrycoffey Sand and Gravel Pit development to the west which comprises of multiple previous planning permissions including the most recent one, P. Ref. 21/247 for “23 year permission for a 44.0 hectare extension to an existing authorised sand and gravel pit comprising of the following: an extraction area of 43.8 ha.; removal of 10.2 ha. of commercial forestry and removal of overburden material from the remaining 33.6 hectares of the proposed extraction area; extraction of sand and gravel by mechanical means; upgrading of the existing internal haul road measuring 0.2 ha.; transportation of extracted material to the existing authorised manufacturing area for processing via the internal haul road; landscaping and restoration of the site including screening berms; all associated ancillary facilities/works.”;
- the existing concrete batching facility currently operated by BD Flood Limited and which permission was granted to Kilmurray Pre-Cast Concrete Ltd. in January 2014 under P. Ref. 13/122;
- Skeagh Farms Piggery where the most recent planning permissions consisted of: P. Ref. 13/251 - and completion of 1 no. feed/general purpose storage shed together with all ancillary structures and associated site works on an existing pig farm. This application relates to a development which is for the purposes of an activity requiring an integrated pollution prevention and control licence;
- P. Ref. 14/42 - construction of 2 no. pig houses and 1 no. Stormwater attenuation tank together with all ancillary structures and associated site works arising from the above proposed development. An environmental impact statement (EIS) relating to this proposed development will be submitted with this planning application. This application relates to a development, which is for the purposes of an activity requiring an integrated pollution prevention and control licence;
- The Oxigen Environmental Unlimited Company permitted (and yet to be constructed) Materials Recovery Facility (P. Ref. 22/490);
- The Yellow River Windfarm development recently constructed, and whereby turbines T1 – T7 are accessed off the private road.

The Applicant

- 1.24 This EIAR and accompanying supporting documentation has been prepared by SLR Consulting Ireland (SLR) on behalf of BD Flood Unlimited Company.
- 1.25 BD Flood is one of the main producers of readymix, aggregates and concrete blocks in the Midlands region (Meath, Offaly, Westmeath, Longford).
- 1.26 It is part of the Flood Group, a family run business founded in 1938. It began its operation in the extraction of aggregates and later expanded into the production of readymix concrete and blocks.
- 1.27 The Group's Headquarters and Precast facility is based at Hilltown, Oldcastle, Co Meath. Eight other aggregate/readymix and concrete block plants are located throughout the midlands, including the existing concrete batching plant located next to the proposed sand and gravel extraction application site.
- 1.28 BD Flood is an IS EN 206 accredited company that supplies a range of products to the building trade, the farming industry and the housing sector. These products include readymix concrete, stone, aggregate products and blocks. All products are certified to the I.S EN ISO 9002 Quality.

Environmental Commitment

- 1.29 The company is committed to achieving high environmental standards and has an established in-house environmental management system (EMS) at the site.
- 1.30 BD Flood is a member of the Irish Concrete Federation (ICF) and as a member commits itself to the principles of the Federations Environmental Code, which states:
"ICF members will minimise production of waste and where appropriate consider its beneficial use including recycling. They will deal with all waste in accordance with the relevant legislation and other controls in place, including waste contractors with valid Waste Collection Permits".
- 1.31 The company has achieved accreditation ISO14000 for its Environmental Management Systems. Copies of the company's Environmental Policy & NSAI 14001 Environmental Management Certification are provided in **Appendix 1-A**.

EIA Screening

- 1.32 The start of the EIA process involves deciding whether an EIA needs to be undertaken in respect of the proposed development or not. An initial determination establishes whether the proposal is a project as understood by the EPA Guidelines or not, i.e., does it comprise development, works or activity, as defined in the relevant national legislation¹.
- 1.33 The decision-making process then proceeds by examining the relevant legislation which transposes Annexes I and II of the amended Directive². If this does not provide a clear screening outcome then the nature and extent of the project and the site and of the types of potential effects are examined. The totality of the project is considered, including off-site and secondary projects as well as indirect, secondary and cumulative impacts.
- 1.34 Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) set out the forms of development that require an Environmental Impact Assessment Report (EIAR).
- 1.35 Paragraph 19 of Part 1 of Schedule 5 states that the following form of development requires an EIA:
"Quarries and open-cast mining where the surface of the site exceeds 25 hectares.
- 1.36 Paragraph 22 relates to changes or extensions. It states:
"Any change or extension of projects listed in this Annex where such a change or extension in itself meets the thresholds, if any set out in this Annex."
- 1.37 Paragraph 2 of Part 2 of Schedule 5 refers to extractive industry and part (b) of that section states that the following requires an EIA:
"Extraction of stone, gravel, sand or clay, where the area of extraction would be greater than 5 hectares."
- 1.38 In addition, paragraph 13(a) of Part 1 requires EIA in respect of:
"Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension refer to in Part 1) which would:-
i. result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule and

¹ Planning and Development Act 2000 (as amended) and Planning and Development Regulations 2001 (as amended)

² Environmental Impact Assessment (EIA) Directive 2011/92/EU (as amended by 2014/52/EU)

- ii result in an increase in size greater than -
25 per cent, or
an amount equal to 50 per cent of the appropriate threshold,
whichever is the greater”.
- 1.39 The proposed development relates to the working of sand and gravel where the proposed extraction area (at c. 11.7 hectares) will be greater than the 5-hectare threshold. On this basis the extraction area of the pit exceeds the area stated under Part 2 (Paragraph 2) and an EIAR is required.

EIA Scoping and Consultation

Scoping Methodology

- 1.40 In preparing this Environmental Impact Assessment Report a MS Teams pre-planning consultation meeting was held between officials of Offaly County Council (Planning Department and Edenderry Municipal District Office), BD Flood and SLR on the 12th September 2024 (pre-planning ref. no. ED2423).
- 1.41 In addition, a pre-planning consultation document was issued to statutory consultees. The list of consultees and any responses received are noted in **Table 1-1** below, and full details provided in **Appendix 1-C**.

Table 1-1: Statutory Consultee Scoping and Responses

Consultee	Response Received (Yes / No)
Development Applications Unit <ul style="list-style-type: none"> NPWS National Monuments Architectural Heritage Advisory Unit. 	Yes
Transport Infrastructure Ireland	Yes
Geological Survey of Ireland (GSI)	Yes
Uisce Éireann (formerly Irish Water)	Yes
Inland Fisheries Ireland (IFI)	Yes
Health and Safety Authority (HSA)	Yes
Health Service Executive (HSE)	Yes
An Taisce	No
Fáilte Ireland	No
Heritage Council	No
ESB Networks	Yes
EPA	No

- 1.42 The Development Applications Unit at the Department of Culture, Heritage and the Gaeltacht made a response on archaeology and noted the requirement for an Archaeological Impact Assessment (AIA). The AIA has been completed by Dr. Charles Mount, Consultant Archaeologist and is provided in chapter 12 of the EIAR.

- 1.43 The Development Applications Unit at the Department of Culture, Heritage and the Gaeltacht made a response on ecology and noted the requirement for an Ecological Impact Assessment (EclA). The EclA has been prepared by a suitably qualified ecologist and is contained in EIAR Chapter 5 Biodiversity.
- 1.44 Transport Infrastructure Ireland (TII) noted that the EIAR assessment and proposed mitigation measures should have regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022; the 'Spatial Planning and National Roads Guidelines for Planning Authorities'; TII publications; National Road Network impacts; TII Environmental Assessment and Construction Guidelines. A Traffic & Transport Assessment (TTA) has been carried out for the proposed development and is provided in chapter 14 of the EIAR.
- 1.45 The Geological Survey of Ireland (GSI) in their response noted the range of publicly available information and datasets available through their website for reference, along with outlining guidelines for preparing the EIAR and in particular the Land, Soils & Geology chapter (EIAR chapter 6) and the Water chapter (EIAR chapter 7).
- 1.46 Uisce Eireann (UE) noted that the proposed development should have regard to any impacts on their abstraction point. In addition potential impacts arising from run off and hydrocarbon during construction, operational and decommissioning phases should be addressed, and measures to protect any UE drinking water sources should be detailed.
- 1.47 Inland Fisheries Ireland (IF) notes that the Yellow River is currently at poor status (2024). The river has stocks of Atlantic Salmon, Brown Trout, eels and lamprey. IFI has noted that the following should be addressed by the EIAR: details regarding the Yellow River and any local tributaries of same; most notably the extraction of sand and gravel under the groundwater table; details regarding stormwater from the site and the receiving waters of the Yellow River; and details regarding the wastewater from the site.
- 1.48 The Health & Safety Authority (HSA) noted that the proposed development appears to be outside the scope of the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015, and therefore has no observations on the planning application.
- 1.49 The Health Service Executive (HSE) Environmental Health Department made observations specific to environmental health areas in relation to the proposed development with specific reference to the topic areas of public consultation, site restoration, noise and vibration, air quality, surface and groundwater quality, ancillary facilities, climate and cumulative impacts to be addressed in the EIAR. Further details on these topics are provided throughout the EIAR in Chapters 2, 7, 8, 9 and 10.

Difficulties Encountered with EIAR Compilation

- 1.50 This Environmental Impact Assessment Report was compiled on the basis of published regional and local data, experience of operating the existing facility and site-specific field surveys. No difficulties were encountered in compiling the required information.

Environmental Impact Assessment Report (EIAR)

- 1.51 An Environmental Impact Assessment Report (EIAR) "*means a statement of the effects, if any, which the proposed development, if carried out, would have on the environment*". As such, it is a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment.
- 1.52 The principal objectives of an Environmental Impact Assessment Report are to:

- identify and / or predict the significant impacts of a development;
- identify what mitigation measures should be incorporated into the development to eliminate or reduce the perceived impacts;
- interpret and communicate the above information on the impact of the proposed development, in both technical and non-technical terms; and
- assist the Local Planning Authority in the decision-making process with respect to the associated planning application.

Format of the Environmental Impact Assessment Report (EIAR)

1.53 To facilitate clarity, this EIAR has been prepared in accordance with the Environmental Protection Agency (EPA) Guidelines (2022). The EIAR is sub divided into sixteen parts (chapters). As an overview, they comprise of:

Chapter 1: Introduction / Screening / Scoping

1.54 An introduction to the development and a brief explanation of the aims and format of the EIAR. It also identifies the various professional consultants who have contributed to this EIAR and the screening / scoping process carried out.

Chapter 2: Project Description

1.55 Chapter 2 provides:

- details of the physical characteristics of the whole project, including, where relevant, demolition works, the land-use requirements during construction and operation as well as other works that are integral to the project; and
- the main characteristics of the operational phase of the project e.g. nature and quantity of materials and natural resources.

Chapter 3: Alternatives

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

Chapters 4 – 16

1.57 Chapters 4-14 provide detailed information on all aspects of the existing (baseline) environment, identifies, describes and presents an assessment of the likely significant impacts of the proposed project on the environment; and recommends mitigation and monitoring measures (where required) to reduce or alleviate these impacts and describes the residual impacts and conclusions. They are grouped under the following Chapters:

- Chapter 4: Population and Human Health
- Chapter 5: Biodiversity
- Chapter 6: Land, Soils and Geology
- Chapter 7: Water
- Chapter 8: Air Quality
- Chapter 9: Climate

- Chapter 10: Noise
 - Chapter 11: Material Assets
 - Chapter 12: Cultural Heritage
 - Chapter 13: Landscape
 - Chapter 14: Traffic and Transport
 - Chapter 15: Interactions
 - Chapter 16: Mitigation and Monitoring
- 1.58 The associated references, plates, figures and appendices are provided at the end of each chapter. Chapter 15 outlines the impacts that arise as a result of the interaction between several aspects of the development as set out in Chapters 4-14.
- 1.59 Chapter 16 provides a summary of mitigation and monitoring commitments as recommended by Section 3.8.4 of the Environmental Protection Agency Guidelines on the Information to be contained in Environmental Impact Assessment Reports.

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Non-Technical Summary

- 1.60 A “*Non-Technical Summary of the Environmental Impact Statement*”, presenting the principal details and findings of each EIAR Chapter in less technical, easy to understand language is provided as a separate, stand-alone document.

Contributors

- 1.61 in the preparation of this EIAR are identified in **Table 1-2** below: BD Flood Unlimited Company appointed SLR Consulting Ireland to prepare this Environmental Impact Assessment Report (EIAR) in support of its planning application for the proposed sand and gravel pit development at Derryarkin townland, Rhodes, Co. Offaly.
- 1.62 SLR Consulting Ireland (SLR) is a constituent company of SLR Group, a leading global environmental and advisory services consultancy. The company provides a full range of planning, EIA and environmental advisory services across 30 in-house specialist technical disciplines and operates a network of offices in Ireland, the UK, Asia-Pacific, Africa and North America.
- 1.63 SLR Consulting Ireland has been carrying out Environmental Impact Assessments relating to extractive and waste development in Ireland since the EIA Directive was first transposed into national legislation in 1990.
- 1.64 The contributors who have assisted

Table 1-2: List of Contributors to the EIAR

Topic Chapter	Contributor	Company
Introduction	Shane McDermott BSc (Hons) MSCSI MRICS	SLR Consulting Ireland
Description of Development	Shane McDermott BSc (Hons) MSCSI MRICS	SLR Consulting Ireland
Alternatives	Shane McDermott BSc (Hons) MSCSI MRICS	SLR Consulting Ireland
Population & Human Health	Lynn Hassett	SLR Consulting Ireland

	BSc (Hons), MSc, PIEMA, MIEEnvSc	
Biodiversity	Michael Bailey MCIEEM, CEcol. Jake Matthews BSc (Hons) MSc.	SLR Consulting Ireland
Land, Soils and Geology	Dr Peter Glanville BA, MSc, PhD, IQUA, IRLOGI, IGI Nikolina Bozinovic BSc., MSc.	SLR Consulting Ireland
Water	Dominica Baird (Hydrogeology) BSc., MSc., CGeol, EurGeol. Peter Glanville (Hydrology) BA, MSc, PhD, IQUA, IRLOGI, IGI Michelle Sherry BSc.	SLR Consulting Ireland
Air Quality	Rachel McHale BSc. MIAQM MIES	SLR Consulting Ireland
Climate	Lynn Hassett BSc (Hons), MSc, PIEMA	SLR Consulting Ireland
Noise	Ronan Murphy BSc MIOA	SLR Consulting Ireland
Material Assets	Lynn Hassett BSc (Hons), MSc, PIEMA, MIEEnvSc	SLR Consulting Ireland
Cultural Heritage	Dr Charles Mount MA PhD. Dip. EIA & SEA Mgmt., MIAI	Consultant Archaeologist
Landscape	Anne Merkle Dipl. Ing (FH) MILI Conor Nyland BSc (Hons) Saif Hidayat BSc (Hons)	SLR Consulting Ireland
Roads and Traffic	Aly Gleeson BSc (Hons) MEng (Hons) MBA RSA Cert CEng FIEI Antonios Papadakis MSc, MIEI	PMCE Consultants
Interactions	Lynn Hassett BSc (Hons), MSc, PIEMA, MIEEnvSc	SLR Consulting Ireland
Mitigation & Monitoring	Lynn Hassett BSc (Hons), MSc, PIEMA, MIEEnvSc	SLR Consulting Ireland
Co-ordination of EIA	Shane McDermott BSc (Hons) MSCSI MRICS Lynn Hassett BSc (Hons), MSc, PIEMA, MIEEnvSc	SLR Consulting Ireland

1.65 Each contributor has been fully briefed about the development proposal and the background to it. They have visited and inspected the application site and surrounding area and have

familiarised themselves with the local environment. Each contributor is considered to have the necessary competence, experience, expertise and knowledge required to prepare the EIAR chapter in respect of their specialist topic.

- 1.66 BD Flood Unlimited Company has also provided detailed background knowledge of the site, details of site operations and records of ongoing baseline survey information. Company representatives have also undertaken a review of this EIAR.

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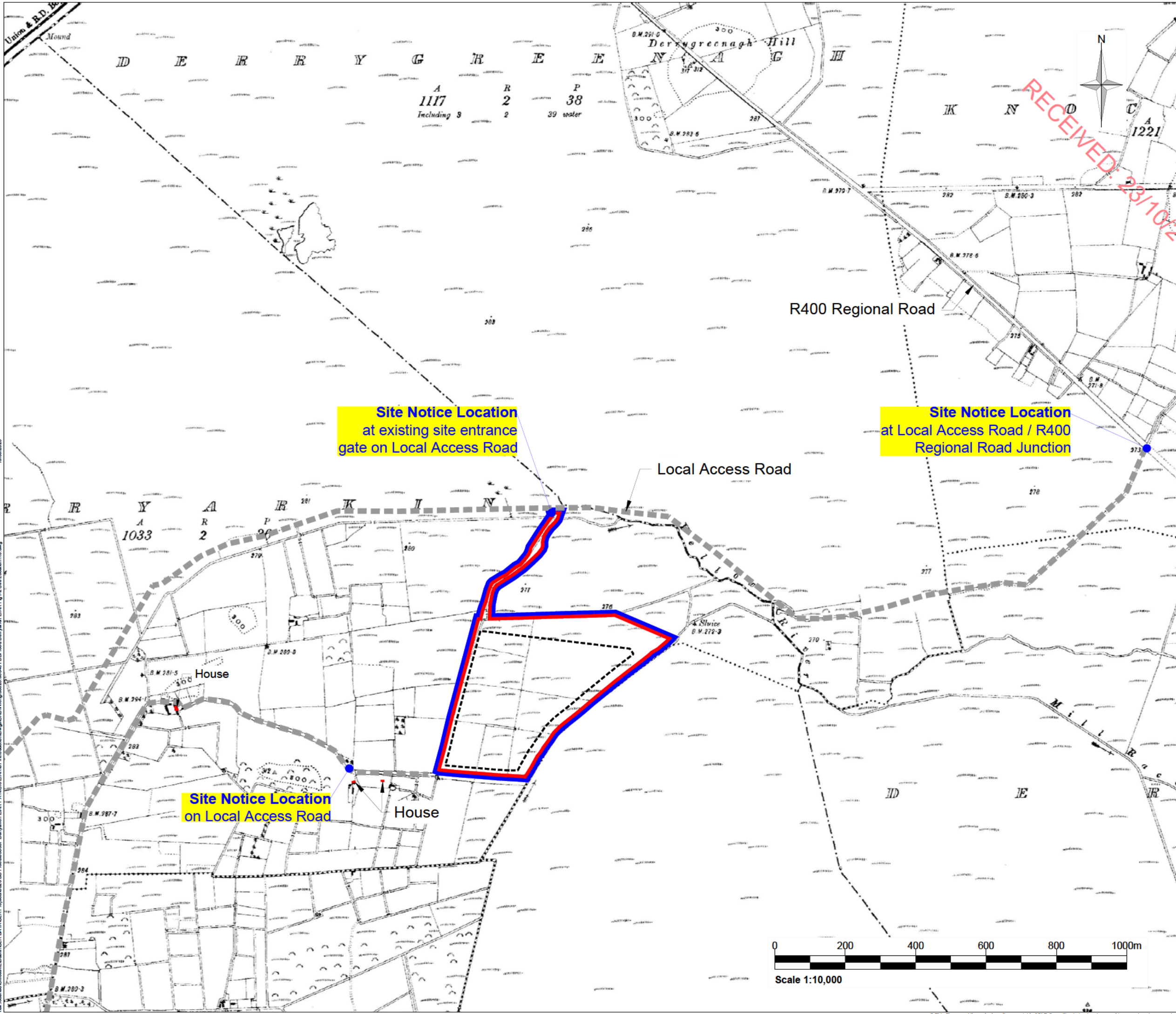
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Figures

Figure 1-1: Site Location Map

Figure 1-2: Site Location and Site Notice Map

Figure 1-3: Site Location and Site Notice Map



Notes:
 Tailte Éireann OSI Mapping 5,000 scale - sheet no.'s 3180 & 3181

- Legend:
- Applicant Land Interest Boundary
c. 19.5 hectares
 - Proposed Planning Application Area
c. 19.5 hectares
 - Proposed Sand and Gravel Extraction Area
c. 11.7 hectares

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Rev	Amendments	Date	By	Chk	Auth



Client
 BD Flood Unlimited Company

Project
 Proposed Sand and Gravel Development at Derryarkin, Co. Offaly

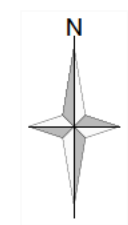
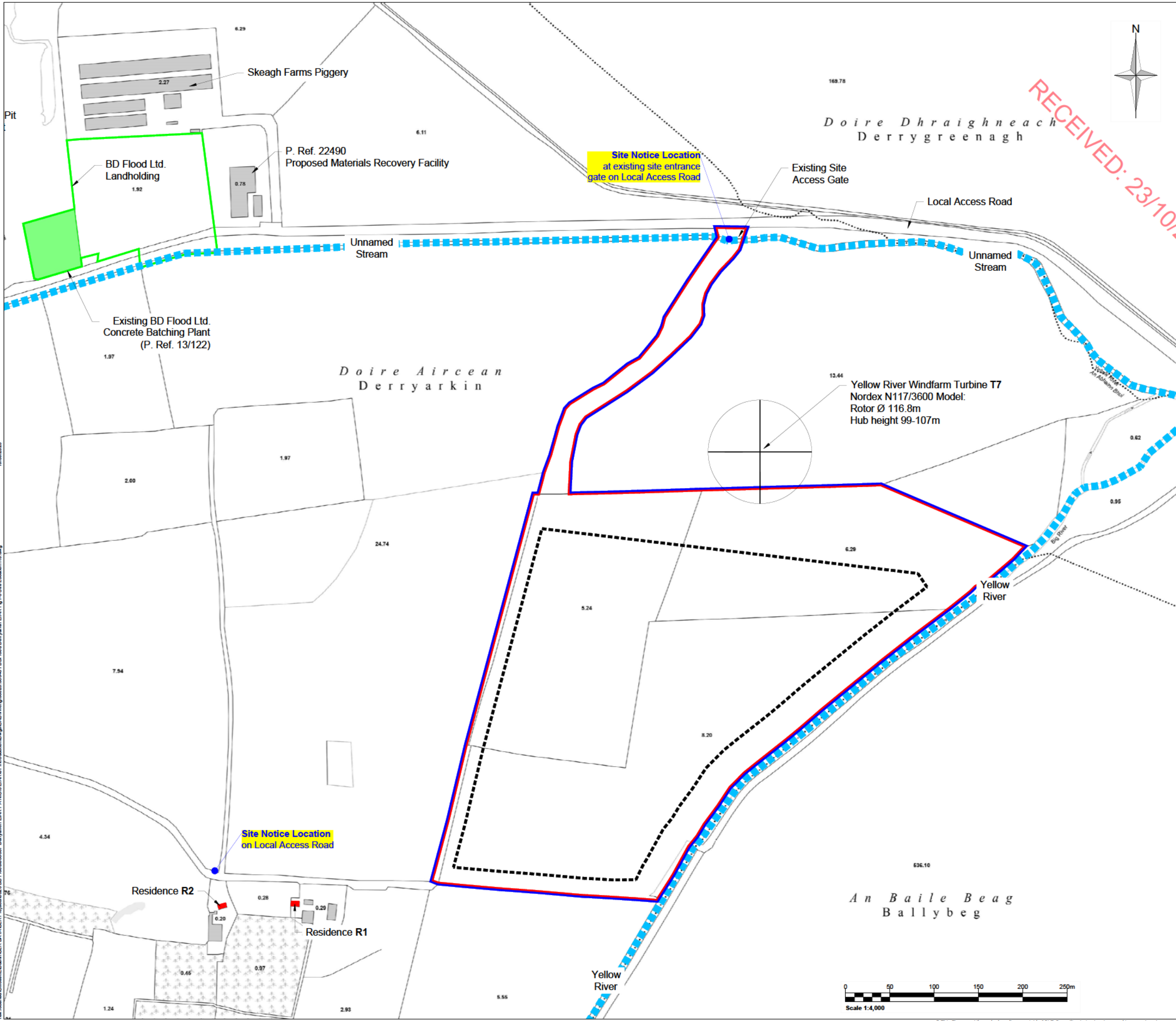
Figure Title
 Site Layout Map

Scale: 1:10,000 @ A3 SLR Project No. 501.00023.065461

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Date 01/25	Date 01/25	Date 09/25	Date 09/25

Figure Number: Figure 1-2 Rev: 0





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Notes:
 Tailte Éireann OSI Mapping 5,000 scale - sheet no.'s 3180 & 3181

Legend:

- Applicant Land Interest Boundary c. 19.5 hectares
- Proposed Planning Application Area c. 19.5 hectares
- Proposed Sand and Gravel Extraction Area c. 11.7 hectares
- BD Flood Ltd. Land Interest Boundary 2.5 hectares
- Existing BD Flood Ltd. Concrete Batching Facility (P. Ref. 13/122)
- Surface Water Features (Yellow River / Unnamed Stream)
- Residential Property Locations

Rev	Amendments	Date	By	Chk	Auth



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Client
BD Flood Unlimited Company

Project
Proposed Sand and Gravel Development at Derryarkin, Co. Offaly

Figure Title
Site Location Map

Scale
1:4,000 @ A3 SLR Project No.
501.00023.065461

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Appendices

Appendix 1-A: BD Flood Environmental Management

Environmental Management Certification (NSAI 14001)

Environmental Policy

Appendix 1-B: Consultee Responses

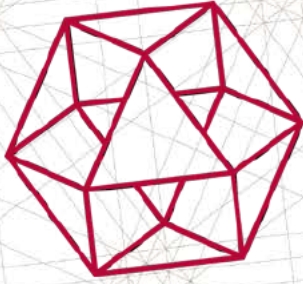
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Appendix 1-A

BD Flood Environmental Management

Environmental Management Certification (NSAI 14001)

Environmental Policy



NSAI

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Certificate of Registration of Environmental Management System to I.S. EN ISO 14001:2015 **Flood Flooring t/a Flood Precast**

Hilltown
Oldcastle
Co. Meath
Ireland

NSAI certifies that the aforementioned company has been assessed and deemed to comply with the provisions of the standard referred to above in respect of:-

The manufacture of precast concrete products

Approved by: **Stewart Hickey**
Head - Business Excellence, NSAI



Registration Number: 14.0675
Original Registration: 16 August 2013
Last amended on: 15 June 2022
Valid from: 15 June 2022
Remains valid to: 15 August 2025

This certificate remains valid on condition that the Approved Environmental Management System is maintained in an adequate and efficacious manner. NSAI is a partner of IQNet – the international certification network (www.iqnet-certification.com)



All valid certifications are listed on NSAI's website – www.n Sai.ie. The continued validity of this certificate may be verified under "Certified Company Search"



NSAI (National Standards Authority of Ireland), 1 Swift Square, Northwood, Santry, Dublin 9, Ireland T +353 1 807 3800 E: info@nsai.ie www.n Sai.ie

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ENVIRONMENTAL POLICY

BD Flood.

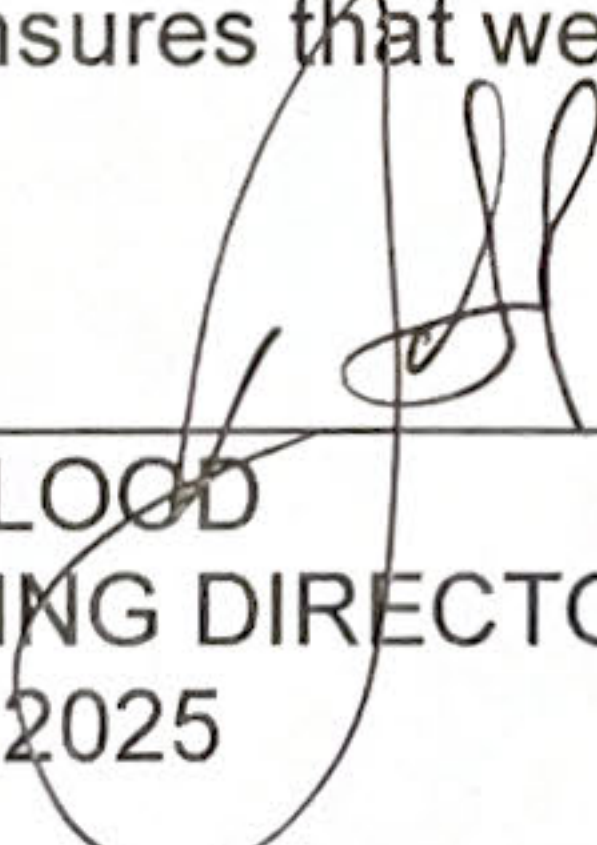
Is a provider of natural aggregates and construction materials operating at Murrens Quarry, Hilltown, Oldcastle, Co. Meath.

We recognise that each activity, product and service that we provide has a potential impact on the environment and the local community. Our objective is to minimize the environmental impacts and where practicable provide environmental benefit.

The company is committed to compliance with existing legislation, prevention of pollution and continuous improvement of environmental management.

To ensure that environmental impacts are controlled and minimized and that our objectives & commitments are achieved we have established and will maintain an Environmental Management System.

This system is part of the overall management system for the site and will enable us to provide materials and services to society in a manner which ensures that we meet our environmental obligations.



JOHN FLOOD
MANAGING DIRECTOR
January 2025

DATE 6/1/25

OLDCASTLE • LAVEY • KELLS • CROOKEDWOOD • MULLINGAR • DRUMLISH • KNOCKMANT • RHODE

Certified to ISO 9001 standard quality management systems, CE mark construction product registration, and EN 206 product standard.

Directors: John Flood, Catherine Flood, Tom Gallagher, Registered in Ireland No. 30473



Appendix 1-B
Consultee Responses

RECEIVED: 23/10/2025



RECEIVED: 23/10/2025

Our Ref: **G Pre000282025** (*Please quote in all related correspondence*)

7 March 2025

Shane McDermott
SLR Consulting Ireland
7 Dundrum Business Park
Windy Arbour
Dublin
D14 N2Y7

Via email: smcdermott@slrconsulting.com

Re: Pre-Planning Consultation on Proposed New Sand & Gravel Pit Development in Derryarkin townland, Rhodes, County Offaly

A Chara

I refer to correspondence received in connection with the above.

Outlined below are archaeological observations/recommendations of the Department.

The Department has reviewed the pre-planning documents and notes that it is proposed to carry out a detailed Archaeological Impact Assessment (AIA) and Architectural Heritage Assessment as part of the Planning Application and Environmental Impact Assessment Report to assess the potential impacts, if any, on the cultural heritage of the area. Where required, mitigation measures will be specified within the Environmental Impact Assessment Report and implemented by the operator.

It is noted that the overall proposed development is large in scale and lies in proximity/within a peatland environment that has been previously found to contain a high concentration of recorded and previously unrecorded archaeological features and deposits.

Given the scale, extent and location of the proposed development it is possible that subsurface archaeological remains could be encountered during the construction phases that involve ground disturbance.

In line with national policy, see Section 3.6 of the “Frameworks and Principles for the Protection of the Archaeological Heritage” (1999), the Department recommends that an Archaeological Impact Assessment, as outlined below, should be prepared to assess any impact on archaeological remains within the proposed development site. This assessment should be submitted with the Planning Application. This will enable the Planning Authority and the Department to prepare an appropriate archaeological recommendation before a planning decision is taken.



RECEIVED: 23/10/2025

manager.dau@npws.gov.ie

Shirley O'Shea



RECEIVED: 23/10/2025

Our Ref: G Pre00028/2025
(Please quote in all related correspondence)

18th March 2025

Shane McDermott
SLR Consulting Ireland
7 Dundrum Business Park
Windy Arbour
Dublin
D14 N2Y7

Via email: smcdermott@slrconsulting.com

Proposed Development: Pre-Planning Consultation on Proposed New Sand & Gravel Pit development at Derryarkin townland, Rhodes.

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Nature Conservation

The following observations are made by the Department in its role as a prescribed body under planning legislation and as the authority with overarching responsibility for nature conservation and the nature directives (i.e. the Birds and Habitats Directives) and wider biodiversity.

These observations are intended to assist you in meeting the obligations that may arise in relation to European sites, other nature conservation sites, and biodiversity and environmental protection in general in the context of the current application. The observations are not exhaustive, and are made without prejudice to any recommendation that may be made by this Department in the future. Data collected and surveys carried out in connection with this proposed development may raise other issues that have not been considered here.

Aonad na nIarratas ar Fhorbairt

Development Applications Unit

Oifigi an Rialtais

Government Offices

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90



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The National Parks and Wildlife Service (NPWS) website has recently been updated and should be consulted with regard to the impact of planning and development on nature conservation. The following link gives extensive details on the standards and content that NPWS expects from applications.

<https://www.npws.ie/development%20consultations>

Hydrology/Hydrogeology

The Department notes an AA Screening will be completed for the proposed development. The Department welcomes the inclusion of a hydrological/hydrogeological assessment, and recommends a conceptual site model is completed for this, with particular regards to European sites within the hydrological and hydrogeological zone of influence of the proposed development. Consideration must be given to the hydrogeological connectivity between the proposed development site and Natura sites. Any adverse impacts on groundwater could negatively affect the site specific conservation objectives (SSCOs) for Natura 2000 sites.

The AA Screening should assess the proposed development, on its own and in combination with other plans or projects, and include a scientific examination of evidence and data to identify and assess the implications of the proposed development for any European sites in view of the conservation objectives of those sites. There can be no lacunae or unknowns in the NIS, because it is not appropriate for the details of proposed mitigation measures to be agreed post consent. The detail of any proposed mitigation measure must be available as part of the assessment and prior to any decision in relation to the application.

Ballybeg Bog

Ballybeg Bog is adjacent to the proposed development. This bog is being rehabilitated by Bord Na Móna under the Peatlands Climate Action Scheme (PCAS). Consideration to rare and protected flora and fauna species that can be found in Ballybeg Bog must be included in the EIAR, particularly in relation to:

- disturbance/displacement impacts
- air quality impacts
- hydrology/hydrogeology impacts

Ecological assessment should be carried within the red line boundary and include buffer zones on either side to assess impacts on habitats and protected species present.

Ecological Survey

With regard to scoping for an EIAR for a proposed development, in order to assess impacts on biodiversity, fauna, flora and habitats, surveys of the proposed development site should be carried out, including the route of any access roads, construction compounds etc. to survey the habitats and species present. Any improvement or reinforcement works required for access and transport anywhere along any proposed route(s) should be included in the EIAR and subjected to ecological impact assessment with the inclusion of mitigation measures, as appropriate. Where ex-situ impacts are possible survey work may be required outside of the development sites.

Surveys should be carried out by suitably qualified persons at an appropriate time of the year depending on the species being surveyed for. The EIAR should include the results of the surveys, and detail the survey methodology and timing of such surveys. It is expected by this Department that in any survey methodology used that best practice will be adhered to and if necessary non Irish methodology adapted for the Irish situation. The EIAR should cover the whole project, including construction, operation and, if applicable,

.....



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restoration or decommissioning phases. Alternatives examined should also be included in the EIAR. Inland Fisheries Ireland should be consulted with regard to fish species if applicable.

Impact assessment

The impact of the development on the flora, fauna and habitats present should be assessed. In particular, the impact of the proposed development should be assessed, where applicable, with regard to:

- Natura 2000 sites, i.e. Special Areas of Conservation (SAC) designated under the EC Habitats Directive (Council Directive 92/43/EEC) and Special Protection Areas (SPA) designated under the EC Birds Directive (Directive 2009/147 EC),
- Other designated sites, or sites proposed for designation, such as Natural Heritage Areas and proposed Natural Heritage Areas, Nature Reserves and Refuges for Fauna or Flora, designated under the Wildlife Acts 1976 to 2024,
- Species protected under the Wildlife Acts,
- '*Protected species and natural habitats*', as defined in the Environmental Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, including Birds Directive – Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur) and Habitats Directive – Annex I habitats, Annex II species and their habitats, and Annex IV species and their breeding sites and resting places (wherever they occur),
- Important bird areas such as those identified by Birdlife International,
- Features of the landscape which are of major importance for wild flora and fauna, such as those with a “stepping stone” and ecological corridors function, as referenced in Article 10 of the Habitats Directive.
- Other habitats of ecological value in a national to local context (such as those identified as locally important biodiversity areas within Local Biodiversity Action Plans and County Development Plans).
- Red data book species,
- and biodiversity in general.

Reference should be made to the Ireland’s 4th National Biodiversity Action Plan 2023-2030, as well as the All Ireland Pollinator Plan 2021-2025.

Any losses of biodiverse habitat associated with this proposed development (including access roads and cabling) such as woodland, scrub, hedgerows and other habitats should be compensated for.

Lighting

Consideration should be given to increased levels of artificial lighting required and the potential impact on all wildlife, particularly nocturnal animals, during construction and operation. A lighting plan for the project should be proposed which incorporates EUROBATS 8, Guidelines for Consideration of Bats in Lighting Projectsⁱ. The Dark Sky Ireland recommendationsⁱⁱ can be used for guidance.



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Alien invasive species

The EIAR should also address the issue of invasive alien plant and animal species, such as Rhododendron (*Rhododendron ponticum*) and Japanese knotweed (*Fallopia japonica*), and detail the methods required to ensure they are not accidentally introduced or spread during construction. Information on alien invasive species in Ireland can be found at <http://invasives.biodiversityireland.ie/>. If species listed on the Third Schedule of non-native species S.I. No. 477/2011 European Communities (Birds and Natural Habitats) Regulations 2011, are identified within the proposed development boundary, an Invasive Species Management Plan (ISMP) will be required.

Hedgerows and protected species

Hedgerows form important wildlife corridors and provide areas for birds to nest in, in addition to the habitat they provide for a range of other species. Hedgerows should be retained where possible. The EIAR should provide an estimate of the length of hedgerow that will be lost, if any. Where trees or hedgerows have to be removed there should be suitable planting of native species to replace any lost. Hedgerows and trees should not be removed during breeding bird nesting season (i.e. March 1st to August 31st).

Bird surveys

Survey methodologies should follow best practice and if necessary be modified to reflect the Irish situation. Two full years of bird surveys is considered to be minimum required. However, data must be sufficient to support conclusions and this may require substantially more survey work over longer periods of time. When survey results are being presented in an EIAR it is important that best practice is followed and that the full survey methodology as well as raw data, including dates and times are detailed. Furthermore, it is expected that bird survey data should be presented in context and records should be supported by basic environmental data such as hourly estimates of visibility, glare arcs, cloud cover and precipitation during Vantage Point / walk over survey periods. Results for species need to be referenced back to the overall local, regional, national and European populations and their dynamics as, in some cases even a small risk to a population of a species could be considered significant. The Department would expect both wintering and breeding bird surveys to be carried out following best practice guidance, and would recommend including areas within 300m of the proposed development site.

Otter

Otters, along with their breeding and resting places, are protected under provisions of the Wildlife Acts 1976 to 2024. Otters have additional protection because of their inclusion in Annex II and Annex IV of the Habitats Directive 92/43/EEC, which is transposed into Irish law by the European Union (Birds and Natural Habitats) Regulations 2011 to 2021 (S.I. No. 477 of 2011). The proposed development borders the Yellow River. The Department recommends the carrying out of an otter survey in winter/early spring. This period is considered optimal for surveys given a greater propensity for otter marking (pre-breeding) and a higher likelihood of sign detection due to decreased vegetation cover. Collection of otter spraint for DNA analysis to allow the estimation of the otter population along the adjacent waterbodies should be considered. Any holts/couches identified, are protected under the provisions of Regulation 51 of the European Communities (Birds and Natural Habitats) Regulations 2011-2021. Damage to such sites can only occur if a derogation licence under Regulation 54 of the European



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Communities (Birds and Natural Habitats) Regulations 2011-2021 is obtained. It is important to be aware of European and Irish jurisprudence where this has implications for interpretation and application of certain aspects of the directives and of national legislation, and where this updates aspects of associated guidance or circulars. In particular, the judgement of the European Court of Justice Hellfire Massey Judgement should be consulted.

[REDACTED]

Bats

Bat species are protected under the Wildlife Acts and listed on Annex II and Annex IV of the Habitats Directive. Bat roosts may also be present in trees and other structures within the proposed development. Detailed information on survey types, methods, and bat roosting potential must be provided, following best practice guidelines¹. Commuting and foraging routes for local bat species must also be considered.

Licences

Where there are impacts on protected species and their habitats, resting or breeding places, licenses may be required under the Wildlife Acts or derogations under the Habitats Regulations. In particular bats and otters are strictly protected under annex IV of the Habitats Directive. Guidance on the "Strict Protection of Certain Animal and Plant Species under the Habitats Directive in Ireland" can be found on the Departmental web site²³.

The planning authority will be required to take account of species protected under sections 21, 22 and 23 of the Wildlife Acts if there are any impacts on other protected species or their resting or breeding places, such as on protected plants, badger setts or birds' nests. They will also need to be cognisant of article 5 (d) of the Birds Directive. For that reason, vegetation, including hedges and trees, should not be removed during the nesting season (i.e. March 1st to August 31st). They will also need to be cognisant of article 5 (d) of the Birds Directive.

In order to apply for any such derogations as mentioned above the results of a survey should be submitted to the National Parks and Wildlife Service of this Department. Such surveys are to be carried out by appropriately qualified person/s at an appropriate time

¹ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

² EUROBATS 8 Guidelines for consideration of bats in lighting projects
https://www.researchgate.net/publication/328306660_Guidelines_for_consideration_of_bats_in_lighting_projects

³Dark Sky Ireland Guidelines - Our vision and policy on reducing light pollution in Ireland
https://www.darksy.ie/wp-content/uploads/2020/04/BestPracticesInPublicLighting_BEspey2020.pdf



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of the year. Details of survey methodology should also be provided. Such licences should be applied for in advance of planning to avoid delays and in case project modifications are necessary.

Should this survey work take place well before construction commences, it is recommended that an ecological survey of the development site should take place immediately prior to construction to ensure no significant change in the baseline ecological survey has occurred. If there has been any significant change mitigation may require amendment and where a licence has expired, there will be a need for new licence applications for protected species.

You are requested to send further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Simon Dolan
Development Applications Unit
Administration

From: [INFO](#)

Sent on: 05 February 2025 15:41:38

To: [Shane McDermott](#)

Subject: TII25-130132 - EIAR Scoping Request Derryarkin S&G Development Offaly.

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RECEIVED: 23/1/2025

Dear Mr. McDermott,

Thank you for your email of 22 January 2025 in relation to the above. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official national road and light rail policy and guidelines including Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications.

Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national roads networks.

The project promoter should have regard, inter alia, to the following:

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 it is recommended as appropriate that the national road and light rail networks be recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads:** Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) available at <https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/>
- **TII Publications:** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, TII sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>

Any Greenway and National Cycle Network Plan (NCN) proposals in the vicinity of the proposal or haul route, consultation with the local authority's internal project and/or design staff is recommended.

In addition, the EIAR should have regard to, inter alia, the following:

National Road Network:

- TII would be specifically concerned with the potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development,
- Consultations should be had with the relevant local authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes,
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard for any potential cumulative impacts,
- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

TII Publications:

- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) should be referred to in relation to the proposed development with potential impacts on the national road

network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines which addresses requirements for sub-threshold TTA,

- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required.

TII environmental assessment guidance:

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014),
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)),

Haul routes utilising the national road network:

- Elements of the national road network are operated and managed by a combination of Public-Private Partnerships (PPP) Concessions, Motorway Maintenance and Renewal Contractors (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.
- Separate structure approvals/permits and other licences and works specific deeds of indemnity may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant local authorities, PPP concessions and MMaRC may also be required.
- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight load. Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practise.

I trust that the above comments are of use in your EIAR preparation.

Yours sincerely,

Rachel Begley
Regulatory & Administration Executive
Transport Infrastructure Ireland



From: Shane McDermott
Sent: Wednesday 22 January 2025 12:47
To: Landuse Planning
Subject: BD Flood / TII Consultation / Derryarkin S&G Development

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Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street, Dublin 8
D08 DK10

Dear Consultee,

Please find enclosed a pre-planning consultation document on behalf of BD Flood who intend to apply for planning permission (with EIAR / AA) for a proposed new sand and gravel pit development at Derryarkin, Rhodes, Co. Offaly.

Should you wish to provide any feedback, could we ask you please do so before **28 February 2025** where possible, by return email or by post to:

Shane McDermott
SLR Consulting Ireland
7 Dundrum Business Park
Windy Arbour
Dublin
D14 N2Y7

RECEIVED: 23/10/2025

Thank you for your time, and if you require any further information, please don't hesitate to contact me.

Kind regards,

Shane McDermott
Technical Director--Environmental & Social Impact Assessment

O [+353 1 296 4667](tel:+35312964667)
E smcdermott@slrconsulting.com

SLR Consulting Ireland
7 Dundrum Business Park, Windy Arbour, Dublin, Ireland D14 N2Y7



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bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

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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 pholasáí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílím 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.

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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>

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RECEIVED: 23/10/2023



RECEIVED: 29/10/2025

Shane McDermott
SLR Consulting Ireland
7 Dundrum Business Park
Windy Arbour, D14 N2Y7

29 January 2025

Re: Proposed Derryarkin sand and gravel pit development, Rhodes, Co Offaly
Your Ref: 501.065657.00001
Our Ref: 25/14

Dear Shane,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and interpretation and gather various data for that purpose. Please see our [website](#) for data availability.

With reference to your email received on the 22 January 2025, concerning the proposed Derryarkin sand and gravel pit development, Rhodes, Co Offaly, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access 'Data and Maps' [Data & Maps \(gsi.ie\)](#) on our 'Geoscience for planning' webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset's metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [[Data by Environmental Assessment and Planning Topic \(gsi.ie\)](#)], where you will find our data arranged by environmental assessment topic as illustrated below:

<p>Land and soils</p> <p><i>Soil</i></p> <ul style="list-style-type: none"> • Subsoils (Quaternary Geology) • Tellus Geochemistry • Geotechnical <p><i>Geology</i></p> <ul style="list-style-type: none"> • Bedrock • Geophysics • Bedrock & Quaternary 3D 	<p>Water</p> <p><i>Groundwater</i></p> <ul style="list-style-type: none"> • Aquifers GW vulnerability, GWPSs (GWPPs) <p><i>Surface water</i></p> <ul style="list-style-type: none"> • Tellus Geochemistry <p><i>Estuarine & marine waters</i></p> <ul style="list-style-type: none"> • Marine and coastal <p><i>Flooding</i></p> <ul style="list-style-type: none"> • GWClimate • Karst 	<p>Climate Change</p> <p><i>Carbon accounting / Carbon balance</i></p> <ul style="list-style-type: none"> • Geothermal • Carbon capture and storage <p><i>Climate change trends</i></p> <ul style="list-style-type: none"> • National coastal change assessment
<p>Cultural Heritage</p> <p><i>Archaeology</i></p> <ul style="list-style-type: none"> • Cherish <p><i>Underwater Archaeology</i></p> <ul style="list-style-type: none"> • Shipwrecks 	<p>Material Assets</p> <p><i>Built Services</i></p> <ul style="list-style-type: none"> • Natural resources (Minerals & Aggregates) • Active quarries 	<p>The Landscape</p> <p><i>Landscape Appearance & Character</i></p> <ul style="list-style-type: none"> • Physiographic units <p><i>Historical landscapes</i></p> <ul style="list-style-type: none"> • Historic mines
<p>Other Relevant Data</p>		
<p><i>Natural (Geo) hazards</i></p> <ul style="list-style-type: none"> • Landslide Susceptibility Mapping • Groundwater flooding • Coastal vulnerability • Subsidence • Radon 	<p><i>Natural heritage</i></p> <ul style="list-style-type: none"> • Geoheritage (County Geological Sites) • Dimension Stone/Stone Built Ireland 	



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Other Comments

Geological Survey Ireland would request that the operator might assist our geological heritage goals with the following (and ideally this would be written into the restoration / closure plan) and be included as a condition of planning as deemed appropriate by the planning authority:

1. Allowing access to quarry faces by appropriate scientists (upon request and with due regards to Health and Safety requirements) during quarrying to check for interesting new stratigraphies / relationships as they might become exposed and to establish if the quarry site is worthy of recognition post extraction and through aftercare/restoration planning.
2. If deemed appropriate in (1) above, leaving a representative section of the quarry face at the end of the quarry life or inclusion of information panels to promote the geology to the public or develop tourism or educational resources if appropriate depending on the future use of the site. Natural exposures are few, or deeply weathered, this measure would permit on-going improvement of geological knowledge of the subsurface.

The Geoheritage Programme tries to promote a partnership between geological heritage and active quarrying, with such measures as those outlined in the 'Geological Heritage Guidelines for the Extractive Industry', which can be downloaded [here](#). This document, written in association with Irish Concrete Federation, acts as a comprehensive guide in the sustainable extraction of natural resources while preserving the geological heritage of Ireland.

If we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Dr. Clare Glanville
Senior Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

Trish Smullen
Geologist
Geoheritage and Planning Programme
Geological Survey Ireland

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.

Development Description:

Proposed New Sand & Gravel Pit Development.

Uisce Éireann has received your Environmental Impact Assessment (EIA) scoping request and has the following comments.

All potential impacts arising from the development proposal on Uisce Éireann's abstraction points must be identified and addressed in the EIAR. This includes the Trim, Staleen and Navan Public Water Supplies which abstract from the River Boyne, with the closest abstraction point located 50 km downstream of the proposed development. Any other surface water or groundwater abstraction points where a potential hydrological and hydrogeological pathway exists should also be considered. The EIAR must include and consider all direct, indirect and cumulative effects on the abstraction points.

Further to this, the potential impacts arising from run off and hydrocarbon during construction, operational and decommissioning phases should be addressed to include mitigations against contaminants entering groundwater and surface waters via hydrological and hydrogeological pathways.

In addition to the specific items outlined above please note the following aspects of water & wastewater services which should be considered in the scope of an EIAR where relevant.

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the

development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.

- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity to your site. These mitigations should be included in the environmental management plan and incident response plan.
- d) Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network. The PCE should be submitted to Uisce Éireann well in advance of lodging your application. Lodging a COF with your planning application helps avoid delays in the consenting process.
- f) The applicant shall identify any upgrading of water & wastewater services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to stop surface waters from combined sewers. Uisce Éireann does not permit surface waters into our sewer network.

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- i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc including any relocation of assets.
 - j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie
 - k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
 - l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
 - m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
 - n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
 - o) Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards, Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the

applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice. As an applicant you are required to;

- survey the site to determine the exact location of the public assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann. All queries relating to in situ public infrastructure should be directed to diversions@water.ie
 - Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with UÉ Standards & Codes of Practice
- p) Where an existing connection is on place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.
- q) Where new connection(s) are sought, the applicant shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Queries relating to this EIAR scoping request should be directed to planning@water.ie

Dermot Phelan,
Connections Delivery Manager

RECEIVED: 28/10/2025

From: [Noel McGloin](#)
Sent on: 25 April 2025 10:59:56
To: [Shane McDermott](#)
Subject: BD Flood / Inland Fisheries Consultation / Derryarkin S&G Development

You don't often get email from noel.mcglain@fisheriesireland.ie. [Learn why this is important](#)

Dear Sir

Thank you for the opportunity to comment on your proposed EIAR and apologies for the delay in replying.

Inland Fisheries Ireland (IFI) is a Statutory Body established on the 1st of July 2010. Under section 7(1) of the Inland Fisheries Act 2010 (No. 10 of 2010) *the principal function of IFI is the protection, management, and conservation of the inland fisheries resource.* Under section 7(3) of the IFI Act it is stated that *without prejudice to subsection (1), IFI shall in the performance of its functions have regard to (a) the requirements of the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997) and the need for the sustainable development of the inland fisheries resource (including the conservation of fish and other species of fauna and flora habitats and the biodiversity of inland water ecosystems), (h) as far as possible, ensure that its activities are carried out so as to protect the national heritage (within the meaning of the Heritage Act 1995).*

We would ask BD Flood to bear in mind the following regarding your EIAR:

The EU Water Framework Directive (2000/60/EC) that entered into force in December 2000 requires the protection of the ecological status of river catchments – this encompasses water quality and requires the conservation of habitats for ecological communities. One of the primary objectives of the Directive is to establish a framework which prevents further deterioration and protects and enhances the status of aquatic ecosystems. Protection of aquatic ecosystems requires that river systems be protected on a catchment basis.

Article 5 of the 2009 Surface Water Regulations requires that a public authority, in performance of its functions, shall not undertake those functions in a manner that knowingly causes or allows deterioration in the chemical or ecological status of a body of surface water. Also, article 28(2) of the said Regulations states that a surface water body whose status is determined to be less than good shall be restored to at least good status not later than the end of 2015 and any water body of good status should remain at least this status. This application is close to the Yellow River.

The Yellow River is currently at poor status (2024). The river has stocks of Atlantic Salmon, Brown Trout, eels and lamprey.

IFI has the following concerns that should be addressed by the EIAR:

- Details regarding the Yellow River and any local tributaries of same. Most notably the extraction of sand and gravel under the groundwater table.
- Details regarding stormwater from the site and the receiving waters of the Yellow River.
- Details regarding the wastewater from the site.

We look forward to a copy of your EIAR in due course.

Yours faithfully,

Noel McGloin

Noel McGloin
Senior Fisheries Environmental Officer

✉ Noel.McGloin@fisheriesireland.ie • ☎ +353 (0)1 8842 600 • 🌐 www.fisheriesireland.ie • 🏠 D24 CK66



Iascach Intíre Éireann
Inland Fisheries Ireland



beoline / hotline
0818 34 74 24
Oscailte 24 uair an lá / 7 lá in aghaidh na seachtaine
Open 24 hours a day / 7 days a week



Help us protect Ireland's rivers, lakes and coastlines by reporting illegal fishing, water pollution or invasive species. Our confidential phone number is 0818 34 74 24, which is open 24 hours a day / 7 days a week.

To read our Privacy Policy and Email Disclaimer Notice, Please visit www.fisheriesireland.ie

Noel McGloin
Senior Fisheries Environmental Officer

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Iascach Iníre Éireann
Inland Fisheries Ireland



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Oscailte 24 uair an lá / 7 lá in aghaidh na seachtaine
Open 24 hours a day / 7 days a week



Help us protect Ireland's rivers, lakes and coastlines by reporting illegal fishing, water pollution or invasive species.
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To read our Privacy Policy and Email Disclaimer Notice, Please visit www.fisheriesireland.ie

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From: [Lisa Mealiff](#)

Sent on: 18 February 2025 12:06:11

To: [Shane McDermott](#)

Subject: Pre-Planning Consultation on Proposed New Sand & Gravel Pit development at Derryarkin Rhode, Co. Offaly
HSA:0342029

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You don't often get email from lisa_mealiff@hsa.ie. [Learn why this is important](#)

Hi Shane,

The Health and Safety Authority (the Authority), acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015) gives technical advice to the Planning Authority when requested, under regulation 24(2) in relation to:

a. the siting and development of new establishments;

a. modifications to establishments of the type described in Regulation 12(1);

a. new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

Since the above-referenced application appears to be outside the scope of the Regulations, the Authority has no observations to forward.

If you have any queries please contact me.

Kind Regards,

Lisa

Lisa Mealiff
Inspector
COMAH, Chemical Production & Storage
Chemicals & Industrial Products Division

Tel: 01-614 7007
Mobile: 087-360 4442
Email: lisa_mealiff@hsa.ie
Web: www.hsa.ie

Health and Safety Authority,
Block A, 2nd Floor,
Monksland Retail Business Park,
Athlone,
Co. Roscommon, N37 X8N1

An tÚdarás Sláinte agus
Sábháilteachta
Bloc A, An 2ú hUrlár, Páirc
Ghnó
Mhiondíola Fhearann na Manach,
Baile Átha Luain,
Contae Ros Comáin, N37 X8N1



An tÚdarás Sláinte agus Sábháilteachta
Health and Safety Authority

Ár bhFís: Saolta agus fiontair shláintiúla, shábháilte agus tháirgiúla

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National Environmental Health Services
HSE Dublin Mid-Leinster
Health Centre, Arden Road
Tullamore, Co. Offaly R35 HP73
Tel: 05793 59550 Fax: 05793 59565

07/04/2025

Shane McDermott
Technical Director
Environmental & Social Impact Assessment
SLR Consulting Ireland
7 Dundrum Business Park,
Windy Arbour,
Dublin,
Ireland
D14 N2Y7

smcdermott@slrconsulting.com

Re: EIA Scoping Application for the Proposed New Sand & Gravel Pit Development at Derryarkin, Rhodes, Co. Offaly

Dear SLR Consulting Ireland,

Please find enclosed the HSE consultation report in relation to the above proposal.

If you have any queries regarding any of these reports, the initial contact is John Ryan, Principal Environmental Health Officer who will refer your query to the appropriate person.

Environmental Health Report

The EH service response to the proposal is in the attached consultation report.

- The assessment is based solely on an assessment of documentation submitted to this office on 10th March 2025 by SLR Consulting
- This report refers only to those sections of the documents which are relevant to the HSE.

We have made observations and submissions under the following:

- Public Consultation
- Population and Human Health
- Water (Hydrology and Hydrogeology)
- Land and Soils
- Air, Dust and Odour
- Climate Change and Opportunity for Health Gain
- Noise and Vibration

- Waste Management
- Ancillary Facilities
- Cumulative Impacts

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All correspondence or any queries with regard to this report including acknowledgement of this report should be forwarded to John Ryan, Principal Environmental Health Officer.

Yours Sincerely

A handwritten signature in black ink, appearing to read "John Ryan", is written over a horizontal line.

Principal Environmental Health Officer



RECEIVED: 23/10/2025

HSE EIA Scoping
Environmental Health Service Submission Report

Date: 07/04/25

Our reference: EHIS 4699

Report to:

Shane McDermott

Technical Director - Environmental & Social Impact Assessment

E smcdermott@slrconsulting.com

SLR Consulting Ireland

7 Dundrum Business Park, Windy Arbour, Dublin, Ireland D14 N2Y7

Type of Consultation: EIA Scoping

Proposed development: EIA Scoping Application for the Proposed New Sand & Gravel Pit Development at Derryarkin, Rhodes, Co. Offaly

Applicant : BD Flood Unlimited Company Hilltown, Oldcastle, Co. Meath

Details of the application were circulated to the following HSE stakeholders on the 10th March 2025:

- Emergency Planning
- National Capital Estates Office – Regional AND
- Director of National Health Protection
- REO Dublin and Midlands



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Introduction and Proposed site location

Location of proposed site Derryarkin townland, Rhodes, Co. Offaly.
Coordinates of the centre of the site ITM E648950 N736200 Refer to Figures 1 and 2 for site location and layout on the scoping document provided by SLR.

Proposed New Facilities

The application also includes for the ancillary facilities required to serve the development, to include a weighbridge and office to record and monitor the amount of materials being extracted from the site. There is no requirement for any welfare facilities such as canteen or toilet as these facilities are already provided for at the applicant's concrete batching plant nearby.

Proposed Development

The applicant is seeking planning permission for the following development at the application site: • Overall planning application area of c. 18.5 hectares; • Phased extraction of sand and gravel (wet working) over an area of c. 11 hectares with processing that includes crushing and screening and all ancillary works and structures; • Site facilities consisting of mobile aggregate processing plant, weighbridge and office, perimeter vegetation planting and fencing; Access to the site will be via a new priority junction entrance onto the existing unmarked road that serves the existing Kilsaran S&G Pit, BD Flood Concrete Plant and the Skeagh Farms Piggery.

The unmarked road is accessed off the R400 regional road c.1.5km east of the application site; • Progressive restoration of the site to naturally regenerated wildlife habitat and a permanent water body; • The proposed extraction operational period is for 20 years plus 1 year to complete restoration (total duration sought 21 years). The proposed extraction of the sand and gravel will be wet working, (i.e., extraction below the natural groundwater level of the site). Processing of the extracted materials will be carried out on-site to produce a range of aggregates for use by the applicant in the manufacture of concrete at their existing concrete batching facility located c. 600m northwest. No previous planning permissions have been granted on the lands for sand and gravel extraction.

The volume, lateral extent and depth of overburden / sands and gravels for the site have been determined from site investigations. The proposed extraction and processing tasks and activities to be implemented at the site consist of: • removal of the in-situ soils/overburden overlying the sand and gravel; • wet working extraction, i.e., extraction of the sand and gravel materials from beneath the natural water table of the site to a depth of typically from 7m - 10m; • stockpiling of the sand and gravel adjacent to the working extraction area to allow drying of the materials, i.e., to allow water within the extracted materials to percolate back to the



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ground; • movement of the dried stockpile materials to the mobile aggregate processing area; • processing of the aggregates through crushing and screening; and • stockpiling of the graded materials for transportation off site to the existing concrete batching facility (c. 780m west) for use in the production of value added concrete for the local and regional construction market.

Final Restoration Phase

It is stated in the scoping document to final ***“Restoration Phase (Reinstatement to an ecological after-use). The proposed extraction / restoration of the site is proposed on a phased basis. Working in this manner will facilitate the progressive restoration of each area which will generally comprise reinstatement of excavated silt and peat deposits to the extracted areas, the establishment of a permanent water body and allowing peat to naturally regenerate / revegetate over time”***.

Although the planning application includes for the ‘restoration of the site to a mixture of agriculture wildlife vegetation on completion of extraction no finite details or landscaping and restoration plans are included in the EIAR. The proposed restoration scheme envisages that the worked-out area will ultimately be reinstated to a landscaped lake, interspersed with constructed peninsulas, capable of supporting new habitat. In the case *Fowler V Keegan* it was deemed that the large water bodies left behind were a health and safety water hazard. There is a drawing maps provided which are not in great detail on the restoration process or full detailed plans.

The Environmental Management Plan should lay out how the retained habitats will be protected during extraction; how continued management is undertaken post restoration and how the results are monitored to allow management revisions as necessary. This monitoring should be undertaken for the first 5 years after restoration.

Proposed Development Duration

The proposed extraction operational period is for 20 years plus 1 year to complete restoration (total duration sought 21 years).

General Scoping Introduction

The following documents should be taken into consideration when preparing the Environmental Impact Assessment Report:

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment



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https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanála_on_carrying_out_eia_-_august_2018.pdf

- EU publication: Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017
http://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf
- Adoption of the Directive (2014/52/EU) in April 2014 initiated a review of the National Guidance for EIA and the EIAR accompanying a planning application.
- New guidelines can be seen at:

<https://www.epa.ie/publications/monitoring--assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment.php>

The introduction of the new Guidance is supported by a Webinar produced by the EPA and can be found at:

<https://www.youtube.com/embed/ejKVFUztxBY>

Generally the Environmental Impact Assessment should examine all likely significant impacts and provide the following information for each:

- a) Description of the receiving environment
- b) The nature and scale of the impact
- c) An assessment of the significance of the impact
- d) Proposed mitigation measures
- e) Residual impacts

Directive 2014/52/EU has an enhanced requirement to assess likely significant impacts on Population and Human Health. It is the experience of the National Environmental Health Service (NEHS) that impacts on human health are often inadequately assessed in EIAs in Ireland. It is recommended that the wider determinants of health and wellbeing are considered in a proportionate manner when considering the EIA. Guidance on wider determinants of health can be found at www.publichealth.ie

In considering the measures to be employed by the developer to minimise the potential impacts of the proposed development to human health, reference was made by the EHS to the EPA's 'Environmental Management Guidelines on the Environmental Management in the Extractive Industry (Non-Scheduled Minerals) 2006'



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It is recommended that an Environmental Management System (EMS) is put in place, with training of all site staff. There should be on-going review of the effectiveness of the EMS. The EMS should be devised in accordance with international standards such as ISO 14001 2015 and EU EMAS (1993).

In addition to any likely significant negative impacts from the proposed development, any positive likely significant impacts should also be assessed.

This assessment should include the effectiveness of any existing mitigation measures and identify where mitigation should be continued and/or reviewed. The public consultation should include consultation on how the existing quarry might or might not be impacting on local communities.

The HSE will consider the final EIAR accompanying the planning application and will make comments to An Bord Pleanála/Local Planning Authority on the methodology used for assessing the likely significant impacts and the evaluation criteria used in assessing the significance of the impact.

The National Environmental Health Service (NEHS) recommends that the following matters are included and assessed in the EIAR:

- Public Consultation
- Population and Human Health
- Water (Hydrology and Hydrogeology)
- Land and Soils
- Air, Dust and Odour
- Climate Change and Opportunity for Health Gain
- Noise and Vibration
- Waste Management
- Ancillary Facilities
- Cumulative Impacts

Public Consultation

The applicant should consider the appointment of a community liaison officer. Early and meaningful public consultation with the local community should be carried out to ensure all potentially significant impacts have been adequately addressed. All parties affected by the proposed development, including those who may benefit financially from the project, must be fully informed of what the proposal entails especially with regard to potential impacts on surrounding areas. Sensitive receptors and other stake-holders should be identified to ensure all necessary and appropriate mitigation measures are put in place to avoid any complaints about the proposed quarry development in the future.



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Meaningful public consultation, where the local community is fully informed of the proposed development must be undertaken. Members of the public should be given sufficient opportunities to express their views on the proposed development.

The Environmental Impact Assessment Report (EIAR) should clearly demonstrate the link between public consultations and how those consultations have influenced the decision-making process in the EIA. The EIAR should state the period of planning permission sought, the length of time construction estimated, and if it is anticipated that the development will be decommissioned or will continue to operate (following any further planning consent) at the end of this period of planning permission (should permission be granted).

Population Health / human health

The opinion of the National Environmental Health Service (NEHS) is that the assessment of likely significant effects on Population and Human Health should be a proportionate assessment specific to the proposed development and to the Population and Human Health likely to be significantly affected by the proposed development.

If assessment is made of likely significant effects on wider determinants of health or health inequalities, then this should be done in a proportionate manner with a demonstration of a likely significant effect as a direct result of the proposed development.

The preferred methodology for assessing likely significant effects on Population and Human Health is a source, pathway, receptor model; based on emissions through environmental media and population exposure. This approach is supported by the EPA issued National Guidance (known as the EIAR Guidance): Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf

In assessing likely significant effects on Population and Human Health any proposed mitigation measures should be identified. The residual impact should be evaluated against a recognised Health Protection Standard.

Whilst current EIAR guidance recognises the requirement to identify sensitive receptors within the assessment process, it should be clear that this is within a Population Health approach and not an individual person approach.

It is therefore the opinion of the NEHS that a Population Health approach would not consider the likely significant effects on the sensitivity of an individual human receptor, but the sensitivity of the established land use or service provision.

Water (Hydrology and Hydrogeology)

The proposed development has the potential to have a significant impact on the quality of both surface and ground water.



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All drinking water sources, both surface and ground water, must be identified. Public and Group Water Scheme sources and supplies should be identified in addition to any private wells supplying potable water to houses in the vicinity of the proposed development. Measures to ensure that all sources and supplies are protected should be described.

Water monitoring results should be reviewed and where there is indication of contamination or significant dewatering of drinking water supplies additional mitigation should be agreed with the Planning Authority. The effectiveness of the additional mitigation should be verified through a sampling programme. Any wells identified as a drinking water supply and located within 150m of the gravel extraction facility are sampled prior to the commencement of extension works. Sampling parameters should be agreed with the Local Authority. These wells should also be sampled at least biannually during the extraction period and once within the first year following cessation of operations on site to establish if there are any changes in water quality.

The National Environmental Health Service recommends that a walk-over survey of the site is undertaken in addition to a desktop analysis of Geological Survey of Ireland data in order to identify the location of private wells used for drinking water purposes. Any potential significant impacts to drinking water sources should be assessed. Details of bedrock, overburden, vulnerability, groundwater flows, aquifers and catchment areas should be considered when assessing potential impacts and any proposed mitigation measures.

Decommissioning /site restoration

The submission of a Site Restoration Plan, which includes a timeframe for undertaking restoration works, and actual works detail is included as a condition of planning permission, if granted.

To minimise the risk of future water safety issues, consideration be given to an alternative restoration plan for the quarry void involving filling the void and restoring it to agricultural use or as a public amenity.

As a minimum, regard should be had to the guidance issued by the Health and Safety Authority's on 'Quarrying – Trespass, Boundary Fencing and Prevention of Drowning'. To discourage trespassers a barrier of sufficient height and strength should be installed around the perimeter of the proposed water-filled void. Barriers should be inspected regularly and maintained in good condition.

Potential for future health gain from the restoration of the proposed development should be included in the EIAR.



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Assessment of Consideration of Alternatives

The EIAR should consider an assessment of alternatives should be assessed as part of the EIAR.

Noise & Vibration

The potential impacts for noise and vibration from the proposed development on all noise sensitive locations must be clearly identified in the EIAR. The EIAR must also consider the appropriateness and effectiveness of all proposed mitigation measures to minimise noise and vibration. A baseline noise monitoring survey should be undertaken to establish the existing background noise levels. Noise from any existing industry /quarries or any potential sources in the area should not be included as part of the back ground levels.

Air Quality

An air quality assessment should be carried out following procedures described in the publications by the EPA and using the methodology outlined in the guidance documents published by the USEPA. An air dispersion model was created using input data which consisted of information on the physical environment, design details from all emission sources on-site and five full years of meteorological data.

Due to the nature of the construction works, generation of airborne dust has the potential to have significant impacts on sensitive receptors. Day to day activities have the potential to give rise to elevated dust levels if activities associated with extraction, processing, manufacturing of quarry products and transportation of product to market are not managed efficiently. The action of wind over dry ground can lead to particles being carried in the air. Processing can act as a point source of dust as it has the potential to generate dust emissions in a defined location. Aggregate stockpiled at the end of each conveyor attached to the processing plant is also a potential source of dust blow during dry windy conditions. This activity will be undertaken on a daily basis which will results in a slight impact on the air environment within the quarry boundary. Fugitive dust emissions generated during the aggregate processing, screening and stockpiling of material is confined to the zone within the quarry void. Vehicle movements on the internal access/haul roads are a source of dust blow as emissions can increase rapidly in proportion to vehicle speed and traffic volume.

A **Construction Environmental Management Plan (CEMP)** should be included in the EIAR which details dust control and mitigation measures:



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Measures should include:

- Sweeping of hard road surfaces
- Provision of a water bowser on site, regular spraying of haul roads
- Wheel washing facilities at site exit
- Restrict speed on site
- Provide covers to all delivery trucks to minimise dust generation
- Inspect and clean public roads in the vicinity if necessary
- Material stockpiling provided with adequate protection from the wind
- Dust monitoring at the site boundary
- Truck inspection and maintenance plan
- Details of a road maintenance agreement between the operator and the Local Roads Authority to clarify responsibility for the upkeep and repair of access roads during the construction phase of the project.

Ancillary Facilities

The EIAR should include details of the location of all site office, construction compound, fuel storage depot, sanitary accommodation and canteen, wheel washing/ vehicle washing, First Aid facilities, disposal of wastewater and the provision of a potable water supply to the site canteen.

Climate

The EIA should assess factors that contribute to climate change as a result of the development and should identify any mitigation or sustainability measures that can be incorporated into the development.

Cumulative Impacts

All existing or proposed Quarries/ industry or developments/housing in the vicinity should be clearly identified in the EIAR. The impact on sensitive receptors of the proposed development combined with any other developments in the vicinity should be considered. The EIAR should include a detailed assessment of any likely significant cumulative impacts of the new proposed Quarry application.

Eve Smith

Oifigeach Sláinte Comhshaoil | Environmental Health Officer

Environment/Climate Change, Network Support Unit (NSU)

* All correspondence or any queries with regard to this report including acknowledgement of this report should be forwarded to: **John Ryan, Principal Environmental Health Officer National Environmental Health Service St. Fintan's Health Campus, Dublin Road, Portlaoise, Co. Laois R32 YFW6**

From: [DialBeforeYouDig \(ESB Networks\)](#)
Sent on: 23 January 2025 10:56:11
To: [Lynn Hassett](#)
CC: [Shane McDermott](#)
Subject: Electrical Network Information Request Reference No: 20250123-032_A0
Attachments: 20250123-032_A0.pdf (493.2 KB), 20250123-032-001_A0.pdf (460.9 KB), ESB Construction Safety 28th 11.40.pdf (803.21 KB)

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ESB Networks Reference: 20250123-032_A0

To Whom it May Concern,

Thank you for your recent enquiry regarding the location of ESB electrical network. Please find notice below of documentation which must be reviewed carefully in advance of site works at the requested location.

- Attached PDF map(s) of requested location.
- ESB Networks “Code of Practice for Avoiding Danger From Overhead Electricity Lines”.
 - [ESB Networks Code of Practice for Avoiding Danger from Overhead Electricity Lines](#)
- H.S.A. Code of Practice for Avoiding Danger from Underground Services
 - https://www.hsa.ie/eng/publications_and_forms/publications/construction/cop_avoiding_danger_from_underground_services_.pdf

ESB Networks ‘Safe Construction and the Electricity Network’.

- [safe-construction-with-electricity-new.pdf \(esbnetworks.ie\)](#)

- ESB Networks ‘How You Can Avoid Hitting Electrical Cables When Digging and Drilling’

[how-you-can-avoid-hitting-electrical-cables-when-digging-and-drilling-v2.0.pdf \(esbnetworks.ie\)](#)

Please fully read the contents of this e-mail and all attached or referenced Documentation carefully before you proceed.

The attached PDF map(s) indicate the approximate location of ESB Networks underground (UG) cables and overhead (OH) lines. ESB Networks makes no representation that the maps accurately show the location of ESB Networks cables and lines.

ESB Networks has issued this map as a PDF document. If printing a paper version of this map and to maintain a clear and correct representation of the electrical network information, it must be ensured that

- (1) It has been printed in colour to fit the page size that has been indicated within each PDF document (The PDF document indicates if the map should be printed on either of A4, A3, A2, A1, A0).
- (2) Each of the colours indicated on the colour code legend (incorporated in the PDF document) are clear and distinct from each other.

Please note that there are High Voltage Overhead Lines and Underground Cables in the area concerned. If you intend working or undertaking development within an 80 meter corridor of the overhead lines or in the direct vicinity of the underground cables you must immediately contact 1800 372 757 to agree safe working procedures and necessary clearances between the lines and the development in advance of any excavation.

It is essential before excavating in the vicinity of ESB Networks cables that you fully understand and comply with the requirements of the H.S.A. Code of Practice for Avoiding Danger from Underground Services and that you contact ESB Networks. If works don't commence before or continue beyond 6 weeks following the date of

issue, then you must obtain an updated map. Each new job requires a new map. It is imperative that before any works commence you first locate and trace the routes of all electricity cables by using appropriate locator equipment (in both power and radio modes). Before using a mechanical excavator, ONLY MANUAL means should be employed to prove the location of ESB Networks cables. Even where manual excavation is used, extreme caution must always be exercised, as failure to do so could result in serious injury or electrocution. Under no circumstances should iron bars be used during manual excavation. Careful hand digging of trial holes should be carried out for accurate cable location and prior to using a mechanical excavator in the vicinity of electricity cables.

As outlined in the H.S.A. Code of Practice for Avoiding Danger from Underground Services, if an electricity cable suffers any impact or any damage, however slight, the incident must be reported to ESB Networks at 1800 372 999 without any undue delay. Please note that, if during excavation, damage or interference occurs to our cables, causing damage to any property, injury or death to any person or loss of supply to any customers, ESB Networks may at its discretion serve a Notification to Stop Work, and notify the Health and Safety Authority immediately. The user will also be liable to reimburse ESB Networks on a full indemnity basis, the full costs, expenses and damages arising (directly or indirectly) as a result.

ESB Networks will extend every reasonable assistance in indicating the route of the cables and arrangements can be made by contacting ESB Networks at 1800 372 757. ESB Networks cannot, however, accept responsibility for the absence or incorrect position of any particular cable on ESB Networks records and drawings supplied. Please note that a charge may be made where a movement of networks is required, and/or where ESB Networks provide staff outside of normal working hours.

Please ensure that all contractors and their personnel involved in excavations have been furnished with this map.

In the event that you have any issues of concern please do not hesitate to contact dig@esb.ie

Kind regards,

Dial Before You Dig Service

From: Lynn Hassett <lhassett@slrconsulting.com>
Sent: Tuesday 21 January 2025 13:57
To: DialBeforeYouDig (ESB Networks) <dig@esb.ie>
Cc: Shane McDermott <smcdermott@slrconsulting.com>
Subject: ESB Infrastructure Information Request: Derryarkin, Co. Offaly (Derryarkin Townland)

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, Do NOT Click any links or Open any attachments if you were not expecting them.

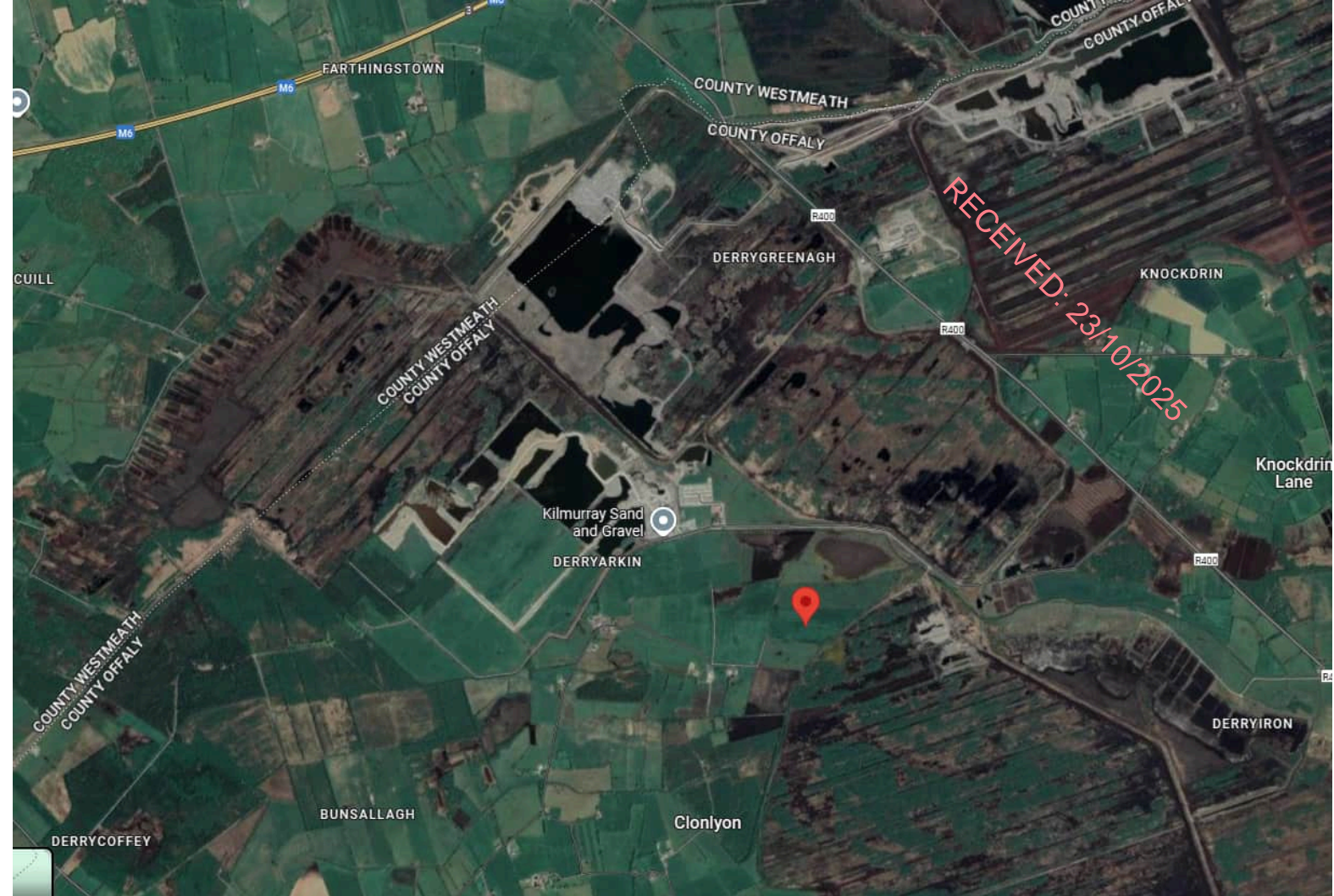
Dear Sirs

Please may I request mapping in relation to a potential area of dig at Derryarkin, Co. Offaly, the nearest property Eircode is R35 E125

Geographic co-ordinates of central area of interest 53°22'26.3"N 7°15'49.1"W

Information will be most gratefully received by Lynn Hassett (Environmental Impact Assessment Co-ordinator at SLR Consulting (Ireland) Ltd) at email address lhassett@slrconsulting.com

Map of area below



Thank you
Lynn

Lynn Hassett

Associate -- Environmental & Social Impact Assessment

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M [+353 87 4296525](tel:+353874296525)

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An timpeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.
Please consider the Environment before printing this email.

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Tá an t-eolas sa ríomhphost seo agus in aon chomhad a ghabhann leis rúnda agus ceaptha le haghaidh úsáide an té nó an aonáin ar seoladh chuige iad agus na húsáide sin amháin.

Is tuairimí nó dearchtaí an údair amháin aon tuairimí nó dearchtaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearchtaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir.

Scanann ESB ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

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