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Introduction

- 11.1 This Chapter of the Environmental Impact Assessment Report addresses the potential effects on material assets relating to the continued development at an existing limestone quarry (Cam Quarry) at Curry and Cloonacaltry townlands, Brideswell, Co. Roscommon.
- 11.2 The small villages of Brideswell and Dysart are located approximately 3.5 / 4 km east and west of the application site, respectively. The larger town of Athlone is located c. 12 km east, with Ballinasloe being c. 14 km southwest, refer to EIAR **Figure 1-1**.
- 11.3 Access to the site is directly from a regional road, the R363 Athlone to Tuam road. Going east from the site, the R363 connects to the R362, and from there to the national road system. The site is c.12km from Athlone where access to the N6 National Primary Route from Dublin to Galway and the N61 National Secondary Route from Athlone to Roscommon can be gained. Going west from the site, the R363 connects with the N63 National Secondary Route from Galway to Roscommon and the R357 Regional Road, which gives access again to the N6 National Primary Route at Ballinasloe.
- 11.4 The overall planning application area covers approximately 66.3 hectares (c. 163.8 acres) and comprises the existing operational quarry over the northern half of the site and unimproved pasture, scrub and boulder strewn lands over the southern half over which the current planning permission allows for overburden storage and rock extraction.
- 11.5 The proposed development being applied for under this planning application will consist of:
- Permission for continued use of the existing quarry development currently permitted by P. Ref. 04/1479 and ABP PL20.215417 for a further period of 25 years, within an application area of c. 66.3 hectares, with an extraction area of c. 17.1 hectares and permanent overburden storage area of c. 3.9 hectares;
 - Permission for continued use of the permitted facilities consisting of: ESB substation (26m²), portacabin office facilities including canteen and washroom facilities (91m²), bunded fuel storage, vehicle circulation/access including wheelwash and weighbridge, settlement tanks/hydrocarbon interceptors for treatment of water, construction of overburden and screening mounds, all other associated site works and ancillary activities;
 - Permission for continued extraction of limestone using conventional blasting techniques and processing of rock using crushing and screening plant;
 - Upgrade of the existing WWTS and percolation area to new Secondary WWTS and constructed soil polishing filter area;
 - Provision of the permitted concrete block making facility and concrete batching plant, truck washdown facility with wash water recycled via a closed settlement tank system, the storage of aggregates; and workshop including storage room, canteen and washroom facilities (485m²); and
 - Restoration of the overall application site to a natural habitat including a permanent waterbody.
- 11.6 The development as outlined above is already operational with the exception of the concrete batching plant, concrete block making facility and block storage yard which have not been constructed to date. The batching plant is permitted to produce 50,000m³/annum and 5 million concrete blocks. The permitted workshop has also not been constructed to date.
- 11.7 The original planning application also included provision for and an assessment of discharge of waters (GW / SW) from the quarry void via a pipe along the R363 regional road

- to the Ballyglass river c. 1.4km west of the site. There is currently no discharge from the site; the water management system associated with the discharge as shown along the northern boundary on EIA **Figure 2-2** has not been constructed and no discharge licence has been sought from Roscommon County Council.
- 11.8 This new planning application will be based on the previous application description and as such will be an application for continuance of use of all previously permitted development - including the concrete batching / block making plant and workshop not constructed to date.
- 11.9 There will be no requirement for any changes to other facilities, supporting infrastructure, or operational arrangements such as hours of working, extraction volumes or processing methods.
- 11.10 The current permitted extraction area is c. 23.7 hectares. The proposed extraction area (as part of this planning application) will reduce to 17.1 hectares. The area shaded red (c. 4.8 hectares) on EIAR **Figure 2-3**, will now be omitted from the extraction area as part of this planning application due to the observation of Marsh Fritillary butterfly and suitable habitat, Devil's Bit Scabious, within this area during ecological surveys carried out in 2024. See **EIAR Chapter 5** for further details on this biodiversity feature.
- 11.11 The total remaining recoverable rock within the extraction area is estimated to be c. 15,000,000 tonnes. It is proposed that extraction would be carried out over a 25-year period at the average rate of 500,000 tonnes per annum which is currently permitted.
- 11.12 The rock will be processed on site to produce a range of aggregates which will be exported off-site for use in concrete and asphalt production, site development works, road construction, and supply to the market generally.
- 11.13 The proposed development will use the existing permitted access from the R363 along the northern boundary of the quarry. The road in this area has benefitted from substantial road improvements as part of the planning conditions associated with the existing permission and the lands in question have been taken into charge by Roscommon County Council.
- 11.14 Further details on the proposed development (site infrastructure, operations, environmental management systems, and controls etc.) are provided in **Chapter 2** of this EIAR.

Scope of Work / EIA Scoping

- 11.15 Article 3(1) of the amended EIAR Directive provides the revised headings by which an EIAR is to be written. According to the EPA Advice Notes on Current Practice (EPA 2003):
- “Resources that are valued and that are intrinsic to specific places are called ‘material assets’. They may be of either human or natural origin and the value may arise for either economic or cultural reasons”.*
- 11.16 Under Schedule 6 of the Planning and Development Regulations 2001 (as amended), material assets are taken to refer to architectural and archaeological heritage, and cultural heritage.
- 11.17 The more recently published EPA guidelines in relation to the preparation of EIAR¹ note the following in respect of material assets:
- “Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes roads infrastructure.”*
- 11.18 The specific headings in the guidelines in relation to material assets refer to built services, roads and traffic and waste management. Chapter 14 of this EIAR address transport and

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

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

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

Consultations / Consultees

- 11.20 In preparing this Environmental Impact Assessment Report an initial pre-planning consultation meeting was requested from Roscommon County Council on 12 March 2025.
- 11.21 In addition, a pre-planning consultation document was issued to statutory consultees on 7 March 2025. Details of those consulted and feedback obtained is contained in Chapter 1 of this EIAR.
- 11.22 Feedback of most relevance to the assessment of material assets was received from Uisce Éireann (formerly Irish Water), which stipulated required measures to ensure the protection of supply and protection of public water supplies. The means by which these measures have been incorporated into the proposed development are described in Chapter 7 of this EIAR.
- 11.23 Infrastructure maps were also requested and received from ESB Networks, Uisce Éireann, Éir and Gas Networks Ireland.

Contributors / Author(s)

- 11.24 This assessment has been carried out by Lynn Hassett, an Associate with SLR Consulting Ireland. Lynn is an EIA co-ordinator with a BSc in Applied Ecology (2000) and a MSc in Environmental Impact Assessment (2001). She has 16 years of experience in EIA across the not-for-profit, public and private sectors in the UK and Ireland. She has worked on both the review of EIA on behalf of planning authorities assessing applications and in the production of them to support planning applications being lodged. She is a Practitioner member of the Institute of Environmental Management and Assessment, which she is a member of since 2001. She is also a Full Member of the Institution of Environmental Sciences, which she joined in 2023.

Limitations / Difficulties Encountered

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

Regulatory Background

Guidelines and Technical Standards

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

Legislation

- 11.28 There is no specific legislation relevant to this Chapter of the EIAR. However, the information provided within this Chapter is informed by:

- Section 37D and 171A of Planning and Development Act, 2000 (as amended);
- Article 94 and Schedule 6 of Planning and Development Regulations, 2001 (as amended); and
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Planning Policy and Development Control

- 11.29 This Chapter of the EIAR is informed by the National Planning Framework (NPF) 2040² and the Roscommon County Development Plan 2022 - 2028 (CDP).
- 11.30 The Roscommon CDP contains policies to ensure the strategic protection and provision of built infrastructure in the County. Chapter 7 'Infrastructure, Transport and Communications' includes **Policies ITC 7.34 to 7.39** that seek to ensure adequate provision for water and waste-water infrastructure for developments and populations within the county. The implementation of these policies requires collaboration with Uisce Éireann and other stakeholders.
- 11.31 Similarly **Policies ITC 7.40 to 7.46** seek to ensure adequate provision of wastewater infrastructure in collaboration with Uisce Éireann and other stakeholders. **Policies ITC 7.43 and 7.44** stress the importance of separating surface water drainage and foul drainage to maximise existing capacity for foul water collection systems.
- 11.32 **Policy ITC 7.46** is to "*Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (2009), as may be amended*".
- 11.33 **Policies ITC 7.57 to 7.61** provide the framework within Roscommon to ensure the prevention, minimisation, reuse, recycling and recovery of waste at the individual development and more strategic level.
- 11.34 Appendix 5 of the Roscommon CDP provides a review of potential residential and employment sites against the availability of existing or readily achievable road & footpath infrastructure, and water supply and waste-water capacities.

Significant Risks

- 11.35 The proposed development is a relatively conventional project providing for the extraction of limestone using established industry methods at an established quarry location.
- 11.36 The nature and extent of the works involved do not present any risk of a major accident or disaster which would give rise to uncontrolled emissions of dangerous substances to air, land or water which could, in turn, give rise to significant adverse impacts on material assets in the surrounding local area.

Receiving Environment

Site Context

- 11.37 The application site covers an already authorised and operational limestone quarry with ancillary development that were permitted under P. Ref. 04/1479 and ABP PL20.215417,

² Final Draft Revision to the National Planning Framework (issued April 2025)

- for a period of 20 years. The planning permission is due to expire in May 2027, taking account of statutory additional days.
- 11.38 The original planning application sought a development life of 46 years plus years for restoration. The current planning application seeks the continuation of existing quarrying activity at the site commensurate with the quantity of proven reserves therein. There is a reduction of c. 6.6 hectares in the proposed extraction area due to the observation of Marsh Fritillary butterfly and suitable habitat, Devil's Bit Scabious, within this area during ecological surveys carried out in 2024.
- 11.39 The proposed development includes the permitted concrete batching / block making plant and workshop that have not been constructed to date.
- 11.40 There will be no requirement for any changes to other facilities, supporting infrastructure, or operational arrangements such as hours of working, extraction volumes (average rate of 500,000 tonnes per annum) or processing methods.
- 11.41 The proposed development period sought (extraction operations and restoration) is for a period of 25 years.
- 11.42 The lands surrounding and within the application site are predominantly comprised of improved agricultural fields interspersed with unimproved pasture, scrub and boulder strewn fields similar to the application site.
- 11.43 There are few residences in the immediate vicinity of the site. There are c. 7 residences within a 500m radius and c. 44 within a 1km radius. Most residences comprise isolated farm dwellings and of owner-occupied bungalow/residences. There are no large residential settlements close to the site. Access to the site is directly onto the regional R363 Athlone to Tuam road.
- 11.44 The application site is not subject to any statutory or non-statutory nature conservation designations. The closest such site is Feacle Turlough pNHA [001634], c. 550m south of the site. The closest Natura site is Ballynamona Bog and Corkip Lough SAC [002339], c. 2km southeast of the site.
- 11.45 Existing land use and residential development in the vicinity of the application site is shown in **Figure 11-1**.

Study Area

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

Baseline Study Methodology

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

Sources of Information

- 11.48 All baseline information which was not contained within other chapters of this EIAR was obtained from the following resources:
- Myplan.ie (www.myplan.ie);

- Historic Environment Viewer (www.webgis.archaeology.ie/historicenvironment);
- Roscommon County Development Plan 2022-2028;
- OSi Maps;
- Aerial photography;
- Open Streetmaps (www.openstreetmaps.org); and
- Information on infrastructure supplied by utility providers as identified in this chapter.

Infrastructure

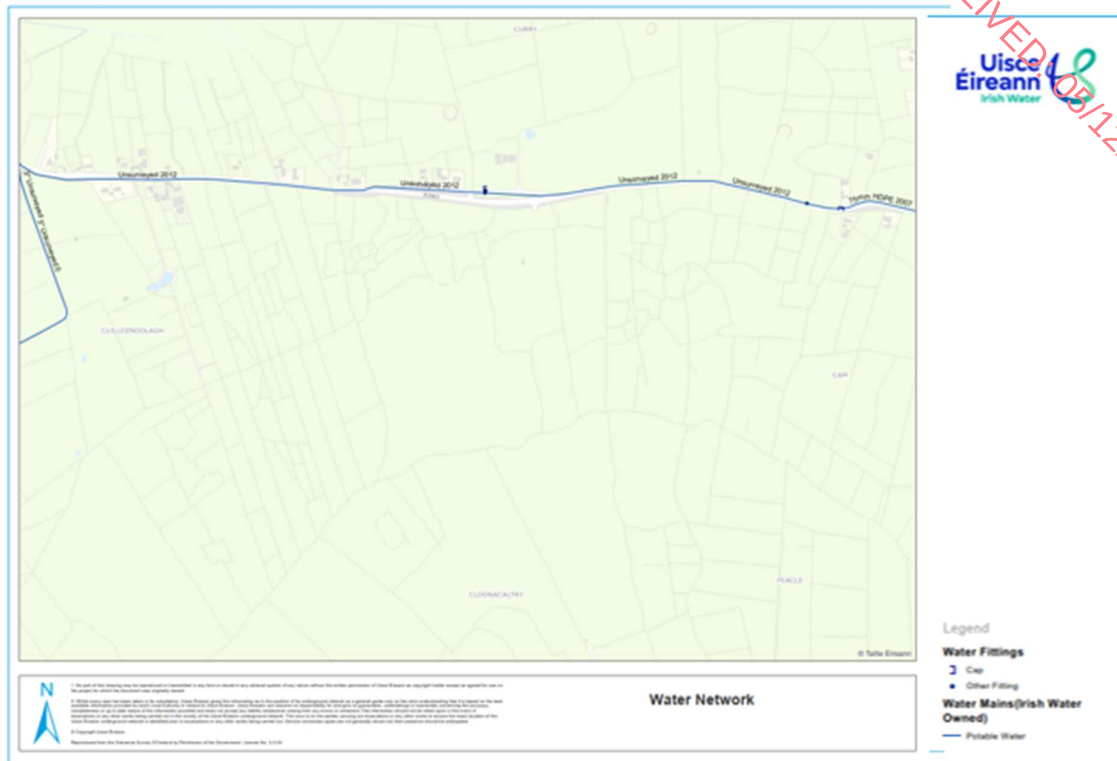
Roads

- 11.49 The application site is situated within a network of regional roads which surround it. The R363 abuts the site to the north, The R357 can be reached via the R363 c. 4.5km west and the R362 is c. 7km east along the R363. These routes provide onward connections with the M6 motorway to the east (c. 12 minutes' drive) and the N63 to the west (c. 17 minutes' drive).
- 11.50 Access to the quarry is directly from the R363, which is 28 km in length, running in an east-west direction. In the vicinity of the site, the R363 is 7 metres wide, with no footways or hard strips. The road widens to 12.5 metres at the site access to accommodate left and right-turning lanes for the quarry site. At the time of the site visit by PMCE (traffic specialists for this EIAR), the posted speed limit on the R363 was 80 km/h.
- 11.51 As stated earlier, the road in this area has benefitted from substantial road improvements as part of the planning conditions associated with the existing permission and the lands in question have been taken into charge by Roscommon County Council.

Water Supply

- 11.52 A data request from Uisce Éireann in relation to water infrastructure was made and a map was returned from them in January 2025 showing a mains water supply along the R363 in an east-west direction to the north of the application site, see **Plate 11-1**. The quarry operation is connected to the mains supply.
- 11.53 Uisce Éireann have confirmed that they hold no information about waste network in the area.

Plate 11-1 Uisce Éireann Water Mains Infrastructure



- 11.54 Drinking water is supplied from the mains water supply.
- 11.55 Water for quarrying operation, processing and wheelwash facilities is sourced from quarry sump Water for welfare facilities in the portacabin is sourced from the mains water supply
- 11.56 Foul waste-water is managed via an existing septic tank and percolation area.

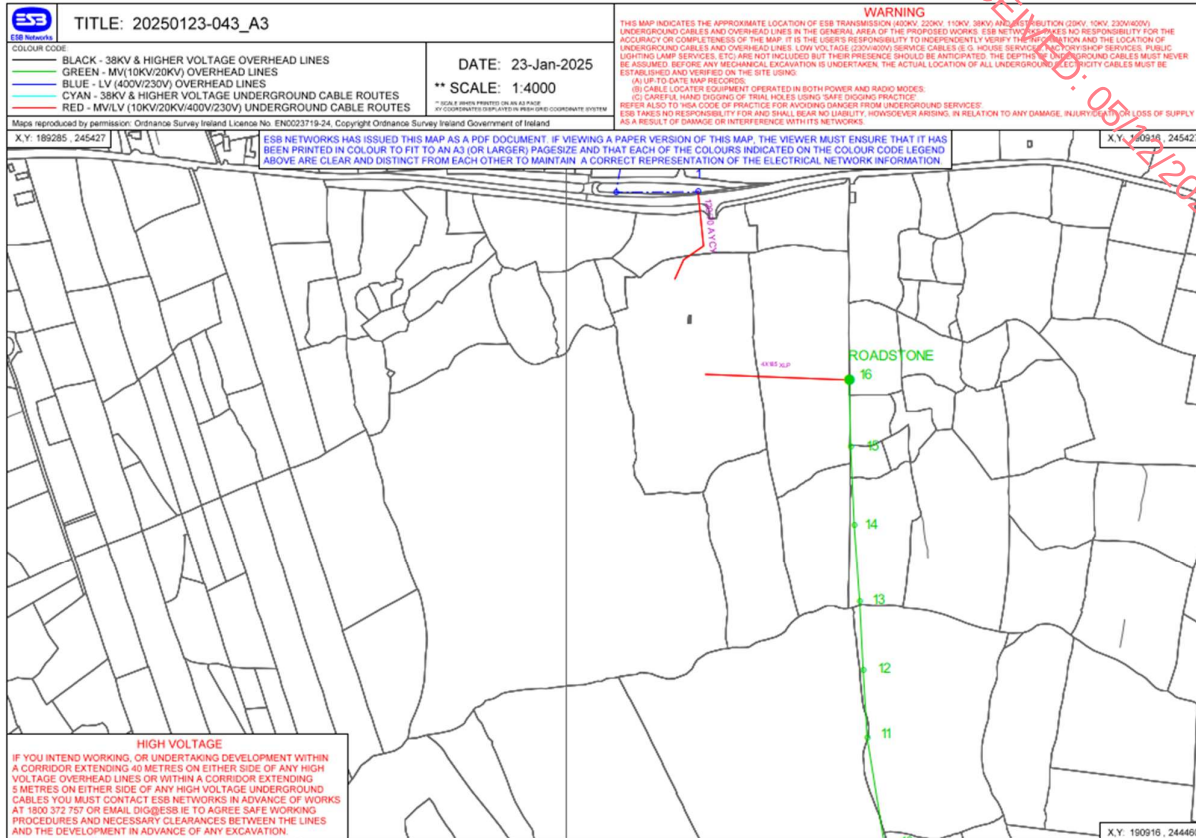
Site Drainage

- 11.57 Site drainage from the overall quarry is currently managed within the site by Roadstone. The quarry is currently worked without the need to discharge water off-site. Any rainfall or water ingress within the current quarry void is managed within the void where water accumulates in the lowest level of the quarry floor allowing the remainder of the quarry to remain dry for extraction operations.

Utilities

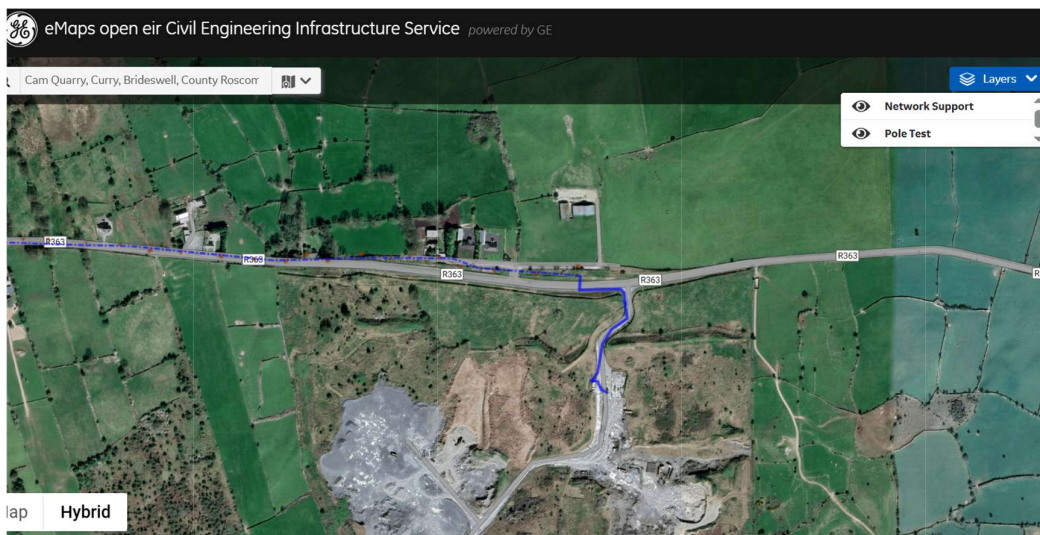
- 11.58 Following a request to ESB Networks for information on the electrical supply network in the local area of the quarry, a map was received in January 2025. See **Plate 11-2** below.
- 11.59 The map shows a medium voltage 10KV/20KV overhead line which approaches the quarry across agricultural lands from the south and runs along its eastern boundary. The on-site ESB substation (in the northeast of the site) is connected to this overhead line by an underground cable.
- 11.60 A further ESB connection is in existence in the central access area, where another underground cable connects the weighbridge and office to a lower voltage (400V/230V) overhead line approaching the site from the northern side of the R363.

Plate 11-2 Electrical Supply Network at Cam Quarry



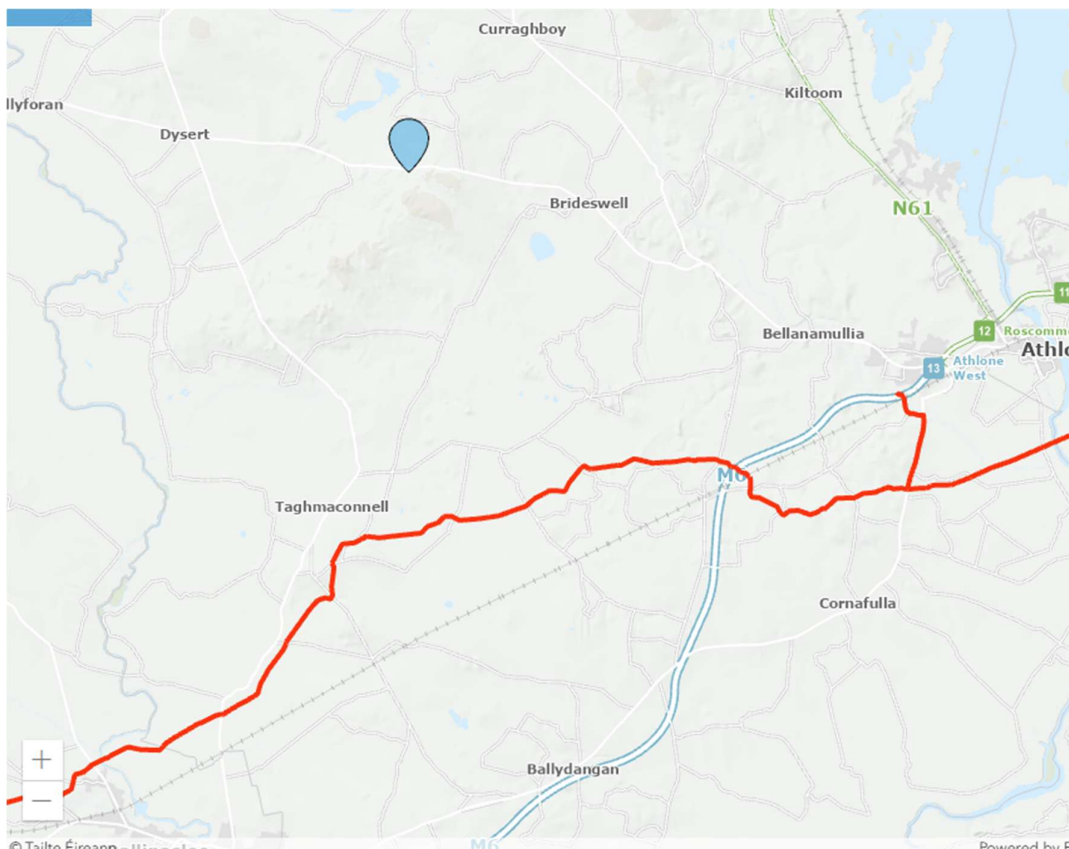
11.61 OpenEir Civil Engineering mapping indicates that there is telecommunications infrastructure running along the local road network and into the quarry along the internal access road, see **Plate 11-3** below.

Plate 11-3 Screen Grab of Eir Civil Engineering Infrastructure at Cam Quarry



- 11.62 According to Gas Networks Ireland (GNI) mapping, there is no gas infrastructure close to the application site. The closest infrastructure is a high transmission gas pipeline, which runs in an east-west direction c. 6 km south of the quarry, see **Plate 11-4** below.

Plate 11-4 Screen Grab of GNI Infrastructure near Cam Quarry



Settlements and Housing

- 11.63 Residential housing in the area immediately surrounding the application site principally comprises isolated, single rural dwellings along the local road network. Most housing in the study area has been established for several (>5) years. The locations of properties close to the application site are indicated on the land use map provided in **Figure 11-1**, within 500m and 1km offsets from the application boundary. The nearest settlement clusters are Brideswell (c. 3.5 km east), Dysart (c. 4 km west), Curraghboy (c. 4 km northeast) and Ballyforan (c. 8 km west).

Local Enterprise

- 11.64 Farm based businesses and forestry are the principal sources of economic activity in the area surrounding the application site. There are also likely to be a number of small home or farm based rural enterprises operating out of local residential properties in the area.
- 11.65 The principal tourism / amenity resources in the local area are linked to historical and heritage attractions such as the Derryglad Folk and Heritage Museum is located near Curraghboy, c. 4.5 km northeast of the application site. The natural landscape, waterways and scenery in the surrounding area are also a major tourism draw.

Waste Management

- 11.66 As the quarry is operational there is a waste minimisation and recycling system already in place. Waste and recycling arisings are collected by authorised waste contactors.

Existing Land Use

- 11.67 The application site comprises an existing limestone quarry with ancillary infrastructure. The application site also contains some areas of scrub / vegetation that have established at overburden storage areas and have become valuable ecological habitat.
- 11.68 None of the lands in the immediate vicinity of the application site which are currently used for agricultural, forestry (or past extractive) purposes are zoned for any specific form of future development in the CDP.

Property Receptors

- 11.69 There are few residences in the immediate vicinity of the site. There are c. 7 residences within a 500m radius and c. 44 within a 1km radius. Most residences comprise isolated farm dwellings and of owner-occupied bungalow/residences (see **Figure 11-1**). There are no large residential settlements close to the site.
- 11.70 There are no schools, churches, playing grounds or any other community infrastructure in the vicinity of the application site. The closest school is Ballintleva National School c. 2km northwest of the site.

Impact Assessment

Evaluation Methodology

- 11.71 The evaluation of effects on built services and waste comprises a qualitative assessment based on an analysis of potential effects on the environment undertaken in other chapters of this EIAR. The assessment also takes into account a review of relevant literature and professional judgement in relation to impacts on built services and waste.

Infrastructure

Construction and Operational Stage Impacts – Roads

- 11.72 The proposed development will generate traffic movements over the existing public local road network with an average of 116 trips per day (83 of which would be HGV trips) to and from the site.
- 11.73 The existing road network and the proposed haul route has demonstrated its ability to support comparable levels of HGV traffic to and from the application site to date, since the quarry has been in operation. The local road network has benefitted from investment by the Applicant.
- 11.74 An assessment of likely development impacts on the local road network, presented in Chapter 14 (Traffic) of this EIAR, concluded that the development will have an imperceptible impact on traffic flows on the existing road network.

Post-Operational Stage Impacts – Roads

- 11.75 On completion of extraction and final restoration activities at the site, there will be a permanent reduction in HGV traffic movements over the local road network leading to and

from the application site, with consequent reduction in HGV traffic levels and an improvement in road service levels.

Construction and Operational Stage – Water Resources

- 11.76 Precautions / mitigation measures will be implemented to ensure that any potential impact of site-based activities on local surface waters and groundwater underlying the application site (e.g. accidental oil or fuel spills) is minimised in order to safeguard and protect potential surface water and groundwater resources.
- 11.77 A comprehensive well survey was undertaken as part of the original planning application in order to understand and conceptualise the regional groundwater regime in the context of the proposed site water supply borehole. A detailed assessment of surface water and groundwater risks and measures to mitigate potential impacts are outlined in Chapter 7 (Water) of this EIAR.
- 11.78 No works are proposed within the vicinity of the mains water supply infrastructure that is identified in **Plate 11-1**. Water for drinking and to service the toilet facilities (located within the site office) will continue to be supplied from the mains water supply.
- 11.79 A production well (BH-PW2A) drilled during the hydrogeological investigation in 2024 could be utilised as a water supply for the quarry operations, including for dust suppression and the wheel wash.
- 11.80 There is currently no discharge of waters off site as all water can be managed internally within the site. As the quarry develops and deepens, and as need arises, a water management system associated with discharge of treated clean water off-site will be installed and implemented. This water management system was granted permission under planning reference no. P. Ref. 04/1479 (ABP PL20.215417). The discharge of the treated clean water from the site will be carried out and subject to a Discharge Licence consent by Roscommon County Council.
- 11.81 Further details on the site water management regime are provided in EIAR Chapter 7.
- 11.82 Waste water from the welfare facilities are treated via a WWTU and percolation area located within the site boundaries, which is also described in detail in EIAR Chapter 7.

Post-Operational Stage Impacts – Water Resources

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

Construction and Operational Stage Impacts- Utilities

- 11.84 The proposed extraction and restoration of the quarry are not likely to give rise to any short-to-long term impacts on services / utilities.
- 11.85 Care will be taken to protect the ESB and Eir infrastructure that is identified in **Plates 11-2 and 11-3**.
- 11.86 The ancillary site infrastructure will continue to be powered by mains electricity from the ESB's national grid via existing on site connection to the existing power lines in the area.
- 11.87 Standard construction safety practices for working close to the existing overhead power lines at the site will be implemented for all site-based operations in order to safeguard the uninterrupted supply to local service users and to ensure the health and safety of employees, hauliers and visitors. This will be done in line with statutory obligations under health and safety legislation. ESB Networks will be consulted in relation to works close to their infrastructure and the requisite protection buffers will be observed.

Post-Operational Stage Impacts - Utilities

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

Waste

Construction and Operational Stage Impacts

- 11.89 Existing waste management systems will be continued to control and manage all potential waste streams, to avoid waste generation where possible and to maximise re-use or recycling opportunities thereafter.
- 11.90 Any vegetation to be cut and removed off site during site stripping work that remains to be done will be managed by a landscape contractor and brought to an authorised waste recycling facility.
- 11.91 General office and food waste produced at the site offices will be minimised insofar as possible. Arrangements will continue for periodic collection of general / recyclable waste by authorised waste contractors and for submission of collected waste for recovery or disposal, as appropriate, at authorised waste facilities.
- 11.92 Waste oils and batteries will continue to be temporarily stored on site in a designated (bunded) area within a lockable container, for periodic removal off site by a licenced contractor.
- 11.93 The proposed development will comply with all waste management responsibilities prescribed by conditions attached to any future grant of planning permission.
- 11.94 In light of the above, and the limited volume of wastes generated, it is considered that the generation of waste by on-site activities over the period of the extraction and final restoration works will not give rise to any significant short-to-long term effects on local waste collection / off-site waste management capacity.

Post-Operational Stage Impacts

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

Property Receptors

Construction and Operational Stage Impacts

- 11.96 The proposed development is unlikely give rise to an increase in the impact of ambient noise, ambient dust and traffic on residential properties and rural based enterprises given that it is already in existence. As outlined in Chapters 8, 10 and 14 of this EIAR, a number of mitigation measures are implemented to control and minimise these effects at the properties closest to the application site.
- 11.97 Implementation of the measures ensure that the residual effects of the quarry development on nearby properties during activities at the application site are acceptable and not significant.
- 11.98 As previously noted, precautions / mitigation measures will also be applied to ensure that any potential impact of site-based activities on surrounding surface water bodies and groundwater underlying the application site (e.g. accidental oil or fuel spills) will be minimised. These measures are outlined in detail in Chapter 7 of this EIAR.

Post-Operational Stage Impacts

- 11.99 The effects of the proposed development on nearby properties and rural based enterprises will cease on completion of restoration works.
- 11.100 The assessment of landscape and visual impacts presented in Chapter 13 of this EIAR concluded that the proposed development, while the landform will remain altered when the site is returned to natural habitat, the restored site will integrate into the surrounding landscape, in particular as the site naturally regenerates and the boundary planting matures.
- 11.101 On the basis of the foregoing, it is concluded that there would be no likely significant long-term effects on residential property or rural based enterprise as a result of the proposed development.

Future Land Uses

- 11.102 Implementation of the proposed restoration plan will reinstate the application site to a natural state. The completion of these activities therefore will provide a final landform which is in keeping with previous and surrounding land-use.
- 11.103 The proposed development will not effect, or interfere with, any established extractive, rural enterprise or agricultural activities or local residential property at surrounding landholdings over the short and/or long term.

Unplanned Events

- 11.104 According to the EPA guidelines, unplanned events, such as accidents, can include *“spill from traffic accidents, floods or landslides affecting the site, fire, collapse or equipment failure on the site”*. The 2014 EIA directive refers to *“major accidents, and/or natural disasters (such as flooding, sea level rise, or earthquakes)”*.
- 11.105 In this instance, the vulnerability of the proposed development to accidents, unplanned events or natural disasters is relatively limited owing to:
- the relatively straight-forward nature of the proposals and past experience of extraction works at the site;
 - the inert nature of the materials to be extracted and the relatively remote location of the proposed works;
 - the proven industry experience of the applicant, and previous use of similar plant, equipment and technologies to be used in executing the works; and
 - the well-established procedures which will be employed to manage and control the works.
- 11.106 Unplanned events in relation to the proposed development could potentially relate to:
- instability arising from extraction activities at the application site;
 - spill from HGVs and other plant or vehicles moving within the site; and
 - flooding.
- 11.107 Effects arising from unplanned events will not have any impact on material assets considered herein. Effects of unplanned events on land and water resources and the local environment are addressed separately in Chapter 6 and Chapter 7 of this EIAR.

Cumulative / Synergistic Impacts

- 11.108 A search of the Roscommon County Council and An Bord Pleanála's online planning search facilities was undertaken to identify any potential cumulative projects that have been or may be granted within the last five years in the vicinity of the proposed development.
- 11.109 A 17-turbine wind farm (Seven Hills Wind Farm) surrounding the quarry to the south, east and west (c. 850m east at its nearest point) has been granted planning permission by An Bord Pleanála in November 2023 (ABP Ref. 313750-22). The EIAR accompanying that planning application considered the quarry as it was in operation and concluded that the wind farm would not give rise to any significant adverse cumulative impacts in-combination with other plans or projects in the wider area ("including the nearby Cam quarry along the R363", per the Inspector's Report). A judicial review challenge against the planning permission has been lodged.
- 11.110 An application for connection to an associated proposed electricity substation and underground electricity line is currently under consideration by An Bord Pleanála (ABP Ref. 321238-24). The EIAR for this development (c. 3.5 km east of the application site) also considered the extant quarry and identified it as a potential local source of aggregates for construction in the event that the planning permission was granted. Economic opportunities and opportunities for and rural diversification are predicted as a result of employment generated at the construction phase.
- 11.111 Planning permission was granted by Roscommon County Council in October 2024 for the restoration of a former Roadstone sand and gravel pit c. 4.5 km southeast (P. Ref. 2360269). The traffic assessment contained in the EIAR for that development concluded that the development would have a negligible impact on traffic flows on the existing road network (including the R363 and R362) due to the low volumes of traffic generated by the infill operation. As with the other potential cumulative developments, the EIA assessments undertaken for the restoration project would have been undertaken with Cam Quarry already in existence and part of the baseline situation. In any case, it is sufficiently distant from the proposed development under consideration in this EIAR to not be considered a potential conflict.

Transboundary Impacts

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

Interaction with Other Impacts

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

'Do-nothing Scenario'

- 11.114 If planning permission is not approved for the proposed development, the existing quarry would need to be closed, with the loss of c. 30 direct jobs, indirect employment and the loss of much needed underground reserves.
- 11.115 The concrete batching, block making facility, truck wash and workshop would not be constructed.

Mitigation Measures

Construction and Operational Stage Impacts

- 11.116 The mitigation of the construction and operational stage impacts of the proposed development in respect of water, air quality, noise, ecology, cultural heritage and traffic are detailed in the relevant Chapters of this EIAR. It is not considered that any additional mitigation measures, over and above those proposed for environmental emissions, are required in respect of infrastructure, utilities or sensitive receptors, other than those set out in other Chapters of this EIAR.
- 11.117 All waste generated at the site will be appropriately stored and removed by licenced contractors.

Post-Operational Stage Impacts

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

Residual Impact Assessment

Construction and Operational Stage

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

Post – Operational Stage

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

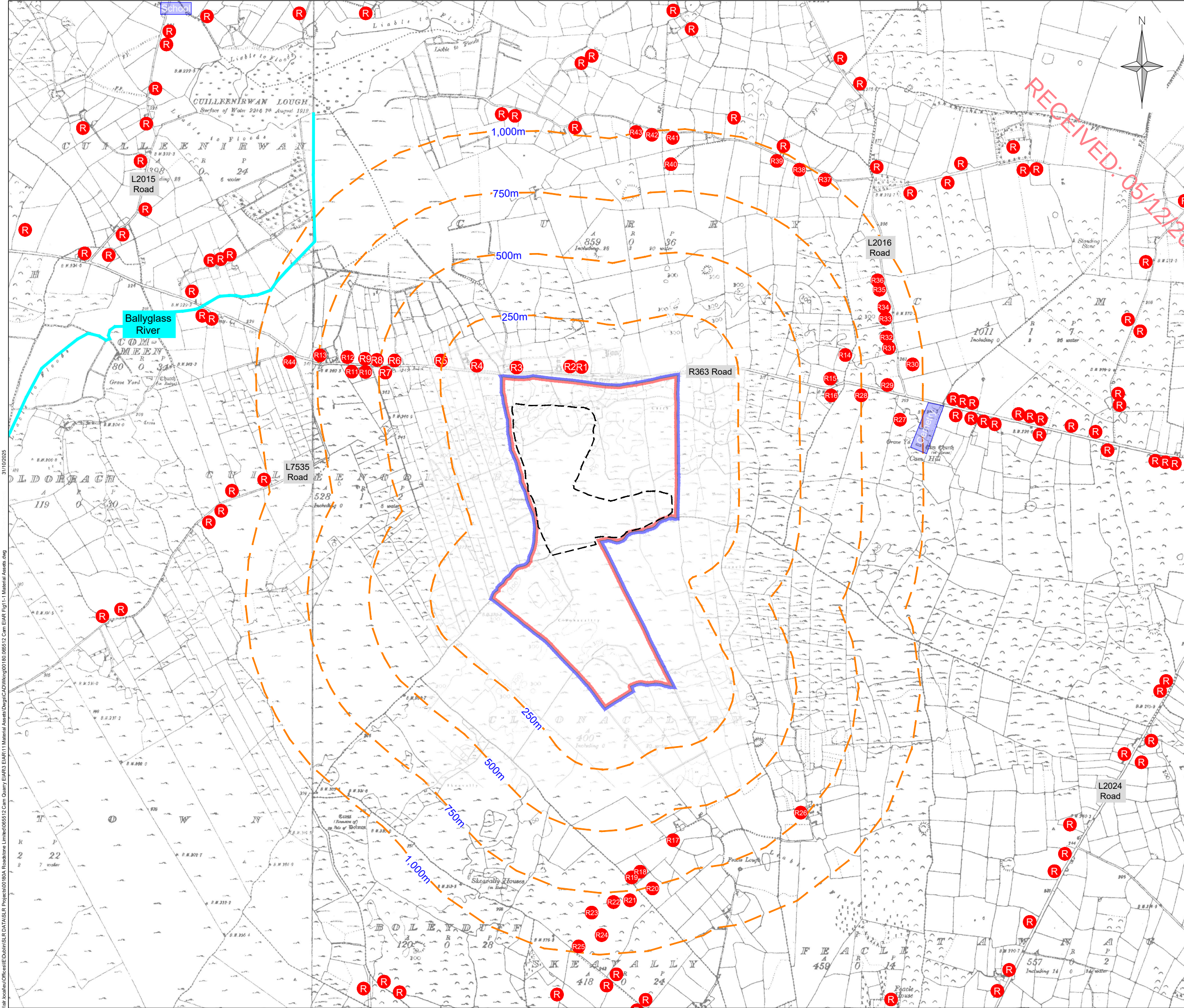
Monitoring

- 11.121 Monitoring, over and above that proposed for environmental emissions in other Chapters of the EIAR, is not required or proposed specifically in respect of material assets.

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Figures

Figure 11-1: Surrounding Land Use



Notes:

1. Based on 6 inch scale Tailte Eireann Discovery raster maping RN047, RN048, RN050, RN051

Legend:

- Landholding (c. 66.3 hectares)
- Planning Application Area (c. 66.3 hectares)
- Permitted Extraction Area (c. 19.4 hectares)
- Distance Off-Sets from Planning Application Boundary
250m, 500m, 750m and 1km
- Residential Property Locations
Residences numbered within 1km of Application Boundary
- Watercourse

Rev	Amendments	Date	By	Chk	Auth



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Client
Roadstone Limited

Project
Continued Use of Existing Cam Quarry at Curry & Cloonacaltry townlands, Co. Roscommon

Figure Title
Material Assets Map

Scale N.T.S. @ A3		SLR Project No. 501.065512.00001	
Designed smcd	Drawn smcd	Checked lh	Authorised lh
Date 01/25	Date 01/25	Date 10/25	Date 10/25

Figure Number
Figure 11-1

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31/10/2025

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