RECEIVED: 05/12/2025

Contents

Existing Development **2-1**
Existing Quarry Site 2-1
Existing Permitted Development 2-1
Development Permitted but not commenced 2-2

Proposed Development **2-2**
Development Overview 2-2
Construction & Operational Phase 2-3
Restoration Phase (Permanent Lake Feature) 2-4
Aggregate Reserve Assessment 2-4
Duration of Extraction 2-4
Site Screening and Boundary Treatment 2-5
Removal of Topsoil & Overburden Soils 2-5
Hedgerows / Treelines 2-5
Site Drainage 2-6
Extraction and Blasting 2-6
Method of Extraction 2-7
Processing Methods 2-7
Extracted Rock Processing Method 2-7
Readymix Concrete Operations (when implemented) 2-7
Dispatch of Aggregate Product 2-8
Quarry Working Hours 2-9
Employment 2-9

Site Infrastructure **2-9**
Site Access and Security 2-9
Parking & Hardstanding Areas 2-9
Weighbridge 2-10
Wheelwash 2-10
Offices and Ancillary Facilities 2-10
Utilities and Services 2-10
Lighting 2-11
Fuel and Oil Storage 2-11

Waste Management **2-11**
General Waste Management 2-11
Extractive Waste Management 2-12

RECEIVED: 05/12/2025

Description of the Waste Generating Operation 2-12

Environmental Controls 2-12

General 2-12

Bird Control 2-13

Traffic Control 2-13

Litter Control 2-13

Odour Control 2-13

Vermin Control 2-13

Fire Control 2-13

Dust Generation and Control 2-14

Noise Generation and Control 2-14

Environmental Monitoring 2-15

Environmental Management System 2-15

Dust Monitoring 2-15

Noise Monitoring 2-16

Water Monitoring (Groundwater / Surface Water) 2-16

Proposed Landscape Management & Final Restoration 2-16

Proposed Landscape Management Measures 2-16

Site Screening Measures 2-17

Siting of Facilities (not constructed to-date) 2-17

Proposed Restoration Scheme 2-17

Site Management and Supervision 2-18

Long Term Safety and Security 2-18

Long Term Surface Water and Groundwater 2-18

Decommissioning of Plant and Machinery 2-18

Aftercare and Monitoring 2-19

Appendices .....

Appendix 2-A: Extractive Waste Management Plan (EWMP) .....

Tables

Table 2-1: Estimated Material Volumes 2-4

Figures

Figure 2-1: Existing Site Layout .....
Figure 2-2: Permitted Development (ABP PL20.215417 / P. Ref. 04/1479) .....
Figure 2-3: Proposed Development Layout .....
Figure 2-4: Existing, Permitted & Proposed Cross Sections .....
Figure 2-5: Proposed Landscape & Restoration Plan .....
Figure 2-6: Proposed Restoration Cross Sections .....

RECEIVED: 05/12/2025

Existing Development

2.1 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 rock outcrop lands over the southern half over which the current planning permission allows for overburden storage and rock extraction. The general site layout is shown on **Figure 2-1**.

Existing Quarry Site

2.2 Within the application area (c. 66.3 hectares) the northeastern portion of the site contains the existing entrance onto the R363 regional road. In the vicinity of the site, the R363 is c. 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. The posted speed limit on the R363 is currently 80 km/h.

2.3 The entrance itself is splayed with stone wing walls and pillars with the gates set back c. 20m from the edge of the carriageway. The access road has sweeping curves to prevent any visibility of the site facilities from the site entrance or public road. The access is hard paved from the entrance for a distance of c. 175m into the site to where the weighbridge and office are located. Adjacent to the weighbridge and office, are the wheelwash and bunded fuel storage / refuelling areas.

2.4 The existing quarry extraction area occupies the central part of the site and currently consists of a 2 no. working faces typically 10-15m in height. Current ground levels over the quarry floor range from c. 70-85m AOD. The extraction area is currently c. 8.4 hectares within an overall permitted extraction area of c. 23.7 hectares. Previously stripped soils and overburden have been used to construct perimeter screening berms.

2.5 The quarry operations comprise extraction of the limestone using periodic blasting techniques; processing (crushing and screening) of the fragmented rock to produce aggregates for road construction and site development works, and for use in concrete and asphalt manufacturing plants operated at other Roadstone sites. Rock is extracted from the working quarry face by means of explosives placed in drilled holes along the face being worked. Primary size reduction by mobile crushing and screening units takes place within the quarry void.

2.6 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.

2.7 Over the southern portion of the site, an area of c. 2.9 hectares is currently covered with stripped overburden from the site with the remainder of the area still in its natural state of unmanaged grasslands, scrub and gorse. This area is currently permitted under P. Ref. 04/1479 for both rock extraction and overburden storage.

Existing Permitted Development

2.8 The existing permitted development under P. Ref. 04/1479 and ABP PL20.215417 was for:

"…permission for development of a quarry on c.68 hectares of lands at Curry / Cloonacaltry, Brideswell, Co. Roscommon, of which c.23.7 hectares is the extraction area. The proposed development is for extraction of limestone using conventional blasting techniques and processing of rock using crushing and screening plant. The proposal also includes for provision of a concrete block making facility and concrete batching plant, a truck washdown

facility with wash water recycled via a closed settlement tank system, the storage of aggregates, ESB substation (26m²), portacabin office facilities including canteen and washroom facilities (91m²), a workshop including storage room, canteen and washroom facilities (485m²), septic tank and percolation area, bunded fuel storage area, 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."

RECEIVED 09/12/2025

2.9 The original planning application sought a development life of 46 years (+2 years for restoration). A 20-year life in total was granted under P. Ref. 04/1479 & ABP PL20.215417, which is due to expire in October 2026. The permitted design is shown on **Figure 2-2**.

Development Permitted but not commenced

2.10 The development as outlined above is 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

2.11 The application also provided for 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 **Figure 2-2** has not been constructed and no discharge licence has been sought from Roscommon County Council.

Proposed Development

Development Overview

2.12 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.

2.13 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.

2.14 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 **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.

2.15 The proposed development period sought (extraction operations and restoration) is for a period of 25 years.

2.16 The proposed development 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

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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.

Construction & Operational Phase

2.17 As this application primarily relates to continued use of the existing permitted development, the construction and operational phases are effectively considered the same. The quarry will be further developed laterally and at depth over the proposed development life of 25 years. The existing extraction and processing operations currently carried out at the site will be maintained and continued over the operational phase of the development.

2.18 The permitted quarry extraction area under P. Ref. 04/1479 (ABP PL20.215417) is 23.7 hectares. As noted above, this will reduce to 17.1 hectares. The area shaded red (c. 4.8 hectares) as shown on **Figure 2-3**, will now be omitted from the extraction area as part of this planning application as Marsh Fritillary butterfly and suitable habitat, Devil's Bit Scabious were observed within this area during ecological surveys carried out in 2024.

2.19 The permitted quarry extraction depth under P. Ref. 04/1479 (ABP PL20.215417) is c. 40m AOD. It is proposed to maintain this existing permitted depth as part of this planning application. The existing extraction and processing operations currently carried out at the site will be maintained and continued over the operational phase of the development.

2.20 There are some elements of the existing permitted development that have not been constructed or carried out to-date that will be required at a future date during the life of the development. These items include:

- There is c. 6.5 hectares of in-situ soil and overburden that will require removal from the extraction area to complete stripping operations within the revised extraction footprint of c. 17.1 hectares. This area is located to the south of the existing quarry void as shown on **Figure 2-1**. The stripped materials will be within the site, either stored within the dedicated overburden storage area or further used in site screening berms.
- The concrete batching plant, concrete block making facility and truck washdown facility which have not been constructed to date, as shown in plan on **Figure 2-2** and detailed in **Drawings 10** & **11**. The batching plant is permitted to produce 50,000m³/annum and 5 million concrete blocks.
- The permitted workshop (485m²) as shown in plan on **Figure 2-2** and detail in **Drawing 12** has also not been constructed to date.

2.21 The application also provides for discharge of waters 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. As the quarry is deepened and operations require the discharge of the treated waters off-site to maintain a dry working area, the water management system associated with the discharge as shown along the northern boundary on **Figure 2-2** will be

constructed and a discharge licence will be sought from Roscommon County Council and will need to be granted prior to discharge of treated water offsite.

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Restoration Phase (Permanent Lake Feature)

2.22 Most restoration works will be carried out on permanent completion of extraction works. As the majority of the site is used for extraction and processing purposes it is not feasible to restore any significant parts of the rock quarry void at an earlier stage. However, it is proposed that all existing grass and scrub areas which have established along the site boundaries will be protected and retained, as much as possible.

2.23 Upon the cessation of extraction operations, it is proposed to return the worked-out areas to a beneficial ecological after-use. Following extraction, vegetation through natural colonisation on the redundant quarry benches will occur.

2.24 The only material requirements in respect of the planned restoration scheme are those topsoils and subsoils already present on site and which are either still in-situ over the permitted extraction area or which were previously stripped and stockpiled within the existing operational site area awaiting re-use in the restoration operations.

Aggregate Reserve Assessment

2.25 A detailed topographical survey of the site was commissioned by Roadstone (refer to **Figure 2-1**). The survey data was used to produce a 3D digital terrain model using a quarry design software package called LSS. In preparing the design, standard criteria were adopted with regard to face heights and bench widths, stand-offs to the site boundaries etc. The existing permitted quarry design is provided in plan on **Figure 2-2**, with the revised (reduced) quarry extraction design provided in on **Figure 2-3** and in cross section on **Figure 2-4**).

2.26 The total recoverable reserve of rock from within the proposed revised design development (with an extraction area of c. 17.1 hectares) to the final existing permitted quarry floor level of 40m AOD is shown below in **Table 2-1**.

Table 2-1: Estimated Material Volumes

Materials	Estimated Quantity
Topsoil & Overburden (stripped & stored separately on site for restoration works)	c. 66,000 m³
Rock (to be extracted, processed and exported off-site)	c. 15,000,000 tonnes

Duration of Extraction

2.27 The duration of quarrying activities at the application site will largely be dictated by the rate at which the rock is extracted from the site. There are many factors which will influence this, including, but not limited to the prevailing economic climate and related construction industry demand and distance of construction projects from the facility (and scale of activity). The extracted rock will be used to primarily supply concrete and asphalt plants at other Roadstone locations, with the remainder supplied directly to the market.

2.28 The site is currently permitted to extract up to 500,000 tonnes of rock per annum. At this rate of extraction, the projected life of the quarry would be c. 30 years.

2.29 It is considered that planning permission for the proposed quarry development should be commensurate with the life of the reserves. An adequate quarry life is required to secure an acceptable return on investment, when the costs of continued investment in the site

development, mobile crushing / screening plant and the on-going operational costs are considered

2.30 A planning permission duration of 25 years is considered reasonable and is sought for the development; rock extraction, processing and restoration works.

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Site Screening and Boundary Treatment

2.31 The quarry has been largely screened from views from adjacent roads and residences by screen planting, screening berms and field boundary hedgerows.

2.32 The entrance itself is splayed with stone wing walls and pillars with the gates set back c. 20m from the edge of the carriageway. The access road has sweeping curves to prevent any visibility of the site facilities from the site entrance or public road.

2.33 A Landscape Management and Restoration Plan is outlined later in the chapter and details are provided in **Figure 2-5**.

Removal of Topsoil & Overburden Soils

2.34 Previously stripped overburden and topsoil material has been used for the construction of the existing perimeter screening berms and placed within the overburden storage area.

2.35 Within the proposed extraction area there is an area of (c. 5.5 hectares) where topsoil / overburden is required to be stripped, over and above that which has already been stripped. It is estimated that there is approximately 66,000 m³ of overburden material to be stripped from the proposed extraction area which will be either stored within the dedicated overburden storage area or further used in site screening berms.

2.36 The existing overburden storage area located to the southwest of the quarry void currently has a footprint of c. 2.9 hectares as shown on **Figure 2-1**. The current permitted overburden storage area, as shown on **Figure 2-2**, has a footprint of 13.4 hectares. With the placement of the yet to be stripped overburden, the final overburden footprint is expected to cover c. 3.9 hectares as shown on **Figure 2-3**. The final footprint and the placement of overburden within, will not impact any of the Marsh Fritillary butterfly web sites and suitable habitat, Devil's Bit Scabious, identified during ecological surveys carried out in 2024, as shown on **Figure 2-3**.

2.37 The excavation of overburden will be carried out using an excavator, loading dump trucks from where it will be transported to the proposed storage area. There is no requirement to remove any soils or overburden materials off site.

Hedgerows / Treelines

2.38 The lands comprise unimproved pasture, scrub and boulder strewn land with field walls and sporadic boundary hedgerows / trees.

2.39 The existing stonewalls, trees and hedgerows on the site perimeter were retained as part of the original development and will continue to be permanently retained as part of this planning application, and if necessary reinforced, for the duration of the workings. Any gaps in the existing boundary which would provide uncontrolled access to the quarry will be blocked by a suitable means and reinforced with further planting as necessary and / or fenced.

2.40 Any hedges and trees planted as part of the proposed landscaping and restoration plans will be comprised of native and typically occurring species present in the local vegetation and/or hedgerows in Co. Roscommon.

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Site Drainage

2.41 There are no streams or surface water drainage channels within the immediate vicinity of the site.

2.42 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.

2.43 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.

2.44 The off-site discharge surface water management system will consist of a sump to be provided on the floor of the quarry that will cater for increasing volumes of water which will require attenuation and treatment as the quarry deepening progresses.

2.45 Any surface water falling over the site will be directed to the sump along the northern quarry face. From here, the water will be pumped up to ground level to a water settlement pond. The water will pass through the settlement pond (c. 54m x 15m). From the settlement pond, the water will flow through a hydrocarbon interceptor before being discharged off site via a gravity fed buried pipe along the verge of the R363 road before discharge to the Ballyglass river.

2.46 A hydrological / hydrogeological assessment has been carried out taking into consideration the existing water regime at the quarry site and to determine what the requirements are for the proposed development. It addresses mitigation measures to eliminate and/or minimise the potential impacts, if any, on surface water and groundwater. These measures will be incorporated into the quarry design and operation, refer to EIAR Chapter 7 (Water).

Extraction and Blasting

2.47 Cross-sections of the existing and proposed layout are provided in **Figure 2-4** which illustrate the proposed extraction design along with individual bench depths.

2.48 Industry standard blasting techniques have been used to fragment the stone prior to processing (crushing and screening). This technique will continue to be utilised at the site. On average, c. 45,000 to 50,000 tonnes are typically produced per blast at the quarry.

2.49 The drilling pattern is typically 110mm diameter vertical holes drilled at c. 4m burden and spacing to full face height. Bulk emission explosives are used to charge the holes. Delivery and placement of explosives is carried out by Irish Industrial Explosives and Roadstone under supervision of a blast engineer. There is no proposed change in the blast design and blast methods employed in further developing the quarry laterally and at depth below the existing quarry floor.

2.50 Ground vibration and air-overpressure associated with blasting at the quarry is controlled/limited by condition no's. 10, 11 & 12 of planning ref. ABP PL20.215417 (P. Ref. 04/1479). Every blast at the quarry has been monitored since Roadstone commenced extraction operations the quarry in 2006/2007. The actual blast monitoring results for the period 2022 to 2024 are provided in Chapter 10 of the EIAR, and show there were:

- 6 no. blasts in 2022;
- 7 no. blasts in 2023; and

- 11 no. blasts in 2024.

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2.51 It is proposed that the scheme of blast monitoring be continued should permission be granted for the further development of the quarry.

2.52 All rock extracted from the application area will be processed on site to produce a range of aggregates for use in concrete and asphalt production (off-site), site development works, for road construction, and supply to the market generally.

Method of Extraction

2.53 It is proposed that the existing method of extraction will continue to be implemented at the site as follows:

- where required, overburden will be stripped in advance of rock blasting in accordance with the quarry development plan. Stripped overburden will be placed at the permanent storage area to the southwest of the extraction void or used to further enhance existing perimeter screening berms;
- rock material will be extracted using conventional blasting techniques. Prior to drilling, the quarry face will be surveyed in order to ensure safe and efficient blasting. Drilling will be carried out in accordance with the blast design. Finally, the holes will be filled with bulk emulsion explosives and the blast carried out. All blasting is and will be carried out in accordance with the health & safety regulations, and environmental guidelines for the sector;
- the fragmented rock will be processed using mobile crushing and screening plant located at the blasted quarry face within the quarry void area; and
- the aggregate products will be stored in stockpiles located within the quarry site, as is the current practice.

Processing Methods

Extracted Rock Processing Method

2.54 The processing methods currently used at the quarry constitute size reduction through crushing and sizing by screening using mobile plant.

2.55 An excavator is used to directly feed a mobile crushing / screening plant at the working face. The mobile plant will be relocated after every blast during the life of the quarry development as operational requirements dictate.

2.56 Once screened, the aggregate is stored in various stockpiles on the quarry floor and at surface level to await transported off site.

2.57 It is proposed that the same processing methods will be utilised going forward. There is no requirement for any additional processing plant as part of this planning application.

Readymix Concrete Operations (when implemented)

2.58 It was noted above that the concrete batching plant, concrete block making facility and truck washdown facility, permitted under ABP PL20.215417 (P. Ref. 04/1479) have not been constructed to date. The batching plant is permitted to produce 50,000m³/annum and 5 million concrete blocks. When operational, the following processes will be carried out.

2.59 A combination of sand & gravels, crushed chips and cement will be utilised in the concrete manufacturing process. A dust control system will be used to control any fugitive emissions from the cement silos (2 x 80 tonne capacity). The batching unit will be clad to further

eliminate fugitive dust. The silos will be filled from ground level, under pressure, through a cement fill pipe.

2.60 Concrete lorries will reverse into a partially enclosed loading bay at the base of the batch house (mixer), wherein batched concrete will be discharged from the base of the mixer via a chute into the lorry mixer drums.

2.61 The concrete will be produced using the following components:

- **Stone aggregates**: will be sourced from the existing rock quarry area on site;
- **Sand**: will be sourced locally from a third party sand suppliers within a c.40km radius;
- **Water**: will be sourced on site;
- **Cement & Admixtures**: These materials will be transported to the site as demand requires.

2.62 The concrete manufacturing process will be as follows:

- The aggregates will be loaded into 6 x 60 tonne storage bins;
- The aggregates will then be weighed out from the storage bins (hoppers) into batch sizes depending on the volume of concrete required;
- The aggregates will be transported from the hoppers to the mixer by conveyor;
- Cement, water and admixtures will then be added to the aggregates in the mixer.
- The mixer will agitate the mix and then transfer the mixed material into a concrete truck for despatch off-site.

2.63 The weight of water, admixture, cement and the batching cycles will be controlled by computer. Admixtures are compounds which are added to concrete in small amounts in order to change the properties of the concrete. A typical admixture is added at a rate of 1 litre per cubic metre of concrete.

2.64 All admixtures will be stored in suitably bunded tanks. Water will be stored in a water tank (c. 3,000 gallon capacity) adjacent to the Concrete Batching Plant. This will be topped up as required.

2.65 Concrete trucks will be washed out in a washing bay adjacent to the Concrete Batching Plant. The wash water will be pumped from the trucks for recycle through a closed series of settlement ponds.

2.66 The production level of the plant will be c. 50,000m^3 per annum of concrete and 5 million concrete blocks per annum. The concrete blocks will be laid in rows by an automated block machine which will be fed by a feed truck. A fully automated strapper machine will bind the blocks which will be subsequently moved by a forklift to the block storage area adjacent to the block laying yard. The blocks will be allowed time to cure (typically 28 days).

Dispatch of Aggregate Product

2.67 Aggregate from the screened stockpiles will be loaded by means of a mechanical loading shovel directly to incoming HGVs (trucks). Trucks leaving the site will be directed through the weighbridge where loads dispatched off-site will be weighed and recorded. The dispatch office will monitor the movement of incoming and outgoing road trucks and will also be responsible for the issuing of dispatch dockets.

2.68 Prior to leaving the site, all road trucks will pass through a wheel wash, which is currently in place, to minimise dust / mud nuisance on the public carriageway. The site access road is hard surfaced from the exit of the wheelwash facility to its junction with the public road.

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Quarry Working Hours

2.69 The permitted working hours at the quarry are and will continue to be 07:00 hours to 20:00 hours Monday to Friday and 07:00 hours to 14.00 hours on Saturdays in compliance with condition no. 8 of ABP PL20.215417 (P. Ref. 04/1479). No operations will be carried out on Sundays or Public Holidays[1].

2.70 The proposed development will be carried out within the existing permitted hours outlined above and there is no requirement to make any amendments to these operational hours as part of this planning application.

Employment

2.71 The existing development provides full time employment for a current work force of c. 30 personnel including direct employees, sub-contractors (e.g. drilling and blasting), contract hauliers, maintenance contractors, material suppliers, etc.

2.72 It is envisaged that should planning permission be granted this level of employment will be maintained for the life of the proposed development.

Site Infrastructure

Site Access and Security

2.73 The existing quarry entrance is located on the regional road (R363) to the north of the application site and has good, splayed visibility in both directions. There is a low stone wall with pillars on either side of the entrance. The entrance consists of two metal gates which are recessed back (c. 20m) from the road verge to allow vehicles to pull in off the road when the gates are locked. The quarry entrance and internal access road are hard surfaced for a distance of c. 175m to where the weighbridge is located.

2.74 In the unlikely event of material being spilled on the public road the operator will ensure that spilled material is removed from the road surface in a safe and timely manner, as soon as they notice or are notified that a spillage has arisen.

Parking & Hardstanding Areas

2.75 Internal access roads are provided within the site, running from the site entrance southwards to the existing weighbridge and the main site office.

2.76 All HGVs utilising the existing site are confined within the application area. There is adequate provision for HGV parking to ensure that there is no queueing of HGV's on the public road outside the quarry.

2.77 Adequate car parking provision for employees, contractors and visitors is provided. in a dedicated area on a hardcore surface adjacent to the weighbridge office. Additional parking with a pedestrian access walkway is provided to the east of the weighbridge office. A hardstanding area and hydrocarbon interceptor is provided around the bunded fuel storage tank.

[1] DoEHLG 2004 Quarry & Ancillary Activities Guidelines for Planning Authorities – Section 4.7 (b)

Weighbridge

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2.78 In compliance with condition no. 14 of ABP PL20.215417 (P. Ref. 04/1479), all heavy goods vehicles (HGVs) accessing the site are required to pass over the existing weighbridge which is located adjacent to the site office, refer to **Figure 2-1**.

2.79 The weighbridge is utilised to establish a weight for each truck used for hauling stone. All loaded trucks pass over the weighbridge before exiting the quarry so that a record of each load can be made. Apart from keeping a record of the quarry's productivity, the weighbridge is also used to ensure all loads exiting the site do not exceed the legal weight limit.

2.80 It is proposed that the weighbridge will be utilised and maintained for the life of the proposed development.

Wheelwash

2.81 In compliance with condition no. 15 of ABP PL20.215417 (P. Ref. 04/1479), all heavy goods vehicles (HGVs) existing the site are required to pass through the existing wheelwash which is located adjacent to the site office, refer to **Figure 2-1**. The section of internal road between the wheelwash and the site entrance is hard-surfaced.

2.82 It is proposed that the weighbridge will be utilised and maintained for the life of the proposed development.

Offices and Ancillary Facilities

2.83 An existing prefabricated portacabin structure acts as site offices, and canteen / cloakroom / toilet for staff use. Surface water run-off from the roof directly percolates to ground.

2.84 A garage / workshop is permitted under planning permission ABP PL20.215417 (P. Ref. 04/1479), as shown on **Figure 2-2**, but has also not been constructed to date. It is proposed to construct the workshop during the life of any new planning permission being granted.

Utilities and Services

2.85 The site is served by on-site water supply and mains electricity. An ESB power line feeds directly into the quarry site to service the offices and weighbridge. An existing on-site generator supplies the fixed processing plant.

2.86 Site based staff at the application site are contactable by mobile phone, landline and email and broadband connections to the site office as provided via a mobile network.

2.87 Water for drinking and to service the toilet facilities (located within the site office) is supplied from the mains water supply.

2.88 Effluent from toilet facilities is treated using an existing Wastewater Treatment System (WwTS) and percolation area.

2.89 As part of this planning application, it is proposed to upgrade the overall effluent treatment system by decommissioning the existing WwTS and replacing it with a Secondary Wastewater Treatment System with a constructed soil polishing filter area for final treatment. The existing WwTS will be decommissioned and the contents of the tank will be taken off site for appropriate treatment by a licenced contractor.

2.90 As part of documentation submitted with this planning application, a site characterisation assessment was undertaken in September 2025 for the new waste water treatment system by Dr. Eugene Bolton. The site characterisation form and details of the Secondary WwTS (Molloy Tanks: Chieftain SBR sewage treatment system) and polishing filter area (90m²) are included in EIAR Chapter 7, **Appendix 7-A**.

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Lighting

2.91 Lighting is provided at the site as necessary, which includes fixed downlights outside the office / welfare facilities and processing plant; and mobile lighting on the machinery used within the quarry void.

2.92 All lighting is only in use for wintertime operations, when darkness has fallen, within the proposed site operating hours of 07.00 hours until 20.00 hours Monday to Friday and until 14.00 hours on Saturdays. There are therefore periods where such lighting is required for up to 1 hour in the morning and up to 2.5 hours in the evening, during periods in winter. As most quarry activity is below surrounding ground level light pollution from site activity is considered to be minimal and not significant.

Fuel and Oil Storage

2.93 Bunded fuel storage tanks are located at the site. Oil and lubricants for plant and machinery are stored on spill pallets in designated storage areas.

2.94 There is a hard stand refuelling area with hydrocarbon separator at the refuelling station area. All runoff from the hard stand refuelling pad goes to the hydrocarbon separator before the treated runoff percolates to the ground.

2.95 Spill Kits and spill training has been provided. All new employees are given an induction which includes spill kit training and how to respond to a fuel spill.

Waste Management

General Waste Management

2.96 Roadstone as a member of the Irish Concrete Federation (ICF) commits themselves to the principles of the Federations Environmental Code. The code 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 using waste contractors with valid Waste Collection Permits"

2.97 Potential waste produced and the proposed measures used to control it are described as follows:

- **Scrap metal** – these materials are chiefly produced from the maintenance of the processing plant and equipment and can cause a nuisance if allowed to build up in an uncontrolled manner. A designated scrap metal area will be demarcated on site and the build-up of scrap will be controlled by the regular removal by licensed scrap metal contractors.
- **Used Oil and Oil Filters** – any waste oil / oil filters that may arise from servicing of processing plant will be removed from the site by a licensed waste contractor.
- **Used Batteries** – similarly all used batteries will be removed from site for collection and recycling by a licensed waste contractor in accordance with the Waste Management Regulations.
- **Domestic Waste** (Canteen Waste) – domestic waste generated at the offices and employee's facility will be collected by a licensed waste collection contractor.

Extractive Waste Management

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2.98 Almost all products and by-products arising from the aggregate processing have commercial value. Any waste materials from the site are stored, collected, recycled and/or disposed of in accordance with any requirements of Roscommon County Council.

2.99 In Ireland, the management of extractive waste is regulated by the Waste Management (Management of Waste from the Extractive Industries) Regulations 2009 (SI No. 566 of 2009). Under these Regulations, quarry operators are required to prepare an Extractive Waste Management Plan (EWMP) which outline the plans and procedures for minimisation, treatment, recovery and disposal of extractive wastes, having regard to the principle of sustainable development.

Description of the Waste Generating Operation

2.100 There is no intention on behalf of Roadstone to discard, where possible, any material extracted from the quarry at Cam. The principal aim of the extractive waste management plan for the site is to prevent waste production which is in accordance with Section 5(2)(a) of the 2009 Regulations.

2.101 Extracted material will fall into the following categories:

Soil and Sub-soil (Overburden) Stripping

2.102 Where still in-situ, this material will be excavated to expose the underlying bedrock resource.

2.103 **Topsoil** – all topsoil stripped will be used to further construct perimeter visual / noise screening mounds (if required) for later use as part of the final restoration scheme. Any additional stripping of topsoils will be stockpiled on site, again for reuse in final restoration operations.

2.104 **Sub-soil (Overburden)** – this material will be dealt with in a similar manner to the Topsoil listed above.

Settlement Ponds

2.105 The proposed water settlement ponds will be cleaned out as required to ensure adequate capacity within the ponds to allow sufficient retention time to ensure adequate settlement of any fines. All material removed from the settlement ponds will be temporarily stored to allow natural outflow of retained moisture. Following this short storage period the material will be put to a variety of operational or restoration uses within the site.

2.106 An Extractive Waste Management Plan (EWMP) was prepared for the site in 2011 and is provided in **Appendix 2-A**. The purpose of the EWMP is to ensure compliance with the Waste Management (Management of Waste from the Extractive Industries) Regulations 2009 through the provision of measures, procedures and guidance to prevent or reduce as far as possible any adverse effects on the environment, in particular, water, air, soil, biodiversity and landscape, and any resultant risks to human health, brought about as a result of the management of extractive material at Cam Quarry. The Plan is reviewed every 5 years to allow for amendments, as appropriate, in the evet of substantial changes to the operations at the site. There have been no changes at the site to warrant any amendments to the plan and the 2011 plan is still valid.

Environmental Controls

General

2.107 Extraction, processing and ultimately restoration activities at the application site require a number of environmental controls to eliminate or minimise the potential nuisance to the public

arising from the extraction and processing operations. The environmental control measures in place at the existing site are outlined in the following sections.

2.108 The existing operations at the site are currently regulated by conditions attached to the current planning permission: ABP PL20.215417 (P. Ref. 04/1479).

2.109 Any additional control measures, over and above those outlined below, which may be instructed on foot of this planning application, will also be implemented.

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Bird Control

2.110 As the process of rock extraction is free of putrescible (food / kitchen) waste, site activities are unlikely to attract scavenging birds such as gulls and crows for the duration of works. Accordingly, it is not intended to implement any specific bird control measures at the site as is the case at present.

Traffic Control

2.111 As the planning application relates to the continuance of use of the existing quarry operation, the proposed development will continue to utilise the existing site entrance.

2.112 The existing site entrance onto the regional road has historically been shown to function satisfactorily at its present location. As such, it is considered unnecessary to alter the existing access point in terms of geometry and/or location.

Litter Control

2.113 As the proposed development will be largely free of litter, the daily operational activities are unlikely to give rise to problems with windblown litter. Accordingly, there is no requirement to implement any specific litter control measures at the site.

2.114 In the unlikely event that any litter waste is identified, it will be immediately removed off-site to an authorised waste disposal or recovery site.

Odour Control

2.115 As the rock extraction activities at the site are not biodegradable and do not therefore emit odorous gases, site activities will not give rise to odour nuisance. No odour control has been required for the existing quarry or will be required for the proposed continued development.

Vermin Control

2.116 As the development is free of putrescible (food / kitchen) waste, on-site activities will not attract vermin for the duration of the extraction or subsequent restoration operations. Accordingly, no specific vermin control measures are required.

Fire Control

2.117 As the development is free of flammable and biodegradable materials which could create a fire or explosion risk, on-site extraction activities will not present a fire risk for the duration of the extraction operations. Accordingly, there is no requirement to implement specific fire control measures at the site.

2.118 A range of fire extinguishers (water, foam and CO_2) are kept at the site office to deal with any localised small scale fires which might occur

2.119 In the unlikely event that a fire does occur, the nearest fire station will be contacted and emergency response procedures will be implemented. Fire extinguishers (water and foam) are provided at the site office to deal with any small outbreaks which may occur.

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Dust Generation and Control

2.120 In dry, windy weather conditions, site activities may give rise to dust blows across and beyond the existing or planned development site areas.

2.121 The incidence of fugitive dust outside of the operation is reduced by the mobile crushing and screening plant located within the quarry void. Generation of fugitive dust is generally limited to periods of very low rainfall (refer to Chapter 8 – Air Quality). Dust generation occurs from three main sources:

- point sources – such as operating plant and machinery;
- line sources – such as roads and conveyors; and
- dispersed sources– such as the quarry floor and stockpiles.

2.122 In order to control dust emissions, the following measures are / will be implemented:-

- water sprayed from a tractor drawn bowser on dry exposed surfaces and stockpiles (paved roads, unsealed haul roads and hardstand areas) as required;
- fixed sprinkler system on the hard surface site access road between the site entrance and the weighbridge;
- areas of bare or exposed soils will, insofar as practicable, be kept to a minimum through the phased extraction proposals;
- dust blows at the existing site are largely screened by the side walls of the existing quarry and the vegetated screening berms and existing boundary hedgerows;
- all HGV's exiting the site routed through the existing wheelwash. This minimises the transport of fines by HGVs over the access / egress road and the public road network;
- periodic sweeping of the internal paved site access road and surrounding public roads carried out as required by a mechanical road sweeper;

2.123 These dust mitigation and management measures are in accordance with the DoEHLG (2004) and EPA (2006) guidelines for the sector.

Noise Generation and Control

2.124 Potential noise generating sources arising from the operation of the quarry are from the crushing and screening plant, mobile plant such as the loading shovels and from the haulage fleet both within and outside the quarry.

2.125 The potential for noise generation from the application area is reduced by locating the processing plant within the quarry floor void. This means that the potential for noise generation from activities associated with the operation of the plant such as movement of vehicles and maintenance is reduced – refer to EIAR Chapter 10 Noise & Vibration.

2.126 In addition to the above the following good house-keeping measures are in place in order to reduce noise emitted from plant and machinery as much as possible:

- all machinery used to be CE certified for compliance with EU noise control limits;
- the machinery regularly maintained, with regular checking of any muffler systems and servicing or replacing as required, and any loose or damaged panels or covers that suppress noise are fixed or replaced immediately;
- if there are further noise-reducing modifications available for any machinery, they will be fitted wherever practical (e.g. rubber-decked screens, rubber chute linings etc.);

- haul road grades to be kept as low as possible (</= 1:10) to reduce engine / brake noise from heavy vehicles.

2.127 These noise mitigation and management measures are provided in accordance with the DoEHLG (2004) and EPA (2006) guidelines for the sector.

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Environmental Monitoring

Environmental Management System

2.128 As part of the environmental management system, Roadstone has implemented a comprehensive environmental monitoring programme at Cam Quarry in compliance with condition no. 6 of planning permission ABP PL20.215417 (P. Ref. 04/1479) on the operation of the quarry. Environmental noise, ground/surface water, blast, and dust monitoring, carried out on a regular basis, has demonstrated that the quarry has not had any significant adverse effects on the surrounding environment.

2.129 Limit values for environmental emissions arising from the site activities are identified by the existing consent from the planning authority. Environmental sampling, monitoring and testing is generally undertaken by the Roadstone in-house environmental team (or by external consultants) as and when required. Records of environmental monitoring and testing are held by Roadstone and submitted to the Local Authority on a quarterly basis.

2.130 Environmental noise, blast, dust and water monitoring carried out on a regular basis, has demonstrated that the quarry has not had any significant adverse effects on the surrounding environment.

Dust Monitoring

2.131 A comprehensive dust monitoring programme has been and will continue to be in implemented at Cam Quarry, in compliance with the current planning permission ABP PL20.215417 (P. Ref. 04/1479) - condition 13.

2.132 The dust monitoring gauges are located close to emission sources or potentially sensitive receptors located beyond the site boundary. Monitoring is carried out at 4 no. locations around the site boundary (see EIAR **Figure 8-1**) with continuous monitoring over the 12-month period. It is proposed that the existing dust monitoring stations will remain in place for the duration of extraction and processing operations at the site.

2.133 Previous dust deposition monitoring carried out at the site boundaries indicates that the current quarry operations have for the most part complied with the recommended dust deposition emission limit value of 350 mg/m^2/day (averaged over 30 days) as set out in condition no. 13, with the exception of 1 exceedance (D1 – June), out of 48 results in 2022; 2 exceedances (D1 – May & June) in 2023, and 2 exceedances (D4 – May & June) in 2024. Further details are provided in **Chapter 8** of the EIAR. The dust monitoring to-date has shown that the existing site can operate within the permitted limit of 350 mg/m2/day (averaged over 30 days).

2.134 It is proposed that the dust monitoring stations will remain in place for the duration of extraction and processing operations at the site. Monitoring will continue to be undertaken on a monthly basis using the industry standard Bergerhoff method of monitoring to ensure the development complies with the DoEHLG (2004) / EPA (2006) recommended total dust deposition threshold of 350 milligrams per day (averaged over a 30 day period).

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Noise Monitoring

2.135 An annual noise monitoring programme has been and will continue to be implemented at Cam Quarry, in compliance with the current planning permission ABP PL20.215417 (P. Ref. 04/1479) - condition 9.

2.136 The noise monitoring position is located close to sensitive receptors located beyond the northern site boundary (see EIAR **Figure 10-1**). Monitoring is carried out for a 4-hour period once per year. It is proposed that the existing noise monitoring location will remain in place for the duration of extraction and processing operations at the site.

2.137 Previous noise monitoring carried out at the nearest noise sensitive receptors to the quarry operations has shown compliance with the recommended daytime noise emission limit value of 55 db (A), as set out in condition no. 9. Further details are provided in **Chapter 10** of the EIAR. The noise monitoring to-date has shown that the existing site can operate within the permitted limit of 55 dB (A) over a continuous four hour period between the hours of 07:00 and 20:00, Monday to Friday and between 07:00 and 14:00 on Saturdays when measured outside any dwelling house in the vicinity of the site.

2.138 It is proposed that the noise monitoring location will remain in place for the duration of extraction and processing operations at the site. Monitoring will continue to be undertaken on an annual basis to ensure the development complies with the current ABP PL20.215417 (P. Ref. 04/1479) - condition 9; and the noise threshold limit of 55 dB(A) recommended in the EPA (2006) environmental management guidelines for the sector.

Water Monitoring (Groundwater / Surface Water)

2.139 The following monitoring activities will continue to be carried out to demonstrate that the development is not having an adverse impact on the surrounding environment and will document any changes in water quality:

- Monitoring of ground and surface water quality, levels and discharges - condition 6 (g);
- Groundwater levels in all boreholes monitored on a monthly basis for the duration of the proposed development - condition 7 (d);
- Recording of any breaches over the previous year for water quality monitoring to be provided in the annual environmental audit - condition 7 (e);
- Submission of quarterly reports with full monitoring records of surface water quality monitoring and groundwater monitoring - condition 7;

Proposed Landscape Management & Final Restoration

Proposed Landscape Management Measures

2.140 The principal landscaping aims are:

- the physical and visual integration of the existing site and associated features into the surrounding landscape; and
- screening to minimise visual intrusion and to reduce any significant negative aspects regarding the visual impact of the proposed development on adjacent sensitive receptors.

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Site Screening Measures

- it is proposed to complete a screening berm along the northern boundary of the quarry extraction footprint to provide further screening of noise and dust to the nearest residences to the northern side of the R363 regional road.
- the screening berm will then be planted with a native mix of hedgerow species to tie into existing berm and vegetation along the northern boundary in the vicinity of the site entrance and internal access road. This planting will be carried out as early as possible following completion of the berm construction;
- the planting will be carried out in 2 staggered rows, with the rows 50cm apart and plants within each row 50cm apart (i.e. 4 plants per m);
- the tree stock will be made up from transplants and container grown stock at 40-90cm height, as these are known to establish more successfully;
- 4 Hawthorn, 4 Blackthorn, 1 Hazel and 1 Holly to be planted in random succession every 2.5m;
- all plant handling, planting and establishment works will be carried out in accordance with current best practice;
- works are to take place in the appropriate planting season (e.g. bareroot planting: November to March only) and in favourable weather conditions;
- planting will be carried out by a suitably qualified landscape contractor; and
- establishment maintenance will be carried out for 2 years following the planting works. This will include weed control, replacement planting, watering (if required) and the adjustment of spiral guards.

2.141 In addition to the above, existing boundary vegetation is to be retained to keep the site secure. The boundary vegetation will be checked annually; dead trees will be removed and any gaps will be filled with new native planting.

Siting of Facilities (not constructed to-date)

2.142 The permitted concrete batching plant and workshop, when constructed, will be located within the existing development area at distances of c. 450m and c. 300m respectively from the nearest residences R1, located to the north of the R363 regional road. The existing perimeter berm and planting at the site entrance will afford maximum screening of the structures to the residence and passing traffic along the R363.

Proposed Restoration Scheme

2.143 The principal activity which will be undertaken at the application site is the extraction of the in-situ rock with ultimate restoration of the overall application site to a natural habitat including lake, which is one of the beneficial after uses listed in the EPA Guidelines: 'Environmental Management in the Extractive Industry' (2006). The final restoration scheme and detail is shown on the Landscape Management and Restoration Plan and cross sections in **Figures 2-5** and **2-6**.

2.144 The proposed restoration scheme will be achieved by the following measures:

- the extraction void will be left to naturally fill with water to create a valuable wetland habitat. The rebound water level will typically be around 60-65m AOD.
- those quarry benches and faces that will remain above the rebound water level will be left for natural recolonisation by locally occurring tree and scrub species.

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- on completion of all extraction works, all of the plant and machinery within the site will be removed. All hard standing areas will be ripped, in order to achieve a variety of ground conditions, including shallow depressions and small heaps of rock/rubble. These different conditions will encourage soil formation and plant colonisation resulting in diverse natural habitats.
- the settlement lagoons will be left to naturally develop into further wetland habitats on site.
- all existing boundary fences and hedgerows will be retained to ensure that the site is secure. The existing gates at the site entrance will be retained and kept locked at all times, except for maintenance access.

2.145 The majority of restoration works will be carried out on permanent completion of the extraction works. As the majority of the site is used for extraction and processing purposes it is not feasible to restore any parts of the quarry void at an earlier stage. However, it is proposed that all existing grass and scrub areas which have established along the site boundaries will be protected and retained, as much as possible.

2.146 The restoration works will be carried out in accordance with the EPA Guidelines (2006). Ecological advice will also be incorporated into the restoration process to facilitate future habitat value in the area for biodiversity.

2.147 As the applicant is a long-established mineral extraction operator, it has ample experience and expertise in implementing mineral restoration programmes.

Site Management and Supervision

2.148 The applicant will clearly define the management responsibility for the site restoration work and will ensure that this person has the necessary information (from the planning application) and authority to manage the whole restoration process. Relevant staff will be briefed on the scheme and will be adequately supervised / controlled. A system of record keeping for the key restoration activities will be put in place.

Long Term Safety and Security

2.149 All components of the barrier system of the site consisting of existing mature boundary hedgerows, fences and walls will remain in place after extractive/ processing operations have ceased.

2.150 As the lands will be restored in part to natural habitat use with a body of open water, secure fencing will be provided around the perimeter of the extraction area. Details of the proposed fencing can be submitted to and agreed with the Planning Authority.

2.151 Existing hedges surrounding the development will be gapped up and thickened where required. These combined with the secure and locked entrance gates to the development will prevent unauthorised third party access.

Long Term Surface Water and Groundwater

2.152 The surface water will percolate to ground. There is no requirement for any active long term surface water or groundwater management at the site.

Decommissioning of Plant and Machinery

2.153 Redundant structures, plant equipment and stockpiles will be removed from site on permanent cessation of extraction activity. Machinery and buildings will either be utilised by the applicant on other sites or be sold as working machinery or scrap.

2.154 As part of the overall decommissioning process, all fuel and oil storage tanks within the existing site will be removed from the site by a licensed waste contractor. Therefore there will be no potential for fuel, oil or sewage to cause long-term water pollution following completion of extraction activities.

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Aftercare and Monitoring

2.155 There will be no on-going requirement for monitoring noise or dust after extraction and processing and manufacturing operations have ceased.

2.156 A final site inspection 6 months after formal site closure will be carried out to confirm the final site restoration as implemented is functioning.

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Figures

Figure 2-1: Existing Site Layout

Figure 2-2: Permitted Development (ABP PL20.215417 / P. Ref. 04/1479)

Figure 2-3: Proposed Development Layout

Figure 2-4: Existing, Permitted & Proposed Cross Sections

Figure 2-5: Proposed Landscape & Restoration Plan

Figure 2-6: Proposed Restoration Cross Sections

Residence (R3)
Residence (R2)
Residence (R1)
Former section of R363 Regional Road
Realigned R363 Regional Road
R363 Regional Road
Site notice at site entrance
Entrance gates
Lighting
Perimeter screening berm (under construction)
Soil / overburden material still in-situ
Perimeter screening berm
Hard surface access track
Perimeter screening berm
To percolation area
Waste water treatment tank
Pedestrian Route
Canteen / Office
Parking
Weighbrige
Toilets
Fuel Storage (with hydrocarbon interceptor)
Canteen
Storage container
Wheelwash
Truck wash hardstand with drainage
Scrap metal storage area
Wash water settlement tanks
ESB substation
Perimeter screening berm
Existing stockpile storage area
Segregated internal haul route
Mobile processing plant (crushing / screening) on quarry floor
Existing stockpile storage area
Existing quarry extraction footprint (c. 8.4 ha.)
Existing quarry floor (c. 70m AOD)
Existing quarry floor (c. 85m AOD)
Existing stockpile storage area
Existing quarry sump
Perimeter screening berm
Soil / overburden material still in-situ
Internal haul route to overburden storage area
Previously permitted extraction area (now omitted)
Existing gorse / scrub area
Existing overburden storage area footprint (c. 2.9 ha.)
Existing gorse / scrub area
A
A'
B
B'
C
C'
D
D'
E
E'
Curry
Cuilleenoolagh
Cloonacaltry
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N
0 50 100 150 200 250m
Scale 1:2,500
15/10/2025
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Notes:

1. Based on Tailte Eireann 5,000 scale digital maps 2962 & 3032

Legend:

- Landholding (c. 66.3 hectares)
- Planning Application Area (c. 66.3 hectares)
- Area part of Planning Permission 04/1479 & ABP PL20.215417 (c. 1.7 hectares) over which the public road was realigned
- Areas of existing in-situ topsoil / overburden to be removed (c. 8 hectares)
- Existing Permitted Extraction Area (P. Ref. 04/1479 & ABP PL20.215417) now omitted from planning application extraction area (c. 4.8 hectares)
- Area of existing overburden storage (c. 2.9 hectares)
- Residence Locations
- Concrete hard surface areas
- Ancillary Site Facilities
- P. Ref. 04/1479 & ABP PL20.215417 Permitted Extraction Area (c. 23.7 hectares)
- Contours (1m interval)

Rev	Amendments	Date	By	Chk	Auth

SLR
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Client: Roadstone Limited

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

Figure Title: Existing Site Layout

Scale	SLR Project No.
1:2,500 @ A2	501.065512.00001

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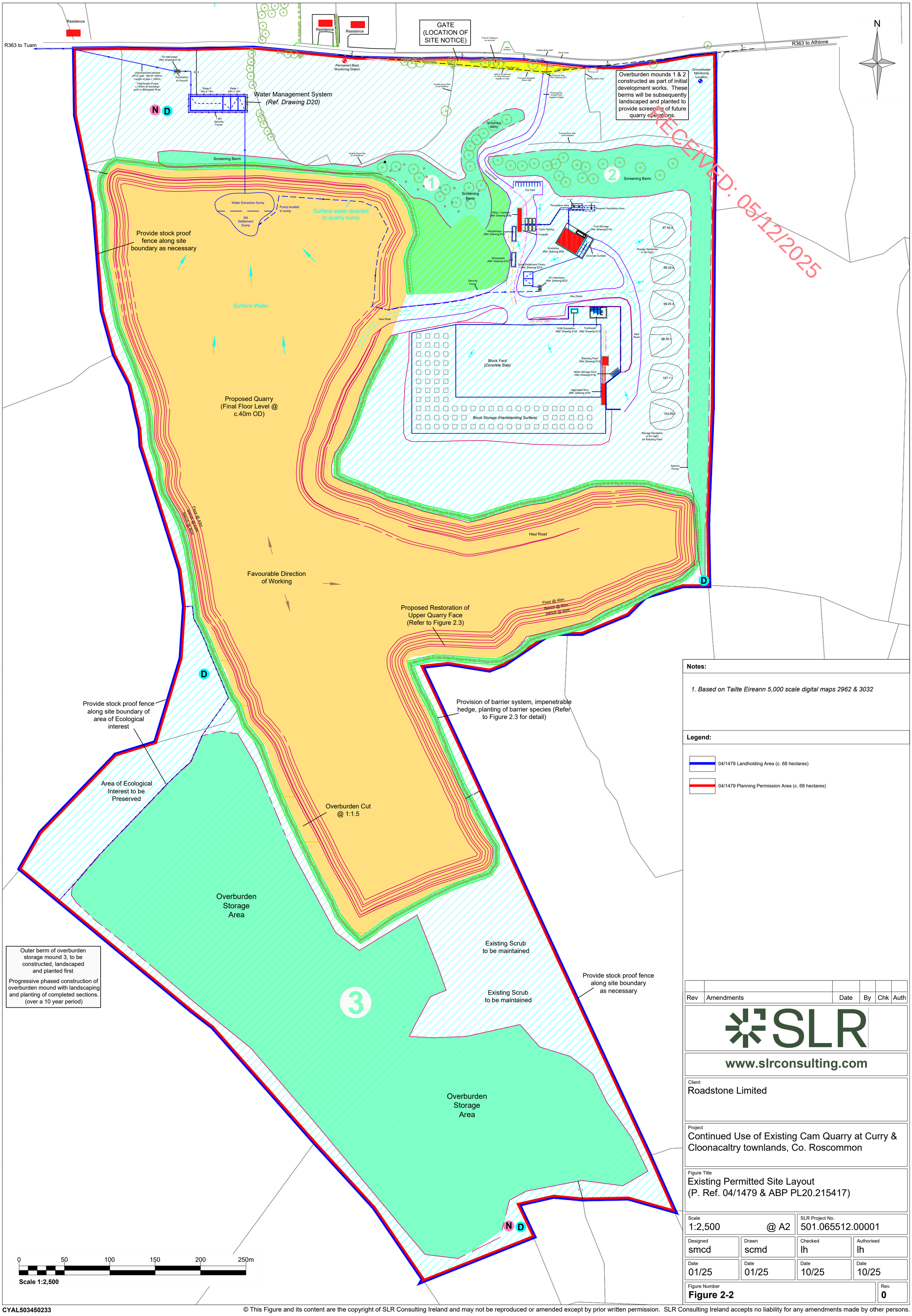
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01/25	01/25	10/25	10/25

Figure Number: **Figure 2-1** Rev. **0**

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Notes:

1. Based on Tailte Eireann 5,000 scale digital maps 2962 & 3032

Legend:

- 04/1479 Landholding Area (c. 68 hectares)
- 04/1479 Planning Permission Area (c. 68 hectares)

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: Existing Permitted Site Layout (P. Ref. 04/1479 & ABP PL20.215417)

Scale	SLR Project No.
1:2,500 @ A2	501.065512.00001

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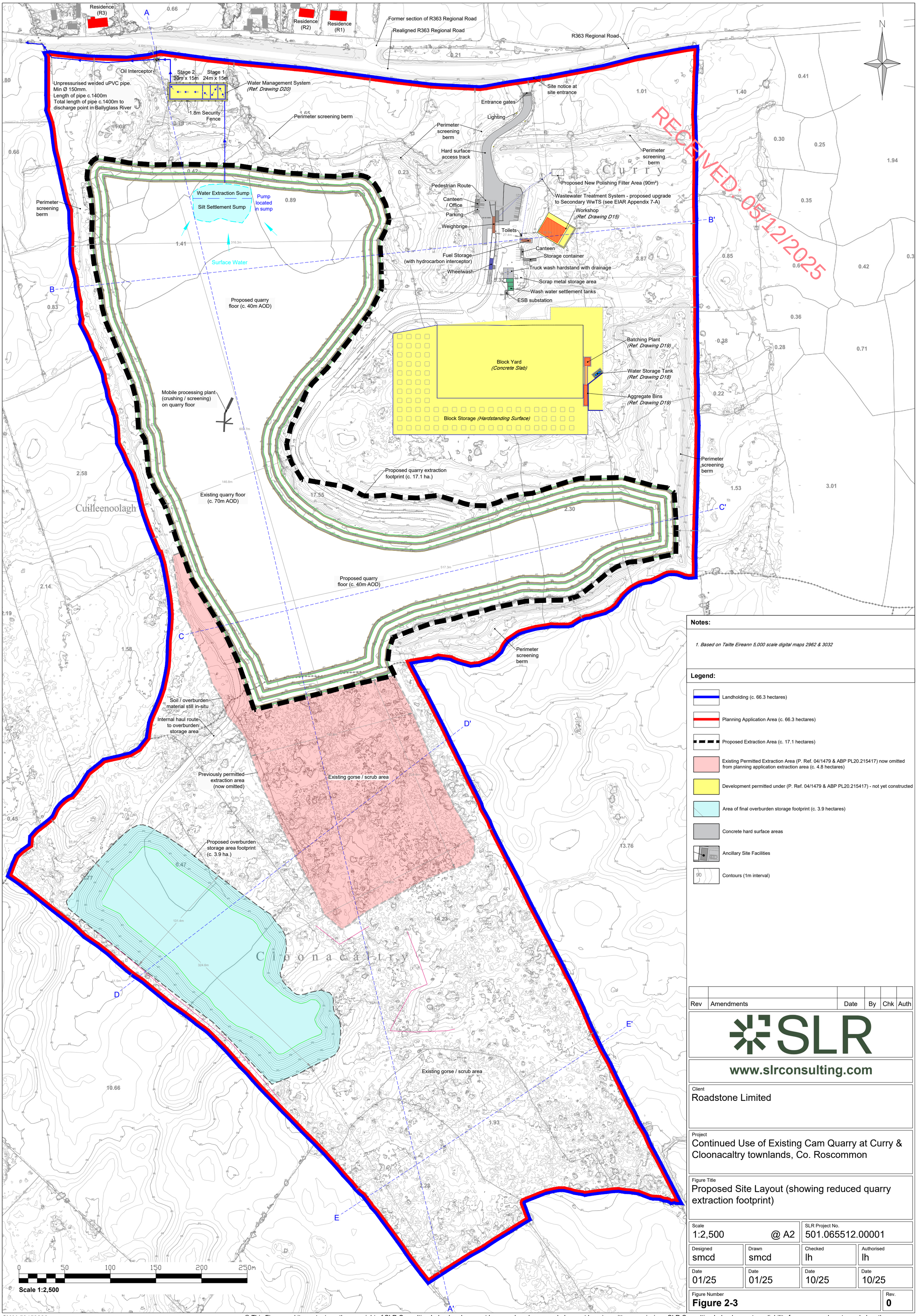
Figure Number: **Figure 2-2** Rev. **0**

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Notes:

1. Based on Tailte Eireann 5,000 scale digital maps 2962 & 3032

Legend:

- Landholding (c. 66.3 hectares)
- Planning Application Area (c. 66.3 hectares)
- Proposed Extraction Area (c. 17.1 hectares)
- Existing Permitted Extraction Area (P. Ref. 04/1479 & ABP PL20.215417) now omitted from planning application extraction area (c. 4.8 hectares)
- Development permitted under (P. Ref. 04/1479 & ABP PL20.215417) - not yet constructed
- Area of final overburden storage footprint (c. 3.9 hectares)
- Concrete hard surface areas
- Ancillary Site Facilities
- Contours (1m interval)

Rev	Amendments	Date	By	Chk	Auth

SLR

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Client: Roadstone Limited

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

Figure Title: Proposed Site Layout (showing reduced quarry extraction footprint)

Scale	SLR Project No.
1:2,500 @ A2	501.065512.00001

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Date: 01/25	Date: 01/25	Date: 10/25	Date: 10/25

Figure Number: **Figure 2-3** Rev.: **0**

03/11/2025

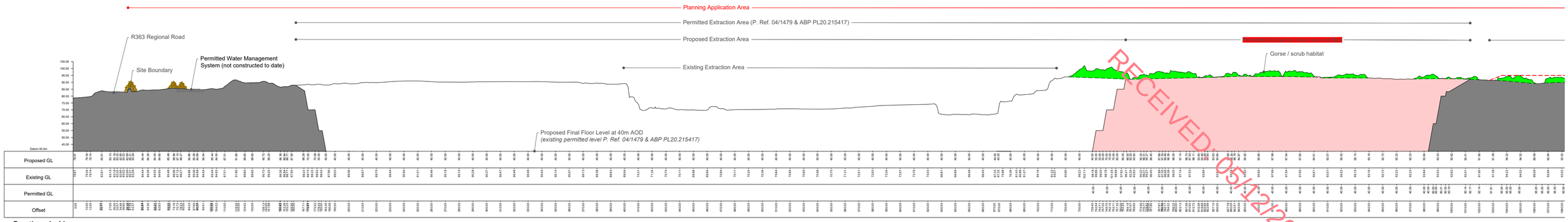
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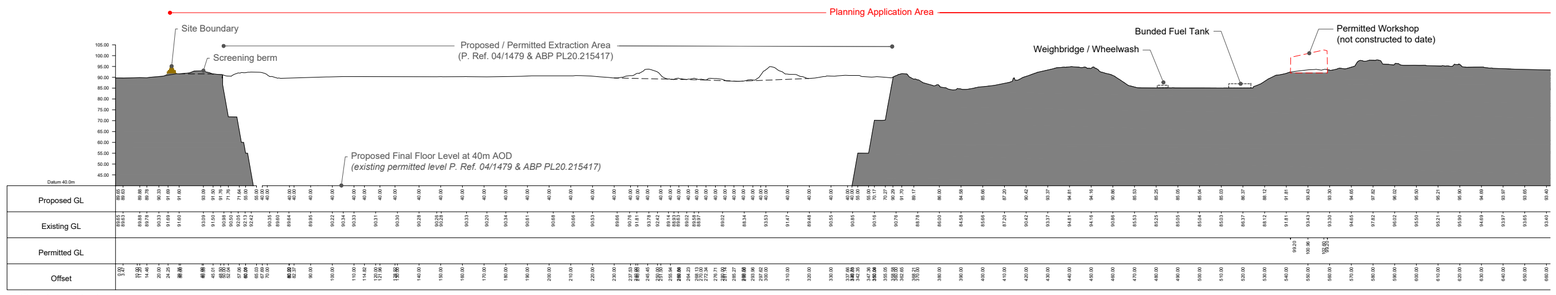
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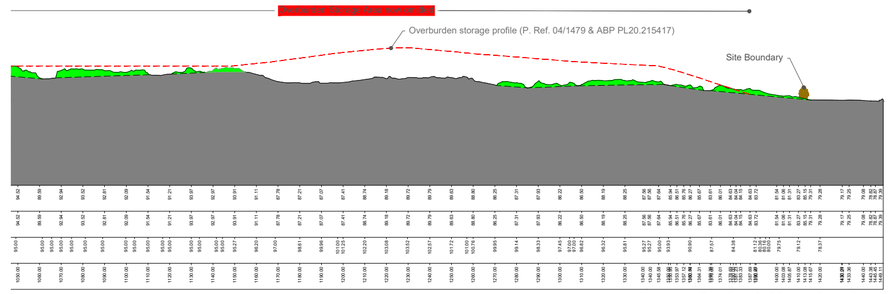


Section A-A'

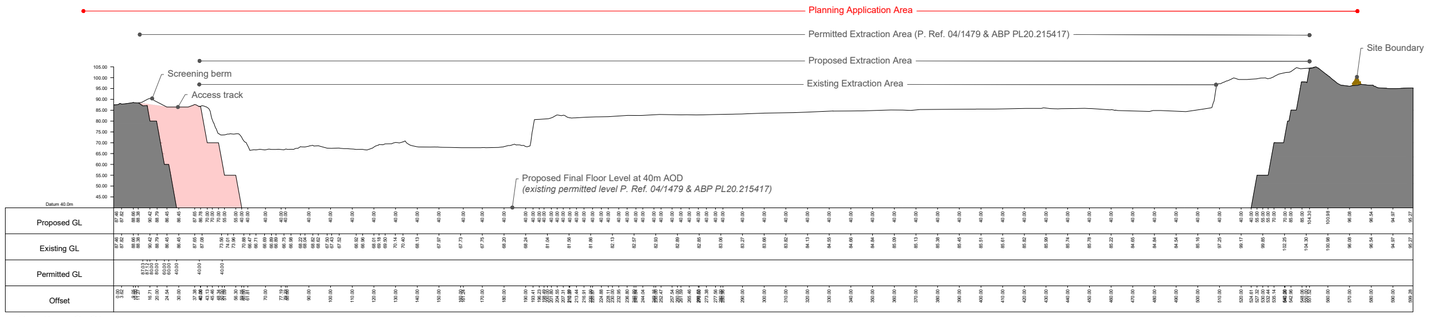
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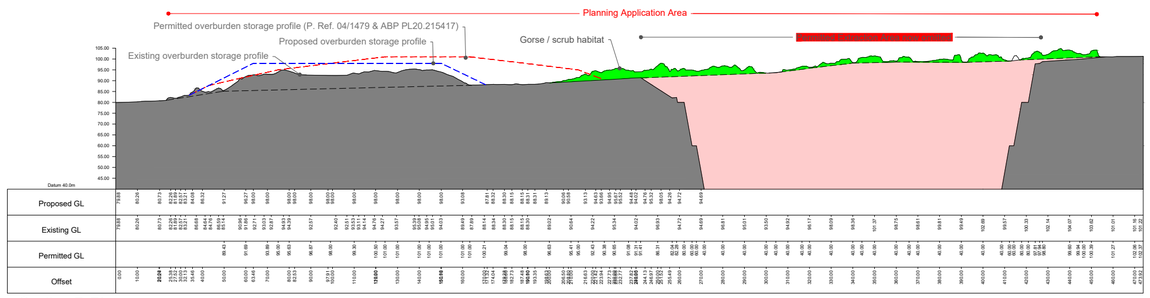
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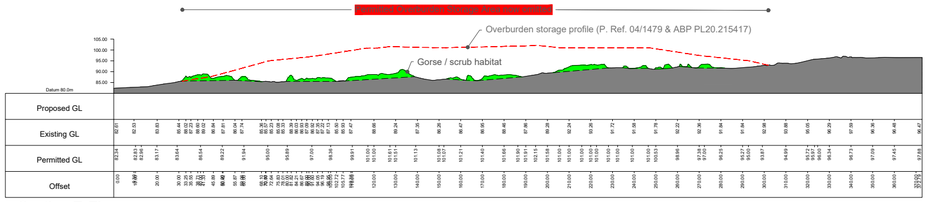
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Section C-C'



Section D-D'



Section E-E'

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Scale 1:2,000

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
Existing and Proposed Cross Sections

Scale	SLR Project No.
1:2,500 @ A2	501.065512.00001

Designed	Drawn	Checked	Authorised
smcd	smcd	lh	lh
Date 01/25	Date 01/25	Date 10/25	Date 10/25

Figure Number **Figure 2-4** Rev. **0**

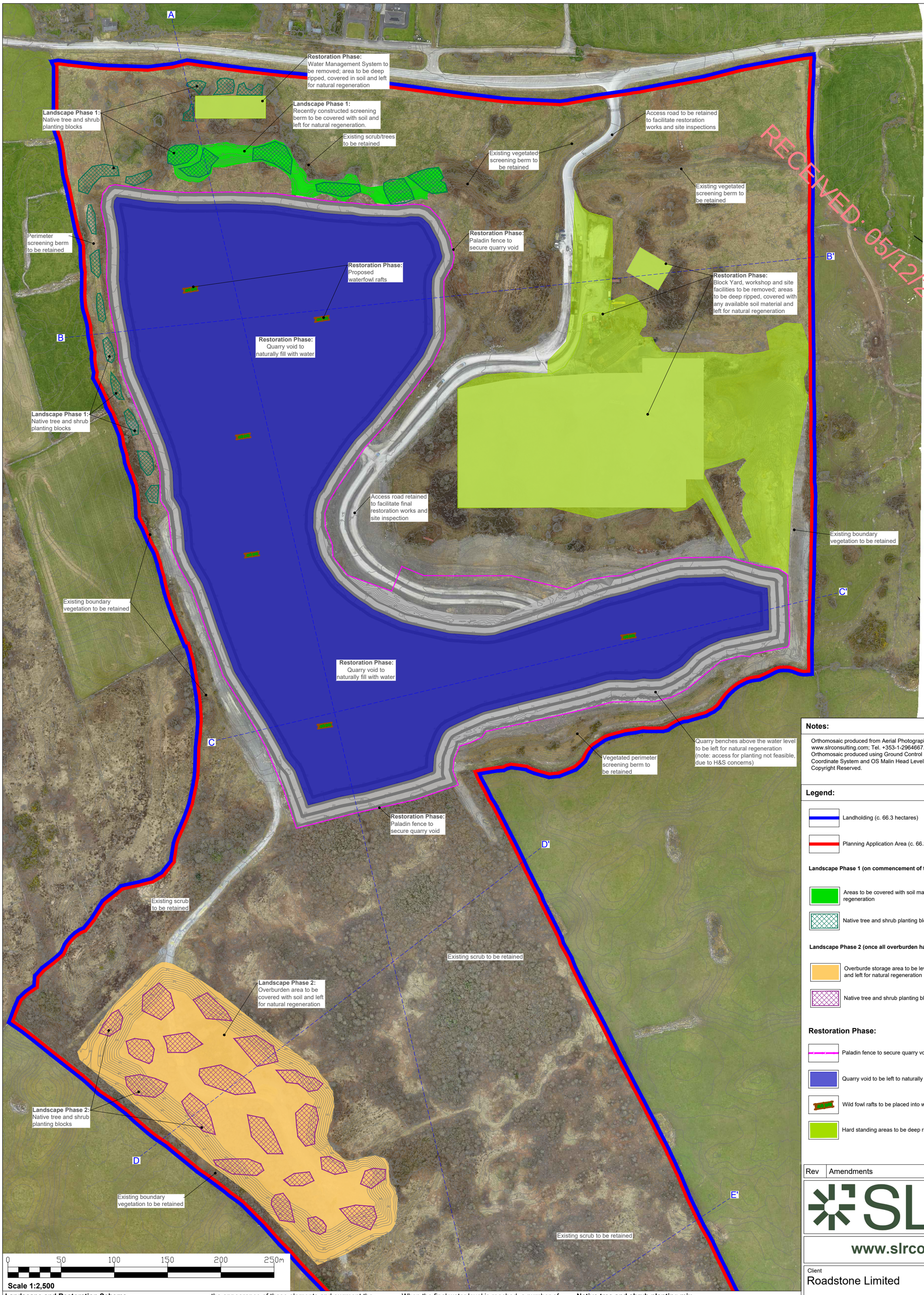
16/10/2025

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Landscape and Restoration Scheme

The aim of the landscape and restoration scheme is to screen views of the quarry activities, as far as is possible, as well as restore the site to a beneficial natural habitat and wetland habitat. Both are recommended afteruses in the EPA Guidelines: 'Environmental Management in the Extractive Industry' (2006).

Landscape / Restoration Phasing and Activities

Landscape Phase 1:
On commencement of the proposed development, the following works will be carried out:

- All existing grass, trees and scrub vegetation, not located within the proposed extraction area, will be retained.
- The existing scrub areas in the southern half of the site will be retained.
- The screening berm which was recently constructed parallel to the northern boundary (west of the access road) and any bare sections of the screening berm along the western boundary to be covered with topsoil, from existing stockpiles on site.
- Blocks of a native tree and shrub mix (as indicated on the plan) to be planted on top of the screening berms along the western and northern boundary and around the proposed water management system, to soften the appearance of these elements and augment the screening from existing vegetation .

Landscape Phase 2:
As soon as all overburden from the remaining areas to be stripped has been placed into the designated storage area in the southern part of the site, the following works will be carried out:

- The overburden area will be leveled to achieve a smooth surface.
- Any topsoil from the area to be stripped, which will have been stored separately will be used to cover the overburden area.
- Blocks of a native tree and shrub mix (as indicated on the plan) will be planted on the overburden area to soften its appearance and promote the natural regeneration of the remainder of the area.

Restoration Phase:
On completion of all extraction works, the following restoration activities will be carried out:

- All plant, structures, machinery and stockpiles will be removed from the site.
- Any hardstanding areas will be deep ripped, levelled, covered with any available overburden / topsoil and left for natural regeneration.
- The quarry void will be left to naturally fill with water. When the final water level is reached, a number of 'waterfowl rafts', in line with current best practice at the time, will be placed into the water body, in order to create potential nesting sites for water birds.
- To ensure site safety and restrict access to the water body, a paladin fence will be erected around the perimeter of the quarry void, following the top of the quarry faces. Paladin fencing was chosen, as is less visually intrusive then other types of secure fencing. This measure will also help to protect the developing aquatic and terrestrial habitats from disturbance during the critical establishment period.

General planting notes

All plant handling, planting and establishment works to be carried out in accordance with current best practice and to take place in the appropriate planting season (e.g. bareroot planting: November to March only) and in favourable weather conditions.

All works to be carried out by a suitably qualified landscape contractor.

Establishment maintenance to be carried out for 2 years following the completion of each planting stage (minimum 3 maintenance visits per year; i.e. spring, summer and autumn). Works to include weed control, replacement planting (where required) and the adjustment/removal of tree ties and spiral guards.

Native tree and shrub planting mix

To be planted at 2m centres (i.e. 1 plant/4m²).
Landscape phase 1: c. 5,700m² = c. 1,425 plants
Landscape phase 2: c. 9,300m² = c. 2,325 plants
Total planting area: c. 15,000m² = c. 3,750 plants
Transplants to be planted randomly with no more than 4-6 plants of the same species in one group and to be supplied with spiral guards.

No.	*Plant Name*	*Common Name*	*Height (cm)*	*Age*	*%*
Transplants					
560	Corylus avellana	Hazel	60-90	1+0	15
940	Crataegus monogyna	Hawthorn	60-90	1+1	25
940	Prunus spinosa	Blackthorn	60-90	1+0	25
560	Salix caprea	Willow	60-120	0+1	15
750	Sorbus aucuparia	Rowan	60-90	1+1	20

Notes:

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Legend:

Landholding (c. 66.3 hectares)

Planning Application Area (c. 66.3 hectares)

Landscape Phase 1 (on commencement of the proposed development):

Areas to be covered with soil material from stockpiles on site and left for natural regeneration

Native tree and shrub planting blocks

Landscape Phase 2 (once all overburden has been placed into the designated storage area):

Overburde storage area to be leveled, covered with soil from the areas to be stripped and left for natural regeneration

Native tree and shrub planting blocks

Restoration Phase:

Paladin fence to secure quarry void

Quarry void to be left to naturally fill with water

Wild fowl rafts to be placed into water body

Hard standing areas to be deep ripped and left for natural regeneration

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Client
Roadstone Limited

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

Figure Title
Proposed Landscape and Restoration Plan

Scale	SLR Project No.
1:2,500 @ A2	501.065512.00001

Designed	Drawn	Checked	Authorised
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Date 05/25	Date 05/25	Date 10/25	Date 10/25

Figure Number **Figure 2-5** | Rev. **0**

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Planning Application Area

R363 Regional Road

Site Boundary

Landscape Phase 1:
Native tree and shrub planting blocks

Existing Ground Profile

Restoration Phase:
Quarry void to naturally fill with water

Rebound Water Level c. 60-65m AOD

Gorse / scrub habitat

Proposed GL | Existing GL | Permitted GL | Offset

Section A-A'

Planning Application Area

Site Boundary

Landscape Phase 1:
Native tree and shrub planting blocks

Existing Ground Profile

Restoration Phase:
Quarry void to naturally fill with water

Rebound Water Level c. 60-65m AOD

Restoration Phase:
Workshop and site facilities to be removed; areas to be deep ripped, covered with any available soil material and left for natural regeneration

Proposed GL | Existing GL | Permitted GL | Offset

Section B-B'

Site Boundary

Section A-A' (continued)

Planning Application Area

Landscape Phase 1:
Native tree and shrub planting blocks

Access track

Existing Ground Profile

Restoration Phase:
Quarry void to naturally fill with water

Rebound Water Level c. 60-65m AOD

Site Boundary

Proposed GL | Existing GL | Permitted GL | Offset

Section C-C'

0 20 40 60 80 100 120 140 160 180 200m

Scale 1:2,000

Planning Application Area

Landscape Phase 2:
Native tree and shrub planting blocks

Gorse / scrub habitat retained

Proposed GL | Existing GL | Permitted GL | Offset

Section D-D'

Gorse / scrub habitat retained

Proposed GL | Existing GL | Permitted GL | Offset

Section E-E'

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
Restoration Cross Sections

Scale		SLR Project No.
1:2,500	@ A2	501.065512.00001

Designed	Drawn	Checked	Authorised
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Date	Date	Date	Date
01/25	01/25	10/25	10/25

Figure Number
Figure 2-6

Rev.
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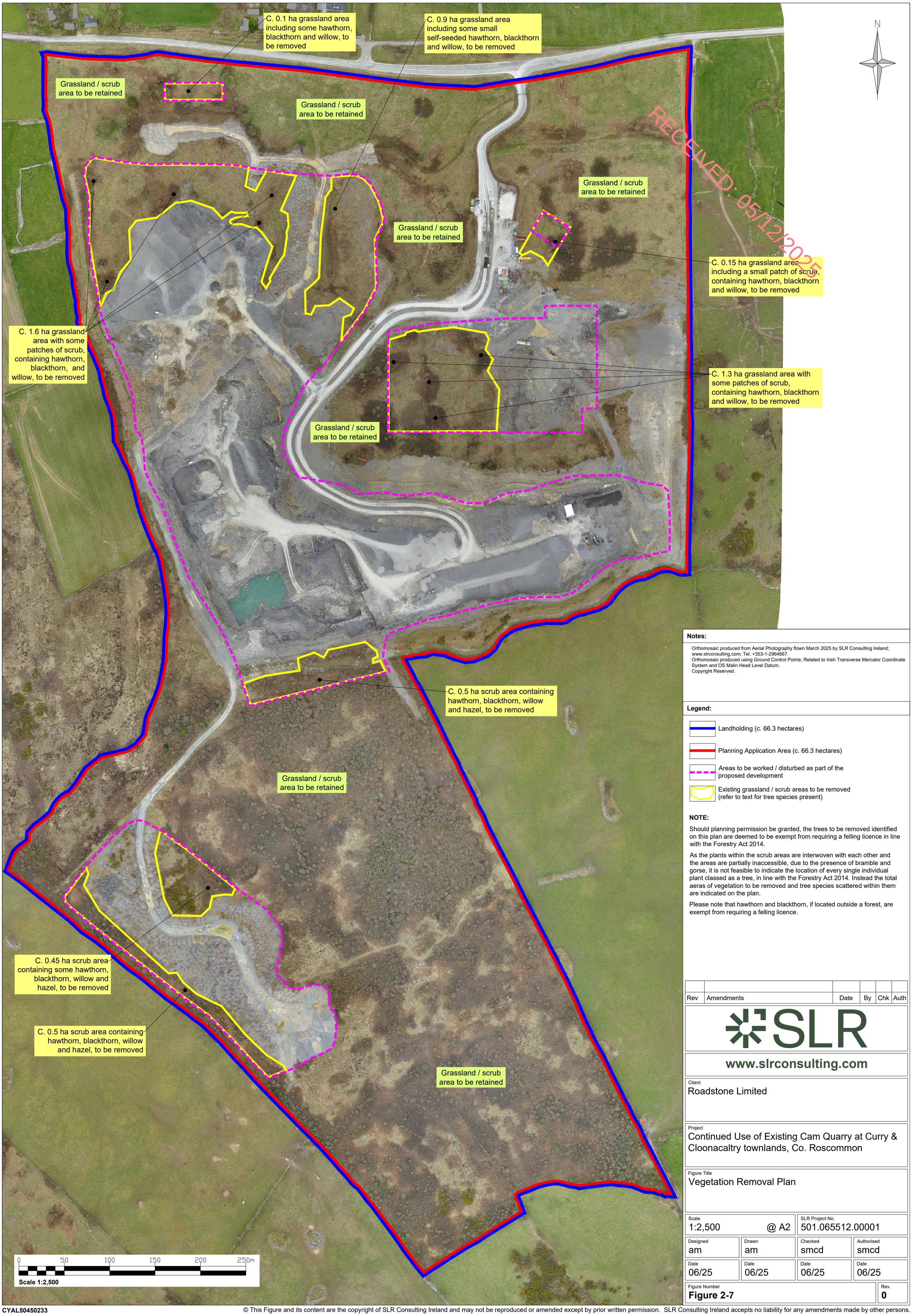
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Notes:

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Legend:

- Landholding (c. 66.3 hectares)
- Planning Application Area (c. 66.3 hectares)
- Areas to be worked / disturbed as part of the proposed development
- Existing grassland / scrub areas to be removed (refer to text for tree species present)

NOTE:

Should planning permission be granted, the trees to be removed identified on this plan are deemed to be exempt from requiring a felling licence in line with the Forestry Act 2014.

As the plants within the scrub areas are interwoven with each other and the areas are partially inaccessible, due to the presence of bramble and gorse, it is not feasible to indicate the location of every single individual plant classed as a tree, in line with the Forestry Act 2014. Instead the total aeras of vegetation to be removed and tree species scattered within them are indicated on the plan.

Please note that hawthorn and blackthorn, if located outside a forest, are exempt from requiring a felling licence.

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: Vegetation Removal Plan

Scale	SLR Project No.
1:2,500 @ A2	501.065512.00001

Designed	Drawn	Checked	Authorised
am	am	smcd	smcd
Date 06/25	Date 06/25	Date 06/25	Date 06/25

Figure Number: **Figure 2-7** Rev.: **0**

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Appendices

Appendix 2-A: Extractive Waste Management Plan (EWMP)

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ROADSTONE WOOD LIMITED

CAM QUARRY
BRIDESWELL
CO. ROSCOMMON

EXTRACTIVE WASTE MANAGEMENT PLAN

MAY 2011

Prepared by:
Roadstone Wood Limited
Fortunestown
Tallaght
Dublin 24

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1. Purpose:

The purpose of this Extractive Waste Management Plan (WMP) is to ensure that Roadstone Wood Ltd (RWL) is in compliance with the Waste Management (Management of Waste from the Extractive Industries) Regulations 2009 (the Regulations) by the provision of measures, procedures and guidance to prevent or reduce as far possible any adverse effects on the environment, in particular water, air, soil, fauna and flora and landscape, and any resultant risks to human health, brought about as a result of the management of extractive material at Cam Quarry.

2. Scope:

"Extractive waste" is referred to in the Regulations as "waste resulting from prospecting, extraction, treatment and storage of mineral resources and the working of quarries".
Waste is defined in Section 4 of the Waste Management Act 1996 and means any substance or object which the holder discards, intends or is required to discard.

3. Responsibilities:

Responsibilities resulting from this WMP are assigned to the Location Manager.

4. Location Details:

a. **Geographic Location:** This location is positioned at grid co-ordinates 190200E; 245000N.

b. **Map:** Refer to Appendix 1.

c. **Rock Type:** Limestone.

d. **Products:** The following are the main products produced at this Location: Stone.

e. **Commencement Date:** Circa 2007.

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5. Planning/Environmental Consents:

The following is a list of relevant Planning/Environmental Consents applicable to this Location:

Reference	Description
04/1479 & PL 20.215417	Development of a quarry, block making facility and concrete plant.
08/393	Asphalt plant.

6. Classification of Extracted Material:

There is no intention on behalf of the Operator to discard any material extracted from this Quarry. There is no waste facility present at this Quarry and all material extracted at this Quarry will either be used for rehabilitation and/or construction processes or will be processed for eventual sale. Therefore, no waste facility permit is required.

Extracted material will fall into the following categories:

a. **Stripping:** This is material excavated in order to expose the underlying bedrock. Stripping is comprised of:

i. **Top Soil**: This material is stripped in order to expose the underlying subsoil &/or rock and is used to assist in the following:

i. Construction of Screening berms: to assist in visual mitigation.
ii. Construction of Noise attenuation berms.
iii. Construction of Safety berms alongside haul roads and quarry faces.
iv. Construction of water settlement ponds.

Upon completion of construction, it will be seeded to ensure minimum loss and to prevent wind blow of dust.

ii. **Sub-soil**: This material is stripped in order to expose the underlying rock and is used to assist in the construction of those items listed above.

b. **Extremely weathered Rock**: This is material which may exist below the top soil and sub soil layers but above the bedrock. Where possible, this material will be processed for sale or for use in ancillary products. Where the quality of this material does not lend itself to these end uses, it will be used for the same purposes as is sub soil.

c. **Rock**: This is the material which comprises all saleable products from the quarry. Rock is processed into a wide range of individual products which are stored within the confines of the quarry prior to sale or prior to use in ancillary

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processes. Whilst in storage, stockpiles of product are maintained in order to ensure mound stability, minimal visual intrusion and minimal environmental impact.

d. Silt or rock fines:

i. This material originates from the various quarrying activities (blasting, drilling, crushing etc) on site and can become suspended in surface water. It must be removed from the surface water prior to discharge off-site or reuse in other on-site processes and this takes place in settlement ponds. Similar material can also become concentrated as a result of the washing of extracted aggregates and in the outflow of water from the wheel wash.

ii. Settlement ponds are cleaned out on a regular basis to ensure adequate capacity within the pond to allow sufficient retention time to ensure adequate settlement of fines.

iii. All material removed from settlement ponds is temporarily stored to allow natural outflow of retained moisture. Following this short storage period, the material is mixed with other low grade material and is used as follows, where there is a definite and identified requirement:

i. Construction of Screening berms: to assist in visual mitigation.
ii. Construction of Noise attenuation berms.
iii. Construction of Safety berms alongside haul roads and quarry faces.

iv. In all instances, the silt material will be covered with soil and seeded to ensure the elimination of wind blown dust and to allow the development of vegetation. All construction will be designed and implemented to ensure adequate mound stability, minimal visual intrusion and minimal environmental impact.

7. Mitigation Measures

1. Slope Stability:

i. The aim of a safety berm is to provide edge protection in order to ensure a vehicle does not leave a roadway. As a result, the stability of a safety berm slope is one of the most important factors taken into account during the design and construction phases.

ii. Other berms such as noise attenuation and visual screening berms are also designed and constructed with safety as a priority in order to ensure that they do not endanger people in their vicinity.

iii. Roadstone Wood Ltd. complies with existing Quarries Legislation by carrying out systematic reviews of stockpile construction and maintenance. This includes:

1. Hazard Identification.
2. Stability of adjacent structures.
3. Control Measures

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4. Procedures for Loading from & Working at Stockpiles.

2. <u>Environmental Management System:</u>

This Location is operated in accordance with an ISO 14001 accredited Environmental Management System (EMS). Under this EMS, the following items are monitored on a regular basis:

i. Noise emissions
ii. Dust emissions
iii. Blast vibration and air overpressure

3. <u>Pollution Prevention:</u>

i. This Quarry is operated in accordance with existing planning permission conditions including limits set on emissions of dust. Any extracted material stored in constructed berms is seeded in order to encourage the growth of vegetation and to minimise wind blown dust.
ii. This quarry is operated in accordance with an existing water discharge licence which includes limits set on the emission of particulates and other matter.
iii. Wheel wash.
iv. Management of this Quarry is carried out under the obligations contained within these site specific controls and in line with the EPA Environmental Management Guidelines and the Irish Concrete Federation Environmental Code.

4. <u>Monitoring:</u>

i. As part of this Quarry's compliance with the permission & licence referred to above, regular monitoring of emissions is carried out and where called for, reported to the Local Authority.
ii. Monitoring requirements are also stipulated in the Quarry site specific Environmental Management System (EMS).
iii. These monitoring schedules ensure a methodology of continuous improvement is in place at this Quarry.

5. <u>Financial Guarantee:</u>

i. Where requested by the Local Authority, a bond is in place to ensure the satisfactory restoration of this Quarry.

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8. Closure Plan

The closure plan for the site, including rehabilitation, after-closure procedures and monitoring is as follows:

1. All extractive non-saleable material produced on site will eventually be used in the rehabilitation of the site including the quarry void.

2. To ensure the long-term integrity of the slopes at the restoration site, precautions will be incorporated both at the design stage and during backfilling operations as detailed below.

i. Design Considerations / Stability Assessment

a) Stability of slopes prior to, during and following restoration of the quarry will be a key consideration during the design process.

b) The following factors will be taken into account during the design process: -

- nature of substrata, i.e. the presence of any historical mining and quarrying, presence of superficial deposits, variation in the water table, geotechnical and hydraulic properties of any materials to be utilised at the site;
- stability of inert waste materials, i.e. stability of temporary slopes during backfilling;
- stability of capping and restoration layers, i.e. final surface gradients and effects of soil settlement.

ii. Operational Techniques

a) The following operational techniques to ensure stability of the backfilled materials, will be adopted at the site: -

- Compaction: Extractive material will be levelled and compacted as soon as possible after placement within the quarry void. This will minimise any future settlement, increase the density and strength of the backfill materials and enhance stability;
- Large objects: All larger inert extractive material (boulders etc.) will be broken / crushed to ensure that voids do not develop in the backfilled soil mass;

iii. Monitoring Techniques

a) The following action will be taken to monitor the stability and settlement of the soil slopes: -

- Visual inspections will be carried out at regular intervals to identify the following: -
  - evidence of instability or movement (back scarps or toe bulging)
  - evidence of differential settlement causing depressions in the restored landform or damage to the drainage system.

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iv. Action Plan

a) In the event that stability or settlement problems are discovered, appropriate remedial action will be taken as detailed below-

a. Instability of Waste Mass

If there is visual evidence of movement within the inert soil mass, or evidence from the regular topographical surveys, the situation will be reviewed by a competent engineer, and appropriate remedial action will be taken in agreement with Roscommon County Council.

The action taken will depend upon the severity of the movement, the timescales over which the unstable mass will remain unsupported, and the consequences of failure.

Action taken may include one or more of the following: -

- the situation will continue to be monitored through regular visual inspections and/or topographical surveys;
- prohibition of operations at the base of the slope, which may place operatives at potential risk;
- adjustment to phasing of restoration operations to provide additional support to the inert soil mass as soon as possible;
- engineering work to reduce the gradient of the slope;
- revised design for future phases to reduce slope gradients.

v. Records

Records will be maintained as follows: -

- the results of visual inspections and topographical surveys;
- stability problems including date, nature and suspected cause of the problem; and
- details on the corrective action taken, and any subsequent changes to site design or operational procedures.

9. Review of WMP:

The WMP will be reviewed every five (5) years and amended, as appropriate, in the event of substantial changes to the operation of Cam Quarry.

Roscommon County Council will be notified in the event that any amendments are made to the WMP.

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Appendix 1

Location Map