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Introduction

- 1.1 This Environmental Impact Assessment Report (EIAR) provides supporting information to accompany a planning application to Cork County Council submitted by Breedon Materials Ltd., trading as Breedon Ireland, in respect of a proposed development at their existing quarry at Rossmore, Carrigtwohill, Co. Cork.
- 1.2 The proposed development will consist of:
- extension of the existing quarry over an extraction area of c. 12.5 hectares to a level of minus 35mOD;
 - extraction and processing of limestone using the industry standard blasting and processing techniques in place at the existing quarry;
 - provision of overburden storage area;
 - provision of a vehicular tunnel underneath the local private road to link the extension area to the existing quarry;
 - operational landscaping including perimeter screening berms around the proposed extension area;
 - restoration of the quarry to natural habitat after-uses; and
 - all related ancillary site works within an overall application area of c. 22.3 hectares, and all for a period of 35 years and a further 2 years to complete final restoration of the site.
- The proposed development, in conjunction with the existing quarry permitted under planning ref. 21/6983 (ACP Ref. ABP-313-903-22), will result in a combined extraction capacity of 500,000 tonnes per annum. The permitted extraction capacity of the existing quarry area will remain unchanged.
- 1.3 Further information on the proposed development, site activities, environmental management systems and controls at the application sites are provided in the Chapter 2 of this EIAR.
- 1.4 The application is made in accordance with the requirements of the Planning and Development Regulations 2001-2015 (as amended).

The Site

Site Location

- 1.5 The application site is located in a coastal setting and on a local county road approximately 2km south of Carrigtwohill and 6km southwest of Midleton, Co. Cork. It is located approximately 2km south of N25 National Primary Road (E-30 European Route) which links Cork city to Rosslare Europort (refer to Figure 1-1).
- 1.6 The site is located in the townland of Rossmore, Carrigtwohill, Co. Cork. Access to the lands is via an existing access to the public road to the north which connects to the N25 National Primary Road to the north. This local county road forms the northern boundary of the landholding and links the R624 Regional Road to the west at Fota and the N25 National

Primary Road at Middleton. Beyond the southern boundary of the landholding is an access right of way to the adjacent Kilsaran quarry and Rossmore Bay, part of the Cork Harbour channel.

- 1.7 Further beyond the immediate adjacent land uses there is Fota Island Wildlife Park (2km to the west), the commercial/retail/residential centre of Carrigtwohill (2km to the north) and other extractive industries (2.5km to the north-east).

Site Description

- 1.8 The application site adjoins the existing well-established quarry, refer to EIAR Figures 1-2 and 1-3. The lands within the application site comprise predominantly agricultural lands, and settlement ponds used as part of the water management system for the existing quarry. The overall landholding measures c. 43.7ha.
- 1.9 The existing quarry is accessed via an existing site entrance along a private road, which leads south from a crossroads with the east-west public highway to the north.
- 1.10 Existing site operations comprise of limestone extraction / processing, readymix concrete production and asphalt production. The site access is located to the southeast corner along with the wheelwash, weighbridge and portacabin site offices / canteen associated with the site. Crushing and screening is carried out on the quarry floor by mobile processing plant. Stockpiling of aggregate materials also takes place on the quarry floor.

Site Access

- 1.11 The established and authorised quarry haul routes will continue to be used.
- 1.12 In 2019, the junction between the private access road and the L3619-0 road was realigned to the west of its previous position to form a right-left staggered crossroads, with cutting back and removal of some trees along the south side of the L3619-0 in the vicinity of the crossroads undertaken to provide improved visibility for traffic turning out of the private access road. These works were undertaken by the Applicant in compliance with the requirements of planning ref. PL04.QD0010.
- 1.13 In 2025, the Applicant constructed an island at the northern extents of the access road leading to the existing quarry to direct all exiting HGVs to turn left onto the L3619 road. The design of the island was approved by Cork County Council prior to installation. The Applicant is currently engaged with the Council (via PMCE Consultants) to review the previously agreed measures, and agree the implementation of additional measures, to ensure the continued enforcement of authorised haul routes.
- 1.14 All HGV's exiting the site will continue to pass through the existing wheelwash and weighbridge. The access road from the wheelwash / weighbridge to the county road is asphalt surfaced to prevent carryout of material onto the public road.

Surrounding Landuse

- 1.15 The application site covers an area of c. 22.3 hectares. It is bounded to the west by the existing quarry operated by Breedon, to the north by a greenfield buffer zone and residential dwellings located along the east-west local public road, to the east by agricultural lands,

and to the south by a local access road / natural habitat land. The East Cork Civic Amenity site is located c. 0.25km south of the site.

- 1.16 Residential development in the vicinity of the subject site is confined to single houses located along the local LP3619-0 road and other minor public roads.
- 1.17 The lands within the application site are currently predominantly in agricultural use. The application site is not subject to any statutory or non-statutory nature conservation designations.

The Applicant

- 1.18 Breedon Materials Ltd., trading as Breedon Ireland (hereafter referred to as “Breedon”) is a leading supplier of aggregates and added-value construction materials products, principally concrete and asphalt, across the island of Ireland. The company is part of Breedon Group plc, a public company with ordinary shares traded on the London Stock Exchange.
- 1.19 Across Ireland, the UK and America, the company employs approximately 4,900 colleagues and operates 2 cement plants, >100 quarries, >50 asphalt plants and >200 ready-mixed concrete plants.
- 1.20 Breedon trades in the Republic of Ireland as Breedon Ireland, a fully integrated aggregates and downstream products business headquartered in Dublin. It comprises all Breedon’s construction materials and contracting services businesses (aggregates, asphalt, ready-mixed concrete, bitumen, contract surfacing highway maintenance, civil engineering and airfield construction) in the Republic of Ireland.
- 1.21 Breedon are fully committed to sustainability and social responsibility. This commitment is one of the six pillars of the company’s growth strategy. In September 2020, Breedon committed to achieving net zero carbon emissions by 2050.

EIA Screening

- 1.22 Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) set out the forms of development that require an environmental impact assessment report (EIAR).
- 1.23 Paragraph 19 of Part 1 of Schedule 5 states that the following form of development requires an EIA.
“Quarries and open-cast mining where the surface of the site exceeds 25 hectares.
- 1.24 Paragraph 2 of Part 2 of Schedule 5 refers to extractive industry and part (b) of that section states that the following requires an EIA.
“Extraction of stone, gravel, sand or clay, where the area of extraction would be greater than 5 hectares.”
- 1.25 The proposed development relates to an extension of the existing quarry within an application area of c. 22.3 ha. The extension extraction area of the quarry, 12.5 hectares, will be greater than 5 hectares. On this basis the extraction area of the quarry exceeds the area stated under Part 2 and an EIAR is required.

EIA Scoping & Consultation

- 1.26 The application relates to extension of the existing quarry. A number of planning applications have been submitted to Cork County Council and determined at the location over the past 5 years. This has included detailed assessment of the core environmental topics for the site and consultations with / feedback from departments within Cork County Council and statutory authorities, which has informed the scoping for this application. Further consultations where undertaken are detailed under each specific topic.

Difficulties Encountered with EIAR Compilation

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

Environmental Impact Assessment Report (EIAR)

- 1.28 An Environmental Impact Assessment Report (EIAR) “means a statement of the effects, if any, which the proposed development, if carried out, would have on the environment”. As such, it is a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment.
- The principal objectives of an Environmental Impact Assessment Report are to:
 - Identify and / or predict the significant effects impacts of a development.
 - Identify what mitigation measures should be incorporated into the development to eliminate or reduce the perceived impacts.
 - Interpret and communicate the above information on the impact of the proposed development, in both technical and non-technical terms.
 - Assist the Local Planning Authority in the decision-making process with respect to the associated planning application.

Format of the Environmental Impact Assessment Report (EIAR)

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

Chapter 1: Introduction / Screening / Scoping

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

Chapter 2: Project Description

1.31 Chapter 2 provides:

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

Chapter 3: Alternatives

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

Chapters 4 - 15

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

- Chapter 4: Population and Human Health
- Chapter 5: Biodiversity
- Chapter 6: Land, Soils and Geology
- Chapter 7: Water
- Chapter 8: Air
- Chapter 9: Climate
- Chapter 10: Noise and Vibration
- Chapter 11: Material Assets
- Chapter 12: Cultural Heritage
- Chapter 13: Landscape
- Chapter 14: Traffic and Transport
- Chapter 15: Interactions

1.34 The associated references, plates, figures and appendices are provided at the end of each Chapter 1 – 15.

1.35 A “Non-Technical Summary of the Environmental Impact Statement”, incorporating all of the above chapters, is provided as a separate and self-contained document.

Contributors

- 1.36 Breedon appointed SLR Consulting Ireland to prepare this Environmental Impact Assessment Report (EIAR) in support of its Planning Application for the proposed development at Rossmore, Carrigtwohill, Co. Cork.
- 1.37 The contributors who have assisted in the preparation of this EIAR are identified in Table 1-1 below. Each contributor has the appropriate qualifications, experience and competence for their topic.

Table 1-1 List of Contributors

TOPIC	CONTRIBUTOR	COMPANY
Introduction	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Description of Development	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Alternatives	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Population and Human Health	Lynn Hassett BSc (Hons), MSc, PIEMA	SLR Consulting
Biodiversity	Michael Bailey BSc MSc MCIEEM	SLR Consulting
Land, Soils and Geology	Peter Glanville BA, MSc, EurGeol, PGeo	SLR Consulting
Water	Pamela Bartley Ph.D. (Hydrogeology)	Hydro G
	Colin O'Reilly Ph.D. (Hydrology)	Envirologic Ltd.
Air	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Climate	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Noise and Vibration	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting
Material Assets	Lynn Hassett BSc (Hons), MSc, PIEMA	SLR Consulting
Cultural Heritage	Dr. Charles Mount MA PhD. Dip. EIA & SEA Mgmt., MIAI	Consultant
Landscape	Anne Merkle MSc, Dipl. Ing (FH) MILI	SLR Consulting
Traffic and Transport	Aly Gleeson BSc MEng MBA RSA Cert CEng FIEI	PMCE Consultants
Co-ordination of EIA	Tim Paul MSc., CEng, MIEI, MRICS, MIQ	SLR Consulting

- 1.38 Each contributor has been fully briefed about the proposal and the background to it. They have also visited the site and are familiar with the local environment.
- 1.39 Breedon has also provided detailed background knowledge of the site, details of site operations and records of ongoing baseline survey information. Company representatives have also undertaken a review of this EIAR.

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FIGURES



Notes:

1. EXTRACT FROM ORDNANCE SURVEY DISCOVERY
SERIES MAP NO. 80, 81 & 87.

Legend:



Rev	Amendments	Date	By	Chk	Auth



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Drawing Status & Suitability Code

FINAL

Client

Client
BREEDON MATERIALS LTD.

Project

Project
QUARRY EXTENSION AT
ROSSMORE QUARRY,
ROSSMORE, CARRIGTWOHILL, CO. CORK

Drawing Title

Drawing Title
SITE LOCATION MAP

Scale
1-50

Scale
1:50,000

@ A4

SLR Project No. 005100-0

SLR Project No.
065403.00001

Designed

EW

Drawn	
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Checked	
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Checked
TP

Authorised

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Date

n	Date 09/25
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Date _____

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Date 2.2.12

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Date 2.2.2020

Date
09/25

Drawing Number

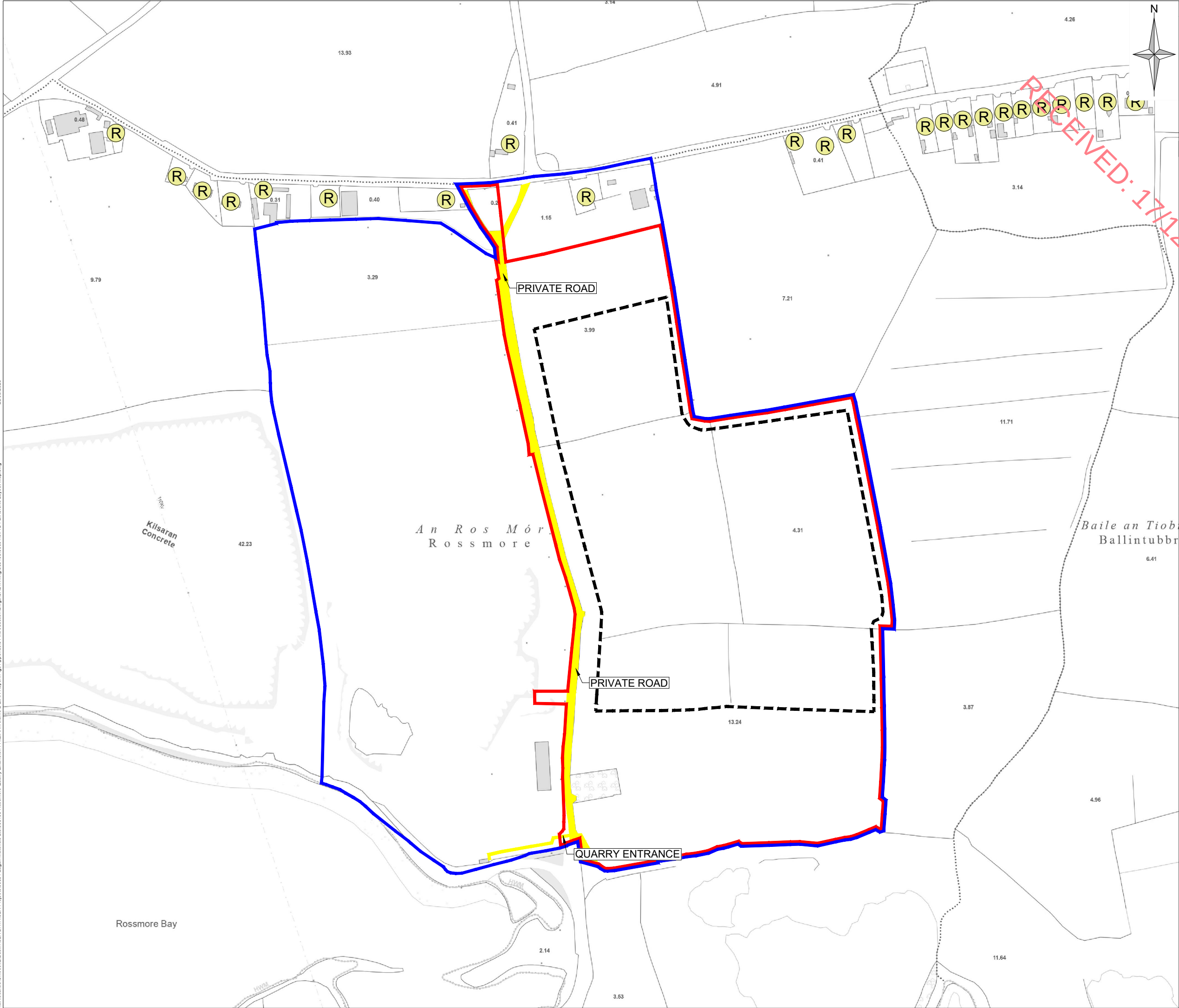
Drawing Number
FIGURE 1-1

	Rev.
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Rev.
0

23/09/2025

\\slr-local\au\Offices\IEDublin\SLR DATA\SLR Projects\00984 Logan Materials Ltd\065403 Rossmore Quarry Extension PA\EAIR\Volume2 EAIR Report Figs\Appendix01 Introduction\Drawings\CAD\Working\065403 00001 0.FIG1-2_R0 Site Layout Map.dwg



Notes:

1. FOR PLANNING PURPOSED ONLY.

2. MAPPING EXTRACT FROM DIGITAL ORDNANCE SURVEY 1:2,500 SCALE MAPPING.

MAP SERIES:

1:2,500

1:2,500

1:2,500

1:2,500

MAP SHEETS:

6386-A

6386-B

6386-C

6386-D

Talite Éireann

Legend:

LAND INTEREST BOUNDARY (c. 43.7 Ha)

PLANNING APPLICATION AREA (c. 22.3 Ha)

EXTRACTION AREA (c. 12.5 Ha)

EXISTING WAYLEAVE

RESIDENTIAL LOCATION

Rev	Amendments	Date	By	Chk	Auth
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BREEDON MATERIALS LTD.

Project

QUARRY EXTENSION AT
ROSSMORE QUARRY,
ROSSMORE, CARRIGTWOHILL, CO. CORK

Drawing Title

SITE LAYOUT MAP

Scale

1:4,000

@ A3

SLR Project No.

065403.00001

Designed

EW

Drawn

EW

Checked

TP

Authorised

TP

Date

09/25

Date

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Date

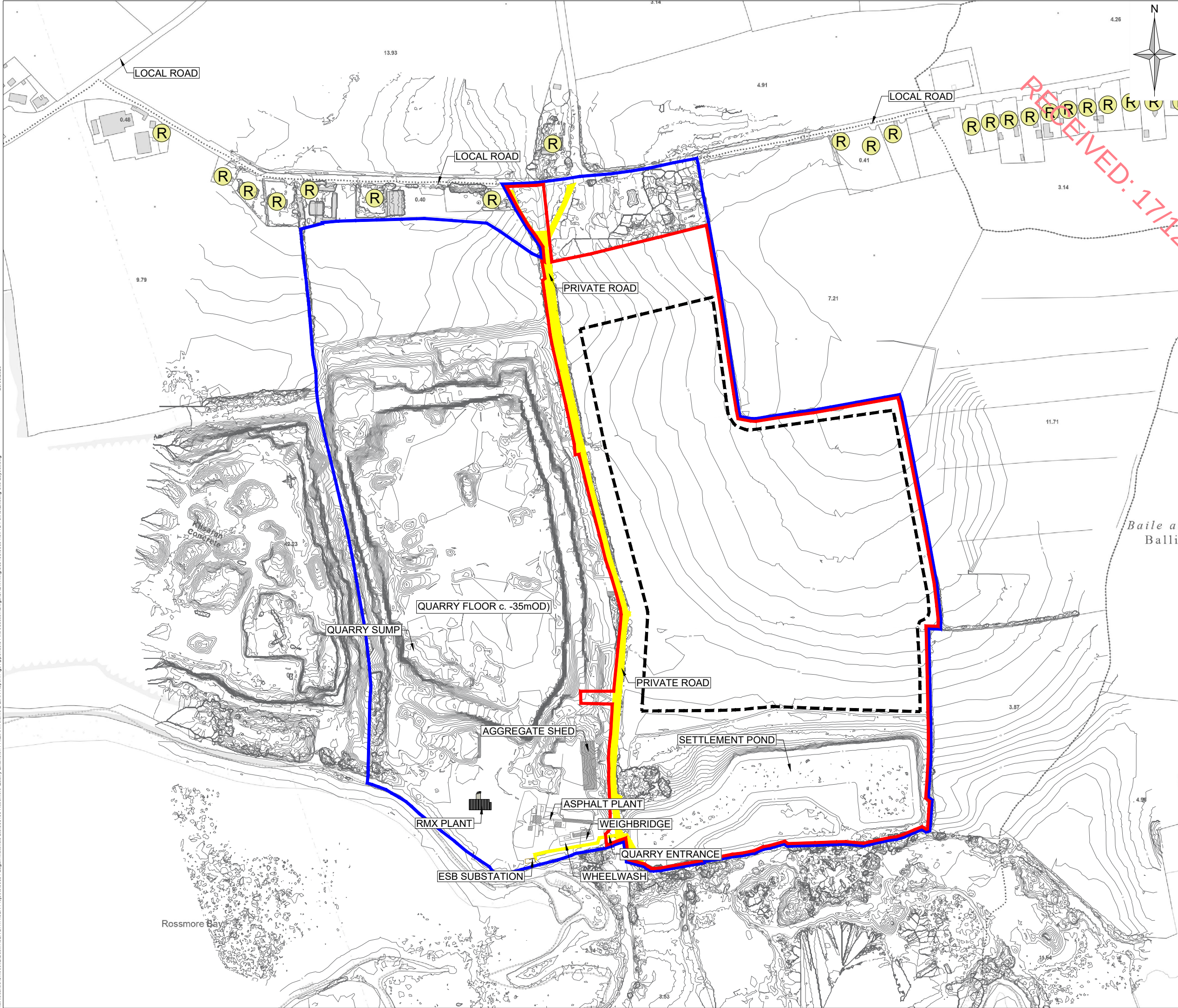
09/25

Drawing Number

FIGURE 1-2

Rev.

0



Notes:

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2. MAPPING EXTRACT FROM DIGITAL ORDNANCE SURVEY 1:2,500 SCALE MAPPING.

MAP SERIES:

1:2,500

1:2,500

1:2,500

1:2,500

MAP SHEETS:

6386-A

6386-B

6386-C

6386-D

Legend:

LAND INTEREST BOUNDARY (c. 43.7 Ha)

PLANNING APPLICATION AREA (c. 22.3 Ha)

EXTRACTION AREA (c. 12.5 Ha)

EXISTING WAYLEAVE

RESIDENTIAL LOCATION

Rev	Amendments	Date	By	Chk	Auth
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Project
**QUARRY EXTENSION AT
ROSSMORE QUARRY,
ROSSMORE, CARRIGTWOHILL, CO. CORK**

Drawing Title
EXISTING SITE LAYOUT

Scale 1:4,000 @ A3		SLR Project No. 065403.00001	
Designed EW	Drawn EW	Checked TP	Authorised TP
Date 09/25	Date 09/25	Date 09/25	Date 09/25
Drawing Number FIGURE 1-3			Rev. 0