

Application to An Bord Pleanála for substitute consent

APPLICATION TO AN BORD PLEANÁLA FOR SUBSTITUTE CONSENT

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Culture, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

APPLICATION FORM

1. NAME OF RELEVANT PLANNING AUTHORITY:

Keegan Quarries Limited

2. LOCATION OF DEVELOPMENT:

Postal Address or Townland or Location (as may best identify the land or structure in question)

Tromman Quarry, Tromman, Rathmolyon,
Co Meath, A83 DA36

Ordnance Survey Map Ref No (and the Grid Reference where available)¹

Map Series | Map Sheets
1:2,500 | 2915-B
1:5,000 | 2915
1:5,000 | 2847

ITM Grid Ref
677600E
750000N

3. APPLICANT²:

Name(s)

Keegan Quarries Limited

Address to be supplied at the end of this form
(Question 19)

4. WHERE APPLICANT IS A COMPANY (REGISTERED UNDER THE COMPANIES ACTS):

<i>Name(s) of company director(s)</i>	John and Maura Keegan
<i>Registered Address (of company)</i>	Tromman, Rathmolyon, Co. Meath,
<i>Company Registration number</i>	214494

5. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):	
<i>Name</i>	Chris Tinsley MRTPI - Quarryplan Limited
	Address to be supplied at the end of this form (Question 20)

6. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS³:	
<i>Name</i>	Chris Tinsley Jonathan O'Brien
<i>Firm/Company</i>	Quarryplan Limited Keegan Quarries Ltd

7. DESCRIPTION OF DEVELOPMENT:	
<i>Brief description of nature and extent of development⁴</i>	See Description of Development, sheet attached.

8. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:		
Please tick appropriate box	<i>A. Owner</i> <input checked="" type="checkbox"/>	<i>B. Occupier</i>
	<i>C. Other</i>	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		

Description of Development:

The development at the quarry and the ancillary precast concrete manufacturing yard, totalling some 21.64Ha in extent, consists of the unauthorised construction of an electrical substation, a concrete batching plant with technical lab and associated lagoon system; additional settlement facilities; a Limestone Powder plant, comprising feed hopper, crushing and screening plant, dispatch points, drying plant, storage sheds and gas tank fuel storage and the unauthorised construction of a precast concrete manufacturing industrial unit. In addition, the unauthorised continuation of extraction and associated mineral processing activities and the continued use and or operation of previously authorised structures; to include a block yard, office, canteen, weighbridge and wheelwash (00/2075), a precast manufacturing facility, associated batching plant and fuel storage (TA20408); an administrative office, septic tank, workshop, weighbridge, wheelwash, fuel store, pump house, steam cleaner and ancillary development (TA130400 & TA130581) beyond the expiry of extraction consents on the 5 August 2018 to which the ancillary consents for buildings plant and structures were co-terminus.

9. SITE AREA:	
<i>Area of site to which the application relates in hectares</i>21.64.ha

10. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:	
<i>Gross floor space⁵ of existing building(s) in square metres</i>	9464
<i>Gross floor space of any demolition in square metres (if appropriate)</i>	N/A

11. IN THE CASE OF MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:		
Class of Development	See attached Schedule for breakdown	Gross floor area in square metres
Class 4		9464
Class 6 (a)		216400
Class 8		6149 (site area)

12. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:							
<i>Number of</i>	Studio	1 Bed	2Bed	3 Bed	4 Bed	4+ Bed	Total
<i>Houses</i>							

<i>Apartments</i>							
<i>Number of car-parking spaces to be provided</i>							Total:

13. DEVELOPMENT DETAILS:		
<i>Please tick appropriate box</i>	Yes	No
Does the development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Ac, 1994 ⁶ ?		✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		✓
Does the development require the preparation of a remedial Environmental Impact Assessment Report?	✓	
Does the development require the preparation of a remedial Natura impact statement?	✓	
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		✓
Does the application relate to a development which comprises or is for		

the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the development involve the demolition of any structure?		✓

14. SITE HISTORY:

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying? Yes No []

If yes, please give details. [Quarrying](#)

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes No [] [Quarrying](#)

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: See attached schedule of Date:
consents

15. SERVICES:

Relevant Planning Application Schedule

Planning Reference	Application Receipt	Applicant	Project Description	Decision
97/1868	26/01/1998	John Keegan	Quarry on 8.5Ha to include office and workshop, mobile processing plant, wheelwash, weighbridge, fuel storage and car and truck parking facilities	Granted October 1998.
00/2075	20/11/2000	Keegan Quarries	Block plant, temporary offices and storage shed.	Granted June 2001
TA20408	05/12/2002	Keegan Quarries Ltd.	Erection of a building to manufacture concrete floors, pipes, blocks/bricks and associated products.	Granted June 2003
TA30334 / RPL17.206702	05/09/2003	Keegan Quarries Ltd.	Continuation and extension of quarrying to 13mAOD and ancillary development over 15.88ha in total.	Granted August 2004
TA60629 / PL17.226884	26/01/2007	Keegan Quarries Ltd.	Extension of an existing quarry with tunnel connecting to the proposed establishment of a precast concrete plant etc to the south of the R156.	Refused 2009
TA900976 / PL17.235960	22/06/2009	Keegan Quarries Ltd.	2.85Ha southern extension of Tromman quarry to 50mAOD	Granted August 2010
TA130400	31/05/2013	Keegan Quarries Ltd.	Time extension main quarry (TA30334), buildings and associated structures.	Granted July 2013
TA130581	02/08/13	Keegan Quarries Limited	Time extension to southern quarry extension (TA900976)	Granted November 2013
TA161419 PL17.248115	19/12/2016	Keegan Precast Ltd.	The temporary 3 year retention of a concrete silo.	Granted October 2017

Source of Water Supply
Public Mains <input checked="" type="checkbox"/> Group Water Scheme [] Private Well [] Office
Other (please specify):Quarry Sump - Plant and Machinery
Name of Group Water Scheme (where applicable):
Wastewater Management/Treatment
Public Sewer [] Conventional septic tank system <input checked="" type="checkbox"/>
Other on-site treatment system [] Please specify.....
Surface Water Disposal
Public Sewer/Drain [] Soakpit []
Watercourse <input checked="" type="checkbox"/> Other [] Please specify.....

16. DETAILS OF PUBLIC NOTICE:	
<i>Approved newspaper⁷ in which notice was published</i>	Irish Daily Star
<i>Date of publication</i>	20/03/2024
<i>Date on which site notice was erected</i>	20/03/2024

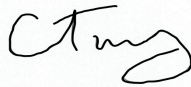
17. APPLICATION FEE:	
Fee Payable	€38,000 (Maximum fee)
Basis of Calculation	See attached Schedule.

18. DECLARATION:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder.

Signed

(Applicant or Agent as appropriate)



Chris Tinsley MRTPI

Date

20th March 2024

CONTACT DETAILS — NOT TO BE PUBLISHED

19. APPLICANT ADDRESS/CONTACT DETAILS:	
<i>Address</i>	Tromman Quarry, Tromman, Rathmolyon, Co Meath, A83 DA36
<i>Email address</i>	john@keeganquarries.com
<i>Telephone number (optional)</i>	

20. AGENT'S (IF ANY) ADDRESS/CONTACT DETAILS:	
<i>Address</i>	Quarryplan Limited, 10 Saintfield Road, Crossgar, Co. Down, BT30 9HY
<i>Email address</i>	chris@quarryplan.co.uk
<i>Telephone number (optional)</i>	+44 (0)28 44 832904
Should all correspondence be sent to the agent's address? Please tick appropriate box.(Please note that if the answer is 'No', all correspondence will be sent to the applicant's address)	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

A contact address must be given, whether that of the applicant or that of the agent.

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Applications:

- ✓ The relevant page of newspaper that contains notice of your application
- ✓ A copy of the site notice
- ✓ 6 copies of site location map⁸
- ✓ 6 copies of site or layout plan as appropriate⁸
- ✓ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections) as appropriate⁸
- ✓ The appropriate Fee

Where the disposal of wastewater for the development is other than to a public sewer:

- ✓ Information on the on-site treatment system and evidence as to the suitability of the site for the system.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

N/A Photographs, plans and other particulars necessary to show how the development affects the character of the structure.

Where an application requires an Environmental Impact Statement or a Natura Impact Statement:

- ✓ An Environmental Impact Assessment Report, and
- ✓ A copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations
- ✓ A Natura Impact Statement

Directions for completing this form

1. Grid reference in terms of the Irish Transverse Mercator.
2. “The applicant” means the person seeking the consent, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building, that is, floor areas must be measured from inside the external wall.
6. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Culture, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Culture, Heritage and the Gaeltacht.
7. A list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority.
8. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2018.

Schedule of Site and Floor Space Areas and associated fees

Schedule of fees as per Planning and Development Regulations 2001 (as amended) Schedule 9 Fees for Planning Applications for Tromman Quarry, Rathmolyon, Co. Meath

Tromman

Drawing No.	Area/Structure	Size	Fee Class	Fee Amount	Total €
KEE_TR/02	Substitute Consent Application Area	21.64 Ha	Class 6 (a)	€500, or €50 for each 0.1 hectare of site area, whichever is the greater.	10,800
KEE-15224-PL101	Precast Manufacturing Unit	4757m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	17,125.20
KEE-15224-PL102	ESB Substation	85m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	305.86
KEE-15224-PL103&3A	Limestone Powder Plant Limestone Storage Sheds, not including plant.	613m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	2206.80
	Associated ramps, feed hoppers, crushing, screening, batching and dispatch points.	3190m ² (Site area)	Class 8	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200

KEE-15224-PL104	Precast Factory building #1 and	2870m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	10,332
	Associated concrete batching plant	834m ² (Site area)	Class 8	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200
KEE-15224-PL105	Technical Lab & plant control cabin	129m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	464.40
	Concrete Batching plant	385m ² (Site area)	Class 8	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200
KEE-15224-PL106	Shipping (dispatch) Offices Control Cabin Canteen	207.8m ²	Class 4	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	748.80
	Weighbridge and Wheel Wash	1050m ² (Site area)	Class 8	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200

KEE-15224-PL107	Main Office building and adjoining Workshop Control Cabin Fuel Store Steam Cleaner	765m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	2754
	Weighbridge and Wheel Wash (pump)	262m ² (Site area)	Class 8	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200
KEE-15224-PL109 (Note Drawing PL108 was abortive)	Canteen	37m ²	Class 4	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	133.20
KEE-15224-PL110	Lagoons	193m ² (Site area)	Class 8	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200
KEE-15224-PL111	Settlement Tanks	235 m ²	Class 8	200, or €50 for each 0.1 hectare of site area, whichever is the greater.	200
				Total	€46270.44