

PLANNING APPLICATION FORM

1. NAME OF RELEVANT PLANNING AUTHORITY:
An Bord Pleanála

2. LOCATION OF DEVELOPMENT:	
<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Tromman Quarry, Tromman, Rathmolyon, Co Meath, A83 DA36
<i>Ordnance Survey Map Ref No (and the Grid Reference where available)¹</i>	Map Series Map Sheets 1:2,500 2915-B 1:5,000 2915 1:5,000 2847 ITM Grid Ref: 677600E 750000N

3. TYPE OF PLANNING PERMISSION (PLEASE TICK APPROPRIATE BOX):
<input checked="" type="checkbox"/> Permission
<input type="checkbox"/> Permission for retention
<input type="checkbox"/> Outline Permission
<input type="checkbox"/> Permission consequent on Grant of Outline Permission

4. WHERE PLANNING PERMISSION IS CONSEQUENT ON GRANT OF OUTLINE PERMISSION:
Outline Permission Register Reference Number:.....N/A.....
Date of Grant of Outline Permission:...../.....N/A...../.....

5. APPLICANT²:	
Name(s)	Keegan Quarries Ltd
	Contact details to be supplied at the end of this form. (Question: 24)

6. 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

7. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):	
Name	Chris Tinsley MRTPI- Quarryplan Ltd
	Address to be supplied at the end of this form. (Question 25)

8. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS ³ :	
Name	Chris Tinsley and Mike Williams
Firm/Company	Quarryplan Ltd and QuarryDesign Ltd

9. DESCRIPTION OF PROPOSED DEVELOPMENT:	
Brief description of nature and extent of development ⁴	See description of development, sheet attached overleaf.

10. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:		
Please tick appropriate box. Where legal interest is 'Other', please expand further on your interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation		

11. SITE AREA:	
Area of site to which the application relates in hectares	21.64.....ha

12. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:	
Gross floor space ⁵ of any existing building(s) in m ²	9464
Gross floor space of proposed works in m ²	0
Gross floor space of work to be retained in m ² (if appropriate)	0
Gross floor space of any demolition in m ² (if appropriate)	9464 (as part of proposed restoration)

13. 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	Gross floor area in m ²
Class 4	9464
Class 6 (a)	216400
Class 8	6149 (site area)

Description of Development:

The proposed further development of the 21.64Ha quarry site includes the extraction of limestone from an area of 14.3Ha using conventional drilling and blasting techniques and mineral reduction using mobile crushing and screening to a depth of 13mAOD and the continuation of use of the ancillary works and structures referenced under substitute consent application reference SU17.319397 for the life of the quarry, and the restoration and rehabilitation of the whole quarry site.

14. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:							
<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
<i>Houses</i>							
<i>Apartments</i>							
<i>Number of car-parking spaces to be provided</i>	N/A						Total:

15. WHERE THE APPLICATION REFERS TO A MATERIAL CHANGE OF USE OF ANY LAND OR STRUCTURE OR THE RETENTION OF SUCH A MATERIAL CHANGE OF USE:	
<i>Existing use⁶ (or previous use where retention permission is sought)</i>	N/A
<i>Proposed use (or use it is proposed to retain)</i>	N/A
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	N/A

16. SOCIAL AND AFFORDABLE HOUSING:		
(Please tick appropriate box)	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?⁷</i>		✓
<p>If the answer to the above question is 'yes' and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,</p> <p>(i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.</p> <p>If the answer to the above question is 'yes' but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000⁸, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is 'no' by virtue of section 96(13) of the Planning and Development Act 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

17. DEVELOPMENT DETAILS:		
Please tick appropriate box	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the proposed 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) Act 1994 ¹⁰ ?		✓
Does the proposed development require the preparation of an Environmental Impact Assessment Report ¹¹ ?	✓	
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area ¹² ?		✓
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 proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any structure?	✓	

18. SITE HISTORY:
<i>Details regarding site history (if known)</i>
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes [] No [✓]</p> <p>If yes, please give details e.g. year, extent.</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes [✓] No []</p> <p>If yes, please give details. Quarrying, see planning application permission schedule overleaf</p>
<i>Are you aware of any valid planning applications previously made in respect of this land/structure?</i>
<p>Yes [✓] No []</p> <p>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:</p> <p>Reference No.: <u>Substitute Consent App Ref SU17.319397</u> Date: <u>20/03/2024</u></p> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with article 19(4) of the Planning and Development Regulations 2001 as amended.</p>
<i>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³?</i>
<p>Yes [✓] No []</p> <p>An Bord Pleanála Reference No.: <u>Substitute Consent Application Ref SU17.319397</u></p>

Relevant Planning Application Schedule

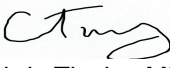
Planning Reference	Application Receipt	Applicant	Project Description	Decision
97/1868	26/01/1998	John Keegan	Quarry on 8.5Ha to include office and workshop, mobile processing plant, wheelwash, weighbridge, fuel storage and car and truck parking facilities	Granted October 1998.
00/2075	20/11/2000	Keegan 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
PL17.305049	27/07/2019	Keegan Quarries Ltd.	Development totalling 21.64Ha in extent to include unauthorised erection of buildings and structures and the continued use of the quarry and permitted ancillary structures post 5 th August 2018.	

19. PRE-APPLICATION CONSULTATION:
Has a pre-application consultation taken place in relation to the proposed development¹⁴?
Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
If yes, please give details:
Reference No. (if any):
Date(s) of consultation:/...../.....
Persons involved:

20. SERVICES:
<i>Proposed Source of Water Supply</i>
Existing connection [<input type="checkbox"/>] New connection [<input type="checkbox"/>]
Public Mains [<input checked="" type="checkbox"/>] Group Water Scheme [<input type="checkbox"/>] Private Well [<input type="checkbox"/>]
Other (please specify): <u>Public Mains at Office and Quarry sump for plant and machinery</u>
Name of Group Water Scheme (where applicable): <u>N/A</u>
<i>Proposed Wastewater Management/Treatment</i>
Existing [<input checked="" type="checkbox"/>] New [<input type="checkbox"/>]
Public Sewer [<input type="checkbox"/>] Conventional septic tank system [<input checked="" type="checkbox"/>]
Other on-site treatment system [<input checked="" type="checkbox"/>] Please specify: <u>Settlement tanks as part of discharge regime</u>
<i>Proposed Surface Water Disposal</i>
Public Sewer/Drain [<input type="checkbox"/>] Soakpit [<input type="checkbox"/>]
Watercourse [<input checked="" type="checkbox"/>] Other [<input type="checkbox"/>] Please specify:

21. DETAILS OF PUBLIC NOTICE:	
Approved newspaper¹⁵ in which notice was published	Irish Daily Star
<i>Date of publication</i>	16th April 2024
<i>Date on which site notice was erected</i>	16th April 2024

22. APPLICATION FEE:	
<i>Fee Payable</i>	€10,850.00
<i>Basis of Calculation</i>	Total Site area= 21.64ha (x €50 per 0.1ha) (category 6 of Application Fee Regulations)

23. DECLARATION:	
<i>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.</i>	
<i>Signed</i> <i>(Applicant or Agent as appropriate)</i>	 Chris Tinsley MRTPI (Agent)
<i>Date</i>	16th April 2024

CONTACT DETAILS — NOT TO BE PUBLISHED

24. APPLICANT ADDRESS/CONTACT DETAILS:	
<i>Address</i>	Keegan Quarries Ltd, Tromman, Rathmolyon, Co. Meath
<i>Email address</i>	john@keeganquarries.com
<i>Telephone number (optional)</i>	046 9555116

25. AGENT'S (IF ANY) ADDRESS/CONTACT DETAILS:	
<i>Address</i>	Chris Tinsley MRTPI, Quarryplan Ltd, 10 Saintfield Road, Crossgar, Co. Down, BT30 9HY Northern Ireland
<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 (where applicable)? 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 Planning Applications

- ☒ The relevant page of newspaper that contains notice of your application
- ☒ A copy of the site notice
- ☒ 6 copies of site location map¹⁶
- ☒ 6 copies of site or layout plan¹⁶⁺¹⁷
- ☒ 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 — except in the case of outline permission)
- ☒ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☐ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 Act:

- ☐ Details of the manner in which it is proposed to comply with section 96 of Part V of the Act including, for example,
 - (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
 - (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

or

- ☐ A certificate of exemption from the requirements of Part V

or

- ☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:

- ☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

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

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

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):

- ☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

- ☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Assessment Report:

- ☒ 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

Applications that are exempt from planning fees:

- ☐ Proof of eligibility for exemption¹⁸