

Planning Report: S37L

Quarry at Clogrennane, Co. Carlow

Prepared for:

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1.0 INTRODUCTION & BACKGROUND

1.1 Preamble

Milford Quarries Limited (hereafter referred to as Milford or the Applicant throughout) has retained Tom Phillips + Associates (TPA) to apply to An Coimisiún Pleanála (ACP) for permission for development at a disused quarry in the townland of Clogrennane, Co. Carlow. The development will consist of further quarry extraction at the subject site over an area of c. 16.17 ha to include the pre-existing quarry and additional agricultural lands with an overall projected lifespan of c. 20 years under Section 37L of the Planning and Development Act 2000 (as amended).

An additional Substitute Consent Application under Section 177E of the Planning and Development Act 2000 (as amended) will run concurrently with this 37L Application. The purpose of the S177E application is to regularise any past development that has occurred on site to date.

This Application includes, under separate cover, an Environmental Impact Assessment Report (EIAR) prepared by TPA., which assesses in detail the impact of the proposed development on the receiving environment.

An Appropriate Assessment (AA) Screening and Natura Impact Statement (NIS) prepared by Ecology Ireland are also enclosed. The NIS concludes that where potentially significant impacts were identified, a range of mitigation and avoidance measures have been suggested to offset them. As a result of this AA Screening and NIS, it has been concluded that no significant effects arising from the proposed development are likely to occur in relation to the Natura 2000 site (i.e. River Barrow and River Nore SAC) or indeed any other Natura 2000 site in the wider hinterland.

1.2 Report Summarises Matters Arising

The purpose of this Planning Report is to present a detailed description of the proposed development and to examine the relevant planning policy context, having regard to national, regional, and local statutory documents.

This Report is intended to assist with the assessment of the application by providing an accessible and concise summary of the overall proposal, its potential impacts and its planning policy context, while providing an insight into the rationale for the proposed development.

1.3 Application Team

Tom Phillips + Associates (TPA) has prepared this 37L Planning Application and EIAR in conjunction with the following multi-disciplinary team members:

- Ecology Ireland Ecological Consultancy;
- Hydro Environmental Ltd.;
- AWN Environmental Consulting;
- Wave Dynamics Acoustic Consultants;
- Transport Insights Consultants;
- Dr. Charles Mount Archaeology; and



- Macro Works Limited

1.4 Rationale for the Proposed Development

The site exists as an unused quarry that has been inactive for some time. The quarry in its current state has the facilities to accommodate active extraction works once rehabilitated. The site itself has an abundance of sandstone and shale resources that have the potential to contribute further to the robust extraction industry in Carlow and in Ireland as a whole. This is crucial, as the majority of Ireland’s extraction industry is made up of Limestone material, where sandstone/shale quarries such as Redrock bring a wider variety of raw materials to Ireland’s market.

The proposed development aims to regenerate and expand the existing quarry lands. Considering that the presence of a quarry has already been established on site, the proposed development is appropriate at this location. The regeneration of the disused quarry is intended to occur over the course of twenty years, where comprehensive quarry restoration works will take place as per the standard procedures conducted throughout the course of a quarry lifespan. The restoration plan (Dwg: LD.REDROCKQUARRY 1.0) prepared by, Macro Works Limited (APEM), will be implemented on a phased basis.



Figure 1: Map of Restoration Works prepared by Macro Works Limited.

2.0 SITE LOCATION AND CONTEXT

2.1 Location of the Subject Site

The subject site consists of a disused shale and sandstone quarry located along the County Carlow and County Laois border but is within the townland of Clogrennane, Co. Carlow. The closest settlements to the subject site are Bilboa, Co. Laois, located approximately 1.5 km from the subject site, and Ballinabrannagh that is located approximately 2.3 km southeast of the subject site. Carlow Town is located approximately 5 km southwest of the site. The subject site is best accessed via the L3896/L7134 which is located approximately 300m to the east, where the existing access of the disused quarry still remains which branches off this local road to the east and is located at the northern boundary of the site.



Figure 2: Site Location with the existing disused quarry outlined in red in relation to Carlow (Source: ArcGIS; annotated by TPA, December 2025).

The subject site's surroundings mainly comprise of agricultural pastures with small pockets of woodland peppered throughout. These lands are relatively flat; however, the subject site sits on a higher terrain on the eastern edge of what is known as the Castlecomer Plateau.

In addition, the surrounding area is known as a historical and prime location for quarry development, as there are 7 no. quarries (6 of which are active) in the area (not inclusive of the disused quarry pertaining to this application).

2.2 Description of the Subject Site and Context

The development site consists of an area of c. 41.86 ha within a total landholding of c. 45.68 ha, which is also currently subject to a concurrent application for substitute consistent under Section 177E of the Planning and Development Act 2000 (as amended) in order to regulate previous unauthorised development. The proposed development consists of further quarry extraction over an area of c. 16.17 ha to include the pre-existing quarry and additional agricultural lands with an overall projected lifespan of c. 20 years.

Due to the historical activities on the subject site, the natural terrain within the site have changed due to previous quarry activities such as removal of overburden, stockpiling, and extraction. In total, the proposed development site, inclusive of the disused quarry, is c. 16.17 ha.

The proposed development will involve blasting, extraction, and processing of rock using mobile primary crushing/screening and associated plant on the proposed quarry floor. The proposed quarry void will be extracted over 4 no. phases to a depth of 2 no. benches of c. 10mm each to a quarry depth of c.300m AOD with a proposed rate of extraction of c.200k tonnes per annum. The proposed development will include the construction of earthen screening berms, soil storage areas, and will utilise the existing quarry entrance from the northern boundary linking to the L7130 local road to the east. Existing and proposed access tracks and existing settlement ponds will be utilised as part of the proposed development. The proposed development will be accompanied by a phased restoration plan.

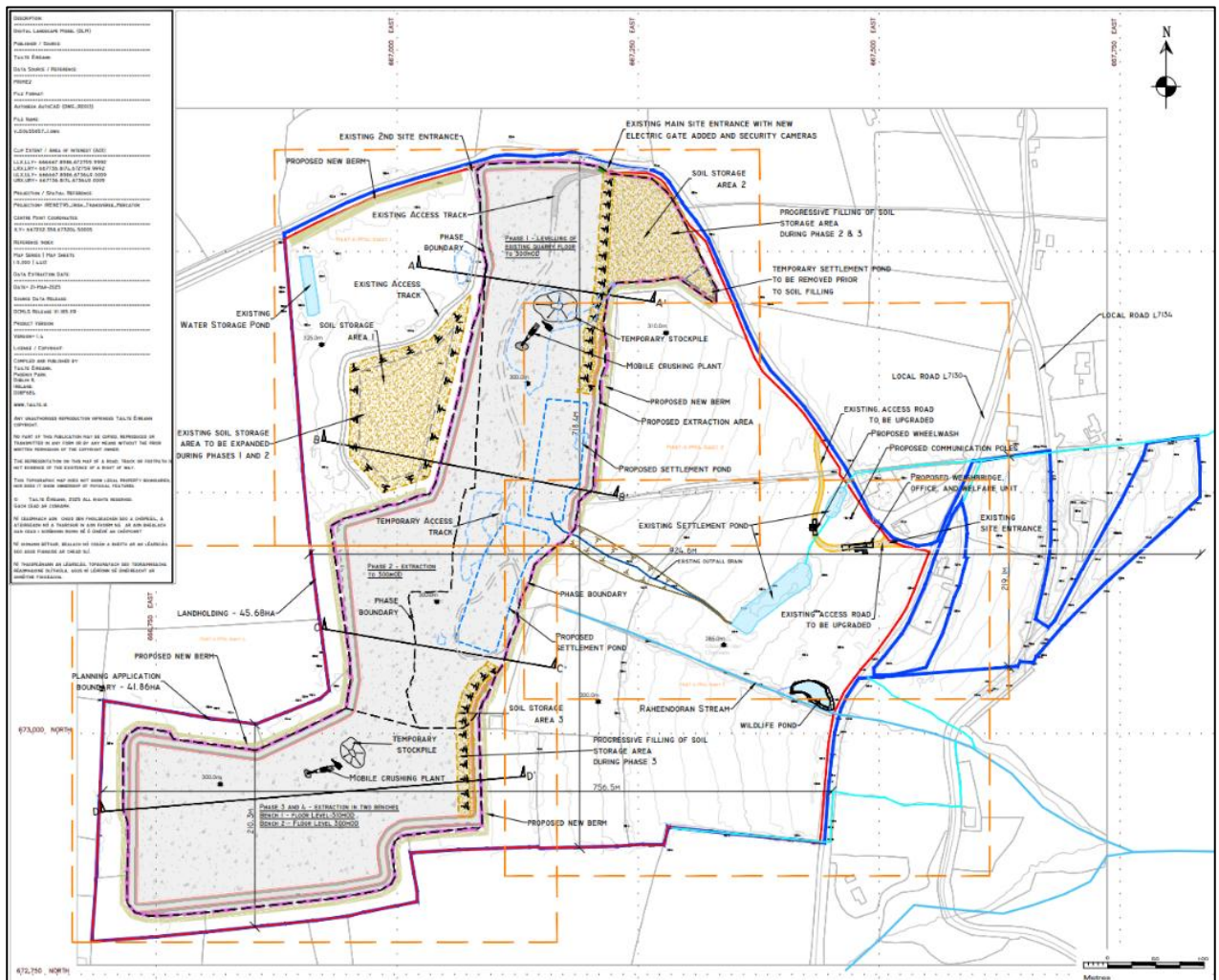


Figure 3: Proposed Site Layout by Hydro Environmental Services.

The proposed site layout of the quarry, as shown above in Figure 3, is intended to be carried out in phases subject to An Coimisiún Pleanála's approval of the Section 177E(1A) Substitute Consent application for the site's historic extraction activities.

3.0 RELEVANT PLANNING HISTORY AT THE SUBJECT SITE

The below summary of the history of Redrock Quarry is intended to provide additional context to the historic extraction activities at the site since inception.

- The quarry was registered by the previous owner in 2005 over an area of 25.7 hectares and had 18 no. conditions imposed in 2007 by Carlow County Council under Section 261(6) (a)(i), (Carlow County Council Reg. Ref.: QY14). A small gravel pit is indicated on historic maps dated to be from 1913, and evidence of a quarry is shown on a map dated to be from 1906 which accompanied the registration application.
- The registration details are that the site was declared as Pre-63 with output of 300 -500,000 tonnes per annum. This alone should have triggered intensification allegations based on caselaw which generally allows for 'indexation growth' of Pre-63 volumes; some cases such as *An Taisce v. Ireland* (2010), the *McQuade* case, would suggest 250 – 275,000 tonnes per annum as an intensified level for Pre-63 assessment purposes. No such action was forthcoming from the Planning Authority.
- In 2012, Carlow County Council measured the current extraction area as 15.52 hectares and reasoned that the pit appeared to have been abandoned from 1913 (0.16 hectares) until 2000, when works recommenced and intensified in the years between 2005 – 2010. As of Section 261 registration, the development comprised of a 4.6 hectares quarry, so Section 261 (7) Continuance of Use application provisions were not applied. The conclusion was that the applicant had fulfilled Section 261 requirements. The discussion regarding the Section 261 (7) provisions further reinforces the underlying belief/acceptance of Pre-63 user as of the Section 261 process by the Planning Authority. There is no discussion as to why either the abandonment and/or intensification doctrines was not applied to the site instead of imposing Section 261 conditions.
- In August 2012, Carlow County Council determined that under Section 261A(2)(a)(i) that quarry development was carried out after 1st February 1990, which development would have required, having regard to the EIA Directive, an environmental impact assessment but that such an assessment was not carried out. The reason given was that the site exceeded the mandatory threshold of 5 hectares for an EIA.
- Based on the Planning Authority report it is evident that this site was intensified Based on caselaw and EIA required for at least the intensified portion which is essentially all of the site.
- The Planning Authority also determined under Section 261A(2)(a)(ii) that development was carried out after 26 February 1997, which development would have required, having regard to the Habitats Directive, an Appropriate Assessment but that such an assessment was not carried out.
- The AA by the Planning Authority, was not a Stage 1 Screening for Appropriate Assessment as required by law to determine if Stage 2 is required; thus, any decision made based on that assessment appears to be legally flawed. The assessment report speaks of the registered area instead of the developed area suggesting an incorrect basis for assessment. In addition, the Planning Authority decided pursuant to Section 261A(4)(a) that the quarry does not have a pre-1964 authorisation and that there is no evidence that permission for a quarry development was obtained on the lands. Under Section 261A(5)(a) it was decided that it is not possible to quantify the extent of works which may have taken place post 3rd July 2008 and so an EIA or EIA determination were not required, but that an AA was required as it could not be excluded that adverse environmental effects to a European site could have occurred.

- The determinations and decision of the Planning Authority were referred to the Board by the previous owner for review (ABP Ref.: QV01.QV0145). The grounds for the included claims that the site was Pre-63 based on the 1906 map, was that there was no substantive evidence that there would be any significant impact on any Natura Site noting the hydrogeological assessment submitted when getting a discharge licence in 2011, and that there was an error in quarry registration with regard to the boundary.
- The subsequent Board order, dated January 2014, confirmed the determination of the Planning and concluded that the development would have required EIA and the decision that the extraction works do not have a Pre-1964 authorisation and do not have a valid planning permission, but set aside the decision under Section 261A(5) w.r.t. NIA post 3rd July 2008 on the basis of insufficient evidence. The Inspector noted that *“the site is disused and the plant on site has been abandoned, much of it would seem to be rusted beyond repair”*. The Inspector also noted on their site visit that there was no evidence of dewatering on site or of any groundwater exposure.
- The Bord in making its determination did have regard to the 2011 requirement for AA assessment as part of the discharge licence process. It appears that by 2012, it could reasonably be assumed that an AA had taken place if the local authority had carried out its statutory requirements and that a finding of an NIA offence was incorrect.
- Milford Quarries Limited acquired the abandoned quarry in 2023 and applied for leave to seek substitute consent in May 2023 (ABP Ref.: LS01.317194). Following the enactment of the Planning and Development Amendment Act 2023 the need to apply for Leave for Substitute Consent was removed from the legislation with effect from 16th December 2023. This application was therefore considered withdrawn by An Bord Pleanála.
- Historical excavation has removed materials over an area of approximately 8.75 hectares.
- We understand that commercial extraction at the quarry ceased no later than the 2014 An Bord Pleanála determination (ABP Ref.: QV01.QV0145) and note that the ABP Inspector was of the view that the quarry had been abandoned when the site was visited as part of that assessment.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Proposed Development (As Per Statutory Notices)

As per the Statutory Notices, the proposed development is described as follows:

“Milford Quarries Limited, intend to apply for permission under Section 37L of the Planning and Development Act 2000, as amended, for development at an existing sandstone quarry at a site in the townland of Clogrennane, Bilboa, Co. Carlow.

The development site consists of an area of c. 41.86 ha within a total landholding of c. 45.68 ha, which is currently subject to an application for substitute consent under Section 177E of the Planning and Development Act 2000 (as amended). The proposed development will consist of further quarry extraction over an area of c. 16.17 ha to include the pre-existing quarry extraction area and additional agricultural lands in the western and south western portion of the site. The projected lifespan of the quarry is c. 20 years. The proposed development will involve blasting, extraction and processing of rock using mobile primary crushing / screening and associated plant on the proposed quarry floor. The proposed quarry void will be extracted over 4 no. phases (phase 1 will involve levelling of existing quarry

floor; phase 2 will expand existing extraction area to the west with a single bench depth of c. 20 m; phases 3 and 4 will expand the extraction area to the south west to a depth of 2 no. benches of c. 10m each). The resulting quarry floor depth will be c. 300m AOD with a proposed rate of extraction of c. 200K tonnes per annum over the projected lifetime of the quarry. The proposed development will include for construction of earthen screening berms, expanded soil storage areas and will utilise existing quarry entrances from the northern boundary. Primary entrance to be upgraded with electric gates and security cameras. The main quarry access linking to the L7130 local road to the east will be upgraded. The proposed surface water management plan will utilise the existing surface water management onsite while introducing expanded settlement ponds with baffle features. The proposed development will also include a proposed weighbridge office, staff welfare unit and wheel wash. The proposed development will be accompanied by a restoration plan which will utilise existing excavated materials from the site."

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of this planning application.

4.2 The Quarry Process

There are three main elements to the proposed quarrying process at the Redrock Quarry site.

- 1) **Blasting of Rock Faces**
- 2) **Crushing**
- 3) **Stockpiling of Crushed Rock**

Details of each phase are outlined below:

Blasting of Rock Faces

In order to extract sandstone, the active rock face must be blasted using explosives. The blasting frequency will align with the 6 – 8 week crushing campaigns i.e. a single day of blasting followed by 6 – 8 weeks of crushing and screening using mobile equipment and transportation offsite in articulated trucks.

All blasting at the site is subject to a specific design, which is carried out in accordance with the relevant standards, which establishes best practice and safety. Each blast is specifically designed to release a quantum of rock from the working quarry face. In this regard, a pre-determined grid of vertical holes are drilled on top of the quarry face to a required depth. The intervals between the drill holes are specifically designed in regard to the explosives to be placed within each of the holes and the depth of the rock, which is sought to be released. There are pre-determined intervals or delays in the detonation of explosives in the drilled holes. This process minimises vibration arising from the blasting and increases the efficiency with which the rock can be removed. The short firing of the blasts and the explosives used are monitored by the Quarry Manager.

Crushing

Once blasting has occurred, the rock is loaded into mobile dump-trucks, which then transport the blasted rock to the primary crusher, which is located on the quarry floor.

There are two crushing stages, primary crushing and secondary crushing. Each crusher consists of a set of electrically operating rotating drums, which function to reduce the particle size of the rock to a scale that can be easily transported using belt conveyors. The primary crusher reduces the rock size to a maximum diameter of 100mm, and the rock is then conveyed out of the quarry to the secondary crusher by an elevated conveyor. The secondary crusher reduces the rock size to a maximum diameter of 50mm.



Stockpiling of Crushed Rock and transportation offsite

The crushed rock is conveyed to temporary stockpiles located in the northern and southern portions of the application site. The northern stockpile will serve phases 1 and 2 of the proposed development with the southern stockpile serving phases 3 and 4. The stockpiles also acts as reserves in the event of a crusher or mobile equipment failure.

4.3 Quarry Working Hours

It is proposed that works to facilitate the quarry development during the construction phase will take place between 7:00 and 18:00, Monday to Friday and 7:00 and 13:00 on Saturday. No construction activity will be carried out on Sundays or Bank Holidays.

During the operational phase of the quarry core work hours will occur between 7:00 and 18:00 Monday to Friday and 7:00 and 13:00 on Saturday. Except in emergency, and then on advice of the Planning Authority, working will not occur on Sundays and Bank Holidays.

The applicants would welcome a condition of a final grant to this effect.

5.0 ENVIRONMENTAL IMPACT ASSESSMENT REPORT

In order to ensure that all potential impacts associated with the proposed development of the quarry are identified and addressed, an Environmental Impact Assessment Report (EIAR) has been prepared by Tom Phillips + Associates and has been submitted with this planning application. This EIAR provides a systematic and integrated evaluation of the direct, indirect, and secondary effects (positive and negative) of the project on the natural and socio-economic environment.

The aim of the EIAR is to:

- Describe the project using information on the site, design, and size of the proposed development;
- Identify and predict any impacts on environmental features likely to be affected, having regard to the specific characteristics of the proposed development;
- Describe the measures envisaged in order to avoid, reduce and, where possible, remedy significant adverse effects;
- Provide the data required to identify and assess the main effects which the proposed development is likely to have on the environment; and
- Provide a Non-Technical Study of the information.

Having regard to Schedule 5, Part 2, 2(b) of the *Planning and Development Regulations, 2001 (as amended)*, an Environmental Impact Assessment (now referred to as an EIAR further to Directive 2014/52/EU due to be transposed into Irish Law and the Circular Letter PI 1/2017 issued by the Department of Housing, Planning, Community and Local Government on the implementation of Directive 2014/52/EU is a mandatory requirement for the “*extraction of stone, gravel, sand or clay, where the area of extraction would be greater than 5 hectares*”.

The proposed development provides for an extraction area of c. 16.17 hectares, which is above the threshold for the mandatory requirement of EIA having regard to the above class of development based on an extraction area in excess of 5 hectares.

A core objective of the EIAR is to provide the appropriate information and evaluation of the proposed development, having regard to the specific characteristics of the project, the proposed scale of the development, and the potential for significant effects arising from the proposed development.

It is considered that the EIAR demonstrates that, subject to suitable mitigation and monitoring measures being put in place, there is no significant adverse impact associated with the proposed development on the environment or surrounding residential amenity.

6.0 APPROPRIATE ASSESSMENT AND NATURA IMPACT ASSESSMENT

This planning application is supported by an Appropriate Assessment, undertaken by Ecology Ireland.

The AA Screening found that it could not be excluded, on the basis of objective scientific information that the proposed works, individually or in combination with other plans or projects, would have a significant effect on hydrologically connected sites, River Barrow and River Nore SAC. Therefore, a NIS (presented in Section 5 of the report) was required to ascertain whether the proposed works would have an adverse effect on the integrity of the Natura 2000 sites.

Best practice measures and mitigation measures (see also the individual Chapters in the EIAR) have been identified to ensure that the risk of any significant residual effects on the water quality of watercourses hydrologically connected to the River Barrow and River Nore SAC is minimised such that there is no residual risk of adverse effects on the relevant Qualifying Interests of that Natura 2000 site. Any additional mitigation measures imposed by the Planning Authority as conditions of planning will be adhered to.

This NIS is intended to provide the competent authority with complete, precise and definitive findings and conclusions capable of removing reasonable scientific doubt as to the effects of the project on the integrity of the European sites within the Zone of Influence in view of their Conservation Objectives. It is objectively concluded that no significant effects arising from the proposed development are likely to occur in relation to the Natura 2000 site (i.e. River Barrow and River Nore SAC) or indeed any other Natura 2000 site in the wider hinterland.

6.1 Pre-Planning Discussions

6.2 Briefly discussed proposed 37L application at pre-planning meeting with ACP on 29th August 2025.

The Applicant and Design team conducted a pre-planning meeting with An Coimisiún Pleanála on the 29th of August 2025 via Microsoft Teams (Ref. ABP-322824-24). In relation to this 37L Application, the following items were discussed during the meeting. They are as follows (summarised):

- *In terms of the S177E application and any possible future S37L application, there will be overlap between shared infrastructure, including the settlement ponds and the drainage channel/outfall.*
- *There is a requirement to provide clarity in respect of the effects that are expected to continue to occur into the future as a result of the activities carried out on the site, and any necessary remedial measures to address such effects.*

7.0 PLANNING POLICY CONTEXT

7.1 Introduction

The proposed development is supported by the relevant planning policy context at national, regional, and local level. These policies are summarised below.

7.2 National Policy Context

7.2.1 Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004

In 2004, the Department of the Environment, Heritage and Local Government (DEHLG) issued the Quarries and Ancillary Activities – Guidelines for Planning Authorities. The Guidelines are intended to offer practical guidance to planning authorities for assessing applications for quarry developments and also to serve as a guide to the registration process for extractive industries.

The Guidelines outline that there will be a continuing need for new and expanded extraction operations to meet growing local and regional requirements and that the challenge for the planning system is to ensure that there is an adequate supply to meet the likely scale of future demand while simultaneously protecting the country's natural and cultural heritage.

Chapter 3 of the Guidelines outline the aspects of the environment that can be affected by the extractive industry and provides examples of best practice mitigation measures. The aspects outlined include the following:

1. Noise and Vibration;
2. Dust Deposition/ Air Quality;
3. Water Supplies and Groundwater;
4. Natural Heritage;
5. Landscape;
6. Traffic Impact;
7. Cultural Heritage; and
8. Waste Management;

These aspects largely coincide with various chapters provided as part of the accompanying EIAR, which also outlines a number of best practice mitigation measures detailed in the Guidelines. In this regard, the proposed development complies with the DEHLG's *Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004*.

7.2.2 Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non-Scheduled Minerals), 2006

The EPA's Guidelines on Environmental Management in the Extractive Industry complement the DoEHLG's existing *Quarries and Ancillary Activities – Guidelines for Planning Authorities, 2004* and seek to provide a harmonised regulatory approach to the authorisation and supervision of quarry activities in Ireland.

The Guidelines provide some background to environmental management practice and the use and requirements of Environmental Management Systems (EMSs). The Guidelines provide a summary of good environmental practice and set recommended Emission Limit Values (ELV's), where appropriate, for each of the following:

1. Ecology;
2. Surface Water;
3. Ground Water;
4. Air Quality;
5. Noise and Vibration;
6. Landscape, Restoration and After Use;
7. Waste Management;
8. Archaeological Heritage;
9. Transport and Traffic; and
10. Energy.

These 10 key environmental issues are considered and addressed in the relevant Chapters of the enclosed EIAR and build upon the aspects of the environment as highlighted in the DoEHLG Guidelines.

7.3 Regional Policy Context

7.3.1 Regional Spatial and Economic Strategy – Southern Regional Assembly

The Region covers nine counties and is administered by 10 local authorities. It is also divided into three sub-regional areas, called Strategic Planning Areas (SPAs) including the southeast area which is inclusive of Co. Carlow.

The policies contained in the RSES relating to Rural Areas included the following:

- *“To ensure the sustainable management of natural resources and climate action;*
- *To achieve balanced regional development of rural economies and communities.”*

The RSES includes 11 high level Strategies for the region, including:

“3. Strengthened Rural Economies and Communities Strengthening the role of and improving quality of life in the Region’s diverse rural areas and communities and valuing our rural Region as dynamic, resilient and outward looking.”

7.4 Local Policy Context

7.4.1 Carlow County Development Plan, 2022 – 2028

The current Carlow County Development Plan 2022 – 2028 was adopted on 23rd May 2022 and came into effect on 4th July 2022.

The Development Plan includes a recognition that aggregates, by their nature, “can only be worked where they occur”. Proposals must adequately demonstrate that:

“Extraction is compatible with the protection of the environment in terms of air and water quality, natural and cultural heritage, the quality of life of residents in the vicinity, the capacity of the road network to accommodate the development, minimising landscape impact and appropriate proposals for site rehabilitation.”

The following policies related to the extractive industry are contained within the Carlow County Development Plan 2022 – 2028.

- EI. P1:** *Facilitate adequate supplies of aggregate and mineral resources to meet the future growth needs of the county and wider region where there is a proven need for a certain aggregate/mineral while addressing key environmental, traffic and social impacts and details of rehabilitation.*
- EI. P2:** *Ensure that extractions (e.g. stone, sand and gravel pits, limestone reserves) which would result in a reduction of the visual amenity of sensitive landscapes or damage to designated sites, habitat types or species shall not be permitted.*
- EI. P3:** *Exercise appropriate control over inappropriate development(s) that would significantly hinder the efficient or effective recovery of the county’s natural resources, by seeking to prevent incompatible land-uses that could be located elsewhere from being located in the vicinity of the resource, since the extraction of minerals and aggregates is resource based.*
- EI. P4:** *Ensure that all existing and proposed quarries comply with the requirements of ‘Quarry and Ancillary Facilities – Guidelines for Planning Authorities (DECLG) 2004’ or any replacement document and to promote a whole of life plan for an extractive location, including restoration/rehabilitation plans and proper land use management. The Council will seek the delivery of environmental benefits in the form of sustainable habitat creation in conjunction with the restoration phases of development.*
- EI. P5:** *Ensure that extractive developments do not adversely impact on environmental quality, including water quality, tourism value, existing infrastructure, residential amenity or the amenity value of neighbouring lands.*
- EI. P6:** *To ensure that development for aggregates/mineral extraction, processing and associated processes does not significantly impact the following:*
- *Existing and proposed European Sites;*
 - *Other areas of importance for the conservation of flora and fauna;*
 - *Areas of significant archaeological potential including recorded monuments;*
 - *Important aquifers and sensitive groundwater resources;*
 - *Sensitive landscapes; and*
 - *Established rights of way.*

- EI. P7:** *Ensure that the extractive industry (aggregates and mineral resources) and associated development minimise adverse impacts on the road network in the area and that the full cost of road improvements, including during operations and at time of closure, which are necessary to facilitate those industries are borne by the industry itself.*
- EI. P8:** *Ensure compliance with the overall objectives of the Water Framework Directive in the context of quarry development(s) and extractive industry.*

It is an objective of the Council to:

- EI. O1:** *Support RSES policy for the adequate supply of aggregate and mineral resources to ensure the continued growth of the county and region and to ensure that all quarrying activities and projects associated with extractive industry comply with all relevant Planning and Environmental Legislation.*
- EI. O2:** *Consult with the Geological Survey of Ireland (GSI) with regard to any developments likely to have an impact on Sites of Geological Importance listed in Chapter 10 of this Plan.*

8.0 PLANNING ASSESSMENT

8.1 Principle of Development

The proposed development is supported by numerous policies contained within the recently adopted County Development Plan, as well as Regional and National Policies in relation to the extractive industry. The importance of the extractive industry to the economy is recognised and supported through policy, subject to necessary environmental protections being put in place.

8.2 Environmental Assessments

The proposed development has been assessed in terms of its potential to have impacts on the surrounding environment. The application is accompanied by an EIAR prepared by Tom Phillips + Associates in conjunction with Ecology Ireland, Hydro Environmental Ltd., AWN, Wave Dynamics, Dr. Charles Mount Archaeology, Macro Works (APEM), and Transport Insights. The assessment concludes that with sufficient mitigation, the proposal will not result in significant effects on the surrounding environment in terms of Air, Water, Biodiversity or Land and Soils. Moreover, there are no anticipated significant effects to local population or human health arising from the proposal.

The EIAR also assesses the potential for the proposal to have cumulative impacts based on all known permitted and planned developments in the area.

9.0 DOCUMENTS SUBMITTED AS PART OF THIS PLANNING APPLICATION

The following supporting documents have been submitted in person to An Coimisiún Pleanála as part of the Section 37L Planning Pack. These documents are stated below:

9.1 Form No. 2

6 no. copies of a duly completed 'Form No. 2', signed and dated 22nd December 2025.

We note that this form refers to 'An Bord Pleanála', as opposed to 'An Coimisiún Pleanála'. The submission of this version of the form was agreed with An Coimisiún Pleanála on 22nd December 2025.

9.2 Public Notices

- 6 no. copies of the original page from the *Carlow Nationalist*, dated 16th December 2025, in which notice of the application has been published.
- 6 no. copies of the *Site Notice* dated 16th December 2025, as erected at the subject site.

9.3 Planning Report

6 no. copies of this *Planning Report* prepared by Tom Phillips + Associates, dated December 2025.

9.4 Environmental Impact Assessment Report

6 no. copies of an *Environmental Impact Assessment Report* dated December 2025, prepared by Tom Phillips + Associates in collaboration with the project design team. This includes 3 no. documents, as follows:

- Volume 1 – Non-Technical Summary (NTS)
- Volume 2 – Main Report
- Volume 2 – Appendices

9.5 AA Screening/NIS

6 no. copies of the joint *Appropriate Assessment Screening (AA)* and *Natura Impact Statement (NIS)* December 2025, prepared by Ecology Ireland.

9.6 EIAR Portal Notification

6 no. copies of the confirmation of an EIA Portal Notification designated under EIA Portal ID Number 2025255, dated 16th December 2025. This is also attached as Appendix A of this Report.

9.7 Planning Drawings

6 no. copy of all Application Drawings by Hydo Environmental Services and dated December 2025. They are listed as follows:

Hydro Environmental Services				
Drawing No.	Title	Scale	Size	Rev.
P1687-0-1225-A3-101-00G	Site Location Map	1:25,000	A3	G
P1687-0-1225-A2-102-00G	Site Layout Map	1:2,500	A2	G
P1687-0-1225-A2-103-00E	Existing Site Layout Map	1:2,500	A2	E
P1687-0-1225-A2-103-1-00E	Existing Site Layout Map – Sheet 1 of 4	1:1,000	A2	E
P1687-0-1225-A2-103-2-00E	Existing Site Layout Map – Sheet 2 of 4	1:1,000	A2	E
P1687-0-1225-A2-103-3-00A	Existing Site Layout Map – Sheet 3 of 4	1:1,000	A2	A
P1687-0-1225-A2-103-4-00A	Existing Site Layout Map – Sheet 4 of 4	1:1,000	A2	A
P1687-0-1225-A2-104-00I	Proposed Site Layout Map	1:2,500	A2	I
P1687-0-1225-A2-104-1-00D	Proposed Site Layout Map – Sheet 1 of 4	1:1,000	A2	D
P1687-0-1225-A2-104-2-00E	Proposed Site Layout Map – Sheet 2 of 4	1:1,000	A2	E
P1687-0-1225-A2-104-3-00D	Proposed Site Layout Map – Sheet 3 of 4	1:1,000	A2	D
P1687-0-1225-A2-104-4-00A	Proposed Site Layout Map – Sheet 4 of 4	1:1,000	A2	A
P1687-0-1225-A2-105-00G	Cross Sections AA', BB', CC' and DD'	1:1,250	A2	G
P1687-0-1225-A2-106-00D	Indicative Extraction Phasing	1:5,000	A2	D
P1687-0-1225-A2-107-00F	Water Management Plan	1:2,500	A2	F
P1687-0-0725-A2-108-1-00A	Proposed Development Details – Proposed Weighbridge and Welfare Unit/Office – Sheet 1 of 2	1:100	A2	A
P1687-0-0925-A2-108-2-00B	Proposed Development Details – Proposed Weighbridge and Welfare Unit/Office – Sheet 2 of 2	1:100	A2	B

Hydro Environmental Services				
Drawing No.	Title	Scale	Size	Rev.
LD.REDROCKQUARRY 1.0	Landscape Restoration Plan	1:2,000	A1	-

The scale of the drawings submitted were agreed with An Coimisiún Pleanála on 17th December 2025.

9.8 Planning Fee

A cheque for the sum of €8,260.00 is enclosed, covering the cost of the planning application fee. We calculated the planning application fee as follows:

- i. Class 6(a) winning and working of minerals €50 per 0.1 ha of 16.17 ha¹ quarry area = €8,100
- ii. Class 4: Buildings (37.2sqm @ €3.60 per sqm or €80 per building) = €160
 - Steel Welfare Unit – 20.6sqm
 - Weighbridge office – 16.6sqm

9.9 Soft Copy

A soft copy (USB) of the full application has been enclosed as part of the Planning Application pack.

¹ Based on 16.17Ha quarry extension area (rounded up to 16.2Ha).

10.0 CONCLUSION

This Planning Report and the associated supporting materials provide a comprehensive outline of the proposed dimensional quarry development at a disused quarry located in the townland of Clogrennane, Co. Carlow.

The proposed development has regard to the:

- Provisions of the current Development Plan for the area in relation to the extraction industry;
- Extent of the mineral resource on the subject lands, specifically sandstone;
- Potential for employment creation at the site and contribution to the local economy; and
- Assessment of impacts and proposed mitigation in the enclosed Environmental Impact Assessment Report and Appropriate Assessment Screening, which predict that there are no significant adverse impacts on the environment or protected Natura 2000 sites as a result of the operation of the proposed development.

It is considered that the proposed development would not injure the amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety, would not impact negatively on the existing landscape or visual amenity of the area, and would effectively utilise a disused quarry. Overall, the proposed development is in accordance with the proper planning and sustainable development of the area.

We trust that you will find this planning application in order, and we look forward to receipt of an acknowledgement at your earliest convenience.

Please revert back to us should you require further clarification in relation to any aspect of this application.

Yours faithfully,



Gavin Lawlor
Director
Tom Phillips + Associates

Encl.

Appendix A – EIA Portal Notification Confirmation

APPENDIX A: CONFIRMATION OF AN EIA PORTAL NOTIFICATION UNDER EIA PORTAL ID NUMBER 2025255, DATED 16th DECEMBER 2025.

16/12/2025, 12:28

Inbox - Laura Crowe - Outlook

 Outlook

EIA Portal Confirmation Number: 2025255

From Housing Eiaportal <Eiaportal@housing.gov.ie>
Date Tue 12/16/2025 11:53 AM
To Laura Crowe <laurac@tpa.ie>

Dear Laura,

An EIA Portal notification was received on 16/12/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 16/12/2025 under EIA Portal ID number 2025255 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2025255

Competent Authority: An Coimisiún Pleanála

Applicant Name: Milford Quarries Limited

Location: Clogrennane, Bilboa, Co. Carlow

Description: S37L Application - Proposed c. 16.17 Ha quarry extension and associated works. Refer to enclosed statutory notice.

Linear Development: No

Date Uploaded to Portal: 16/12/2025

Kindest Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oldhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2142

www.gov.ie/housing



An Roinn Tithíochta,
Rialtais Áitiúil agus Oldhreachta
Department of Housing,
Local Government and Heritage

<https://outlook.office365.com/mail/inbox/id/AAkALgAAAAAHYQDEapmEc2byACqAC%2FEWg0AI2UPhK2MEOi3xzQ119m1gAEmjml4QAA>

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