

Daniel O'Connor

From: Appeals2
Sent: Friday 10 July 2026 12:12
To: Daniel O'Connor
Subject: FW: Quarry at Clogrennan, Bilboa, ref ACP-324014-25 - FAO Mr. Daniel O'Connor
Attachments: ACP-324015-25_Further Development_report.pdf; ACP-324014-25_Substitute Consent_report.pdf; Sub Consent re Quarry Development at Bilboa County Carlow.doc; Section 37 L Quarry Development at Bilboa County Carlow no 2.doc

From: Communications <communications@pleanala.ie>
Sent: Dé hAoine 10 Iúil 2026 12:05
To: Appeals2 <appeals@pleanala.ie>
Subject: Fw: Quarry at Clogrennan, Bilboa, ref ACP-324014-25 - FAO Mr. Daniel O'Connor

From: Planning <planning@laoiscoco.ie>
Sent: 09 July 2026 17:29
To: Communications <communications@pleanala.ie>
Subject: Quarry at Clogrennan, Bilboa, ref ACP-324014-25 - FAO Mr. Daniel O'Connor

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A Chara,

Please find attached reports in relation to Further Development consisting of further extraction etc at Clogrennane, Bilbao, Co. Laois.

Kind regards
Damien

Damien Barry

A/Oifigeach Sinsearach Foirne | A/Senior Staff Officer

Planning Department

Comhairle Contae Laoise | Laois County Council

Website: www.laois.ie

Phone: (057) 8664000



Comhairle Contae
Laoise | Laois
County Council

Áras an Chontae, JFL Avenue, Portlaoise, Co. Laois R32 EHP9

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Cuireann Comhairle Contae Laoise an ríomhphost seo chugat. Léigh ár bpolasaí príobháideachais le do thoil chun tuiscint a fháil ar an gcaoi a mbailimid, a stóráil agus a phróiseálaimid d'fhaisnéis phríobháideach faoin GDPR <https://laois.ie/privacy-statement/>. Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus dírithe ar úsáid an duine aonair nó an eintitis ar a bhfuil siad dírithe amháin. Mura tusa an seolaí ainmnithe ná fostaí nó gníomhaire atá freagrach as an teachtaireacht seo a sheachadadh chuig an seolaí ainmnithe, cuirtear in iúl duit leis seo nach bhfuil tú údaraithe an teachtaireacht seo nó aon chuid di a léamh, a phriontáil, a choinneáil, a chóipeáil nó a scaipeadh. Má tá an ríomhphost seo faighte agat trí dhearmad iarraidimid ort fógra a thabhairt dúinn trí ríomhphost freagartha agus gach cóip den teachtaireacht a scriosadh.

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LAOIS COUNTY COUNCIL**MEMORANDUM**

FROM: SHANE BOOTH, A/EXECUTIVE ENGINEER, ROAD DESIGN OFFICE
TO: MICHAEL MALONE, SENIOR EXECUTIVE ENGINEER., ROADS DEPARTMENT
RE: PLANNING REFERENCE ACP-324015-25 MILFORD QUARRIES LTD
DATE: 19th JUNE 2026 FILE REF.: ACP-324015-25

Application Date: 23/12/2025
Decision Due Date: 27/07/2026

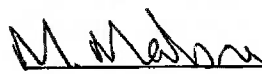
Application under Section 177E of the Planning and development Acts 200-2021 for Substitute Consent consisting of quarrying including rock extraction by mechanical means and processing onsite using mobile primary crushing / screening and associated plant. The development also included soil storage areas, stockpiling areas, surface water management works and all ancillary works associated with the quarrying activities. The application is accompanied by a remedial Environmental Impact Assessment Report (rEIA) and a remedial Natura Impact Statement (rNIS) at Clogrennane, Bilboa, Co. Carlow

Roads Design having reviewed this application, and taking into consideration this substitute consent application is for historic quarrying activities, have no objection to the historic development subject to the following conditions:

- The developer shall ensure that no damage occurs to the public roadway or footpath during the construction phase of the development. In the event of any damage occurs, the applicant shall liaise with the Road Design Office to ensure that the public roadway is reinstated to a proper standard. The developer shall be responsible for all cost relating to reinstating of same.
- The developer shall ensure that no debris or construction materials from the site shall be deposited onto the public roadway nor in the vicinity of the site during the construction phase of the proposed development.
- The developer shall obtain a road opening licence from Laois County Council, prior to carrying out any works on the public footpath or if making connections to any underground services on the public road, the verge, or the public footpath.
- The developer shall ensure all external lighting shall be cowled away from the public roadway.
- The developer shall not impair existing land or road drainage.
- All works adjacent to the public road shall be carried out under a traffic management plan designed by a competent designer under Chapter 8 of the Traffic Signs Manual.
- The developer shall liaise with the Graiguecullen/Portarlinton Area MD Office to agree a programme of maintenance work for the haul route in Co. Laois from the L-3896 to the junction with the N78, incorporating the R-431 and R-430.
- The developer shall install advance warning signage along the L-3896 in accordance with Chapter 6 of the Traffic Signs Manual.
- The applicant shall fund the cost of strengthening the L-3896 from the junction with the R431 to the entrance of the proposed quarry by way of a special contribution. The amount of the special contribution shall be determined following a structural assessment of the roadway and the preparation of an appropriate design for the strengthening of the road to serve the life of the proposed development. Works to be funded include all associated widening, strengthening, drainage and ancillary works along with any additional works identified following appropriate testing of the L-3896 roads. The amount agreed shall be paid to the local authority prior to any development commencing on site.

- Prior to commencement of development the applicant shall fully fund any additional testing required by the Roads Design Department of Laois County Council in order to prepare a detailed design for the strengthening works along the L- 3896.
- The applicant shall liaise with all utility providers in relation to the relocation of utility poles or any other associated infrastructure along the L-3896 to facilitate the proposed upgrade works along this section of road.
- All vehicles associated with the haulage of aggregates and other materials to the site shall enclose or securely sheeted to prevent future dust emissions. The developer shall provide and maintain a wheel cleaner(s) at the facility. The wheel cleaner shall be used by all operational vehicles leaving the facility as required to ensure that no mud or other debris is carried off-site. All water from the wheel cleaning area shall be directed via an interceptor to the trade effluent management system.
- The developer shall be responsible for maintaining the adjoining public roadway and signage to ensure all items be kept clean, free from mud and other debris. In the interest of clarity, and for the avoidance of doubt, site management shall provide for the routine removal of any such mud and debris (including loose material in verges) in the public roadway on a daily basis towards the close of business each day.
- A stage 3 & separate stage 4 Road Safety Audit shall be carried out for the upgrade works along the L-3896 at the appropriate timings. Audits shall be in accordance with the requirements of the TII publications GE-STY-01024 and shall be submitted at the appropriate timings (prior to opening of the scheme, or part of the scheme to traffic and at early operation 2-4 months post opening with live traffic).
- The applicant shall ensure that no surface water run-off from the access driveway, disperses onto the existing public roadway.
- The applicant shall ensure all external lighting shall be cowled away from the public roadway.
- The applicant is requested to provide a drawing for agreement with the Graiguecullen / Portarlinton Municipal District Office showing new advanced warning signs and line markings on the L-3896 associated with the Quarry entrance.
- A maintenance scheme in relation to the infrastructure, example; road surface, line marking, road studs, drainage and road verges in the vicinity of the proposed development site, setting of any necessary repair/ improvement works required for the duration of the development shall be submitted to the Graiguecullen / Portarlinton Municipal District Office for its written approval within 3 months of the date of grant of this permission and every year thereafter from the date of approval by the planning Authority of the scheme until permanent cessation of operation on site.


Shane Booth,
A/Executive Engineer,
Road Design Office.


Michael Malone,
Senior Executive Engineer,
Roads Department.

**Mr. Daniel O'Connor,
Executive Officer,
An Coimisiun Pleanala**

Date: 9th July 2026

Re: ACP- 324015-25

Application under Section 37L of Further Development consisting of further quarry extraction etc at Clogrennane, Bilboa, County Laois.

A chara,

I refer to the above matter and to receipt of related correspondence dated 15th May 2026.

Laois County Council Planning Authority wishes to advise as follows.

1. There shall due cognizance taken of all relevant policies, objectives and appendices in the Laois County Development Plan 2021-2027 relating to quarrying development and protection of the environment, landscape and amenities.

Section 9.5 Mining & Aggregates of the Laois County Development Plan 2021-2027 states as follows.

The Council recognises that the aggregate and concrete products industry contribute to the development of the national, regional and local economies by the proper use and management of natural resources for the benefit of the community and the creation of employment opportunities. These products are required as essential building materials in the social and economic development process including the provision of housing and infrastructure. Laois County Council will seek to safeguard these valuable resources for future extraction. The National Guidelines on Quarries and Ancillary Activities for Planning Authorities (DOEHLG, 2004) is the guiding document against which applications for quarries and ancillary activities will be considered.

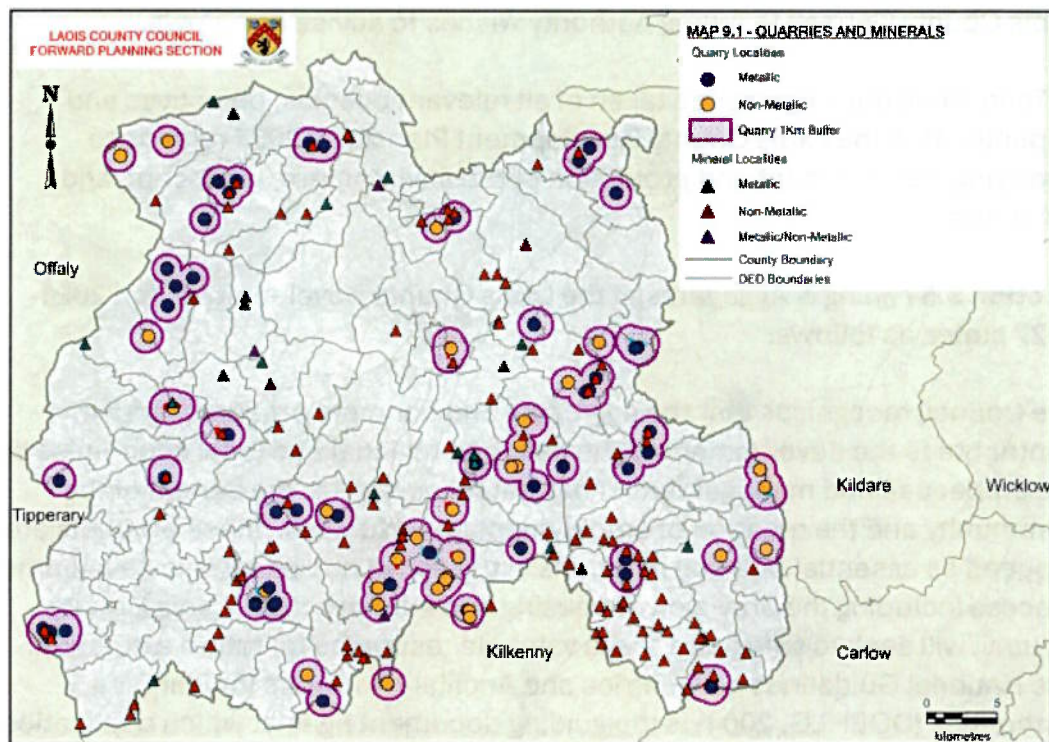
Aggregate extraction can only take place where suitable aggregate resources exist; they are a 'tied' resource. It is considered, therefore, that planning policies should be carefully constructed to avoid adverse effects on aggregate resources and the related extractive industries and added value production that are essential for the built environment, infrastructure and future economic development. Like many forms of development, extractive industries have the potential to cause harm to the environment, heritage and the landscape if not appropriately designed and managed.

However, aggregates are a necessary resource and are of great importance to the economy and society. In addition, well managed and designed quarry sites minimise environmental effects. There is also the potential for habitat creation through the restoration of quarry sites following the cessation of operations.

The following National Guidelines (as may be superseded and/or updated) should be complied with:

- Environmental Management(EPA 2006);
- Quarries and Ancillary Activities: DOECLG Guidelines 2004);
- Environmental Code(ICF 2006);
- Geological Heritage Guidelines(ICF & GSI 2008);
- Archaeological Code of Practice((ICF & DOECLG 2009);
- Sections 261 & 261A Planning and Development Acts 2000 – 2013.

Map 9.1: Quarrying Sites in County Laois



Policy Objectives for Rural Development

- **RL 12:** Reconcile the need for resource-based economic activities to conduct a reasonable operation and the needs of residents in rural areas to access a good quality of life and access to rural areas.
- **RL 13:** Have regard to Laois' Landscape Character Assessment, as well as more general Planning considerations, such as transport, environmental sensitivities, habitat considerations, the need for buffer

zones around water bodies in its determination of planning applications related to land-based economic activities.

- **RL 14:** Support in principle the expansion of the aggregates and concrete products industry which offers opportunity for employment and economic development generally subject to environmental , traffic and planning considerations and ensure that any plan or project associated with extractive industry is subject to Appropriate assessment screening in compliance with the Habitats Direction and subsequent assessment as required , applicants for planning permission shall have regard to the GSI-ICF Quarrying Guidelines.
- **RL 15:** To secure the long-term supply of value-added products (such as concrete products and asphalt, which are often, but not always, produced in conjunction with aggregate extraction.
- **RL 16:** To support the necessary role of the extractive industries in the delivery of building materials for infrastructural and other development and to recognize the need to develop extractive industries for the benefit of society and the economy.
- **RL 17:** Support in principle the processing of minerals to produce cement, bitumen or other products in the vicinity of the source of the aggregate, where the transport network is suitable to reduce trip generation.
- **RL 18:** Protect rural amenities, natural archaeological and natural heritage, visual amenities, eco-systems, conservation areas, landscape and scenic views from adverse impacts of agricultural practices and development particularly in high amenity areas and ensure that it is appropriate in nature and scale, and ensure it does not have an undue negative impact on the visual/scenic amenity of the countryside and identify mitigating measures where required. Integrate into the landscape, including the minimal use of signage.
- **RL 19:** Facilitate land-based or resource-based economic activities in rural areas that support a sustainable environment and resilient communities.
- **RL 20:** Investigate the feasibility of mapping the full extent of aggregate resources of the county during the lifetime of the County Development Plan 2021- 2027.

Development Management Standard DM RL 3 Mining and Aggregates

Applications for new development for aggregate extraction, processing and associated processes, shall:

- *identify existing public rights of way and walking routes which may be impacted on or are adjacent to the development site. They shall be kept free from development as a Rights of Way/Walking Route.*
- *ensure the protection, conservation, preservation and safeguarding of recorded monuments and areas in their vicinity, World Heritage Sites(including Tentative Sites), NHA's, Euro Sites, Nature Reserves, scenic views and prospects archaeological sites and features, natural heritage, natural environment, features of natural beauty or interest and prescribed sites, geological sites and areas of geological/geomorphological or historic interest and areas of high scenic amenity from inappropriate development that might be detrimental to them.*
- *minimise adverse effect on the environment and visual and natural amenities to the greatest possible extent must be carried out during all life cycle stages, whether in respect of new quarries or extensions to existing ones and development will be prohibited if the quality of the environment or landscape, particularly sensitive landscape, is adversely affected or there is a reduction of the visual amenity of areas of high amenity.*
- *be landscaped either by the retention of existing vegetation or by screening to minimise the detracting from the visual quality of the landscape.*
- *Require that development proposals on or in proximity to a quarry site should investigate the nature and extent of the risks associated with the development together with appropriate mitigation.*

2. Section 11.10 and Appendix 6 of the Laois County Development Plan 2021-2027 cover the area of landscape character assessment.

3. There shall be due consideration of likely impacts on transport infrastructure and access in County Laois resulting from the construction, operation and decommissioning of the proposed development.

4. Copies of reports from Road Design Section, Laois County Council in relation to the proposed development are attached for your information.

Donal Kiely, SEP, 9th July 2026