SECTION B-B'

SECTION D-D'

EXISTING SOIL RECOVERY AREA

SECTION F-F'

SITE ENTRANCE

WASTE QUARANTINE & INSPECTION AREA

SETTLEMENT PONDS

SECTION A-A'

WEIGHBRIDGE

LABORATORY

WEIGHBRIDGE OFFICE

SECURITY HUT

MAINTENANCE BUILDING

PORTACABINS

SECURITY HUT

VIRIDIAN POWER STATION
(EXCLUDED - NOT OWNED BY RWL)

SECURITY HUT

RETAIL CENTRE

CONVEYOR BELT

BLOCK YARD

EXISTING C&D RECYCLING AREA

N
W
E
S

0 50 100 150 200m 300 400 500

Metres
1:5000

PROPOSED HEDGE PLANTING MIX (approximately along former boundary lines, in order to divide the large site into smaller compartments)

Approximately 1.150 lin.m. in total. Hedge to be planted in two staggered rows, with plants within each row 50cm apart (i.e. 4 plants per m) and rows 50cm apart. Feathered trees to be planted at distances of 8-16m. Transplants to be planted randomly in same species groups of 10-20.

No.	*Plant Name*	*Common Name*	*Height (cm)*	*Age/Pot Size*	*%*
Feathered Trees					
90	Fraxinus excelsior	Ash	200-250	2xTR	2
Transplants					
460	Alnus glutinosa	Common Alder	60-90	1+1	10
1150	Corylus avellana	Hazel	60-90	1+0	25
1290	Crataegus monogyna	Hawthorn	60-90	1+1	28
1150	Prunus spinosa	Blackthorn	60-90	1+0	25
460	Sorbus aucuparia	Rowan	60-90	1+1	10

NOTES

1. EXTRACT FROM 1:2,500 ORDNANCE SURVEY DIGITAL SHEET NO'S. 3062-A, 3062-B, 3062-C, 3062-D, 3063-A, 3063-C, 3130-A & 3130-B

2. ORDNANCE SURVEY IRELAND LICENCE NO. SU 0000713 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND

3. TOPOGRAPHIC SURVEY PREPARED BY FUGRO BKS BASED ON MAY 2009 AERIAL PHOTOGRAPHY

LEGEND

- ROADSTONE WOOD LTD. LANDHOLDING (c. 201.8 ha)
- WASTE LICENCE APPLICATION AREA (c. 36.1 ha)
- N2 DUAL CARRIAGEWAY
- NORTH ROAD (R135)
- LOCAL ROAD
- PROPOSED NATIVE HEDGE PLANTING
- CROSS SECTION LOCATIONS

Roadstone WOOD
The Right Choice

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ROADSTONE WOOD LTD.
HUNTSTOWN - E.L.R.A.

INERT WASTE RECOVERY FACILITY, ENVIRONMENTAL LIABILITY RISK ASSESSMENT

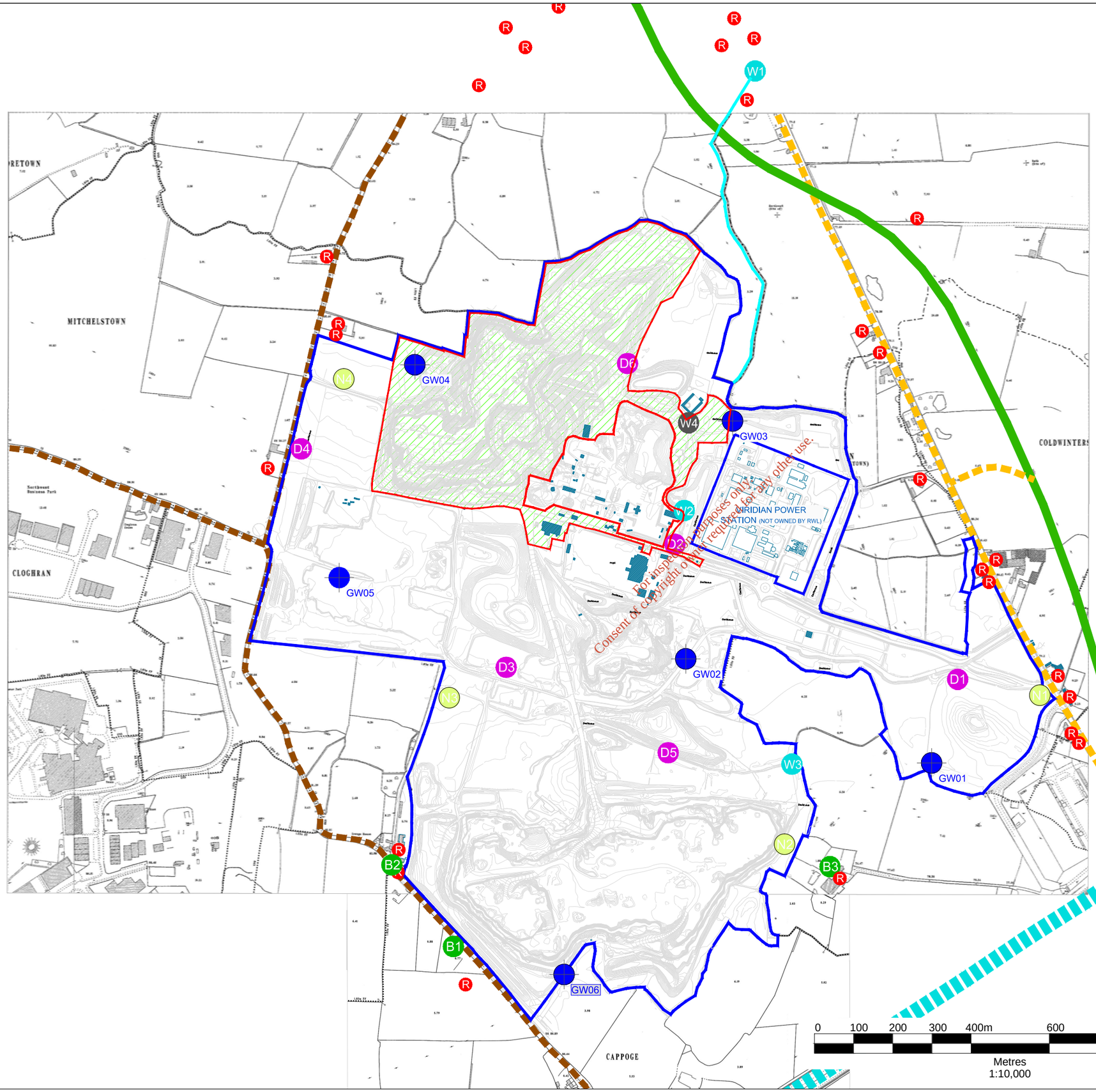
RESTORATION PROPOSALS

FIGURE 4

Scale
1:5,000 @ A3

Date
DECEMBER 2013

0180.00011.00074.18.ELRA.FIG-4.PROP-RESTORATION-LAYOUT.R0.dwg



N

W E

S

NOTES

1. EXTRACT FROM 1:2,500 ORDNANCE SUR\
DIGITAL SHEET NO'S. 3062-A, 3062-B, 3062-(
3062-D, 3063-A, 3063-C, 3130-A & 3130-B

2. ORDNANCE SURVEY IRELAND LICENCE N
SU 0000713 (C) ORDNANCE SURVEY &
GOVERNMENT OF IRELAND

3. TOPOGRAPHIC SURVEY PREPARED BY
FUGRO BKS BASED ON MAY 2009 AERIAL
PHOTOGRAPHY

LEGEND

- ROADSTONE WOOD LTD. LANDHOLDING (c. 201.8 ha)
- WASTE LICENCE APPLICATI AREA (c. 36.1 ha)
- N2 NATIONAL PRIMARY ROU (DUAL CARRIAGEWAY)
- NORTH ROAD (R135)
- LOCAL ACCESS ROAD
- M50 MOTORWAY
- R — LOCATION OF NEAREST RESIDENCES
- N4 — NOISE MONITORING LOCATI
- D4 — DUST MONITORING LOCATI
- GW — GROUNDWATER MONITORIN WELL LOCATION
- W1 — SURFACE WATER MONITOR LOCATION
- W4 — PROPOSED SURFACE WATE MONITORING LOCATION

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INERT WASTE RECOVERY FACILIT
ENVIRONMENTAL LIABILITY
RISK ASSESSMENT

ENVIRONMENTAL MONITORING LOCATIONS

FIGURE 5

Scale	Date
1:10,000 @ A3	DECEMBER 2013

0180.00011.00074.18.ELRA.FIG-5.ENVIRO-MONITORING-LOCATIONS.R0.dwg

NORTHWEST BUSINESS PARK

KILSHANE KENNELS

NORTHWEST BUSINESS PARK

MITCHELSTOWN HOUSE

NORTHWEST BUSINESS PARK

MILLENNIUM BUSINESS PARK

ROSEMOUNT BUSINESS PARK

HOGAN'S CAR SALES & DONNELLY EQUIPMENT

THE OPEN GOLF CENTRE

VIRIDIAN POWER STATION (NOT OWNED BY RWL)

UNIVERSAL FLORAL DISPLAY

BEECH VISTA GARDEN CENTRE

VETERINARY CLINIC

Consent of copyright owner required for any other use.
For inspection purposes only.

0 100 200 300 400m 600 800 1000

Metres
1:10,000

N
W E
S

NOTES

1. EXTRACT FROM 6 INCH ORDNANCE SURVEY DIGITAL SHEET NO'S. DN010, DN011, DN013, DN014 & MH051

2. ORDNANCE SURVEY IRELAND LICENCE NO. SU 0000711 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND

3. TOPOGRAPHIC SURVEY PREPARED BY FUGRO BKS BASED ON MAY 2009 AERIAL PHOTOGRAPHY

LEGEND

- ROADSTONE WOOD LTD. LANDHOLDING (c. 201.8 ha)
- WASTE LICENCE APPLICATION AREA (c. 36.1 ha)
- 250m OFFSET FROM APPLICATION AREA
- 500m OFFSET FROM APPLICATION AREA
- N2 DUAL CARRIAGEWAY
- NORTH ROAD (R135)
- LOCAL ROAD
- LOCATION OF NEAREST RESIDENCES
- M5 MOTORWAY
- KILSHANE CROSS RECYCLING PARK

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INERT WASTE RECOVERY FACILITY
ENVIRONMENTAL LIABILITY
RISK ASSESSMENT

LOCAL RESIDENTIAL AND BUSINESS LOCATIONS

FIGURE 6

Scale 1:10,000 @ A3

Date DECEMBER 2013

0180.00011.00074.18.ELRA.FIG-6.RESIDENCE-BUSINESS-LOCATIONS.R0.dwg

ATTACHMENT F

APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

global environmental solutions

HUNTSTOWN QUARRY, FINGLAS, DUBLIN

WASTE LICENCE APPLICATION FOR INERT SOIL RECOVERY FACILITY

NATURA IMPACT STATEMENT: STAGE 1 SCREENING ASSESSMENT

Roadstone Wood
The Right Choice

DECEMBER 2013
SLR Ref: 501.00180.00074 Rev0

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CONTENTS

TABLES

FIGURES

APPENDICES

1.0 INTRODUCTION

1.1 Background

This report provides a Natura Impact Statement (NIS) and information to inform a Stage 1 Screening Assessment to identify any likely significant effects on Natura 2000 sites from the operation of a proposed inert soil waste recovery facility at Huntstown, Finglas, Dublin 11.

It has been prepared by SLR Consulting Ireland (SLR) on behalf of Roadstone Wood Limited (RWL) in support of its Waste Licence Application (WLA) for the inert soil recovery facility at Huntstown Quarry.

1.2 Appropriate Assessment Overview

The requirements for an Appropriate Assessment are set out under Article 6 of the EU Habitats Directive (92/34/EEC) transposed into Irish law through The European Communities (Birds and Natural Habitats) Regulations 2011. This legislation requires a Competent Authority to make an Appropriate Assessment of the implications for Natura 2000 sites in view of a site's conservation objectives, before deciding to undertake, or give consent, permission or other authorisation for, a plan or project which:

i. is not directly connected with or necessary to the management of that site; and
ii. is likely to have a significant effect thereon, either individually or in combination with other plans and projects in view of its conservation objectives.

The European Commission's methodological guidance[1] promotes a four stage process, as set out below, to complete an Appropriate Assessment:

- Stage 1 – Screening for Appropriate Assessment;
- Stage 2 – Appropriate Assessment;
- Stage 3 – Alternative Solutions; and
- Stage 4 – The 'IROPI Test' (Imperative Reasons of Overriding Public Interest).

A person applying for any such consent, permission or other authorisation must provide such information in Stage 1, as the Competent Authority may reasonably require, for the purposes of the assessment or to enable them to determine whether an Appropriate Assessment is required.

In considering whether a plan or project will adversely affect the integrity of any Natura 2000 site or sites, the Competent Authority should consider whether the effects of the proposal on the site or sites, either individually or in combination with other plans or projects, is likely to be significant in terms of the conservation objectives and in respect of each interest feature for which the site was designated a Special Area of Conservation (SAC) under the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive), or classified a Special Protection Area (SPA) under the EEC Council Directive on the Conservation of Wild Birds (Directive 79/409/EEC – The Birds Directive), or Ramsar site under the Ramsar Convention.

[1] European Communities (2002). *Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites. Methodological Guidance on the Provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*. European Communities, Luxembourg.

In the light of the conclusions of the assessment, and in consideration of Imperative Reasons of Overriding Public Interest (IROPI), the Competent Authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the Natura 2000 site.

1.3 Purpose of this Report

This report has been produced to provide a screening statement, as required under Stage 1 of the Appropriate Assessment process, and includes all relevant information to the Competent Authority (in this case the Environmental Protection Agency (EPA)) in order for it to determine whether the granting of a Waste Licence in respect of the inert soil facility at Huntstown is likely to have a significant effect on the integrity of any Natura 2000 site, or sites, within its zone of influence and whether there is a requirement for an Appropriate Assessment (Stage 2 Assessment) to be undertaken.

1.4 Ecologist and Experience

The Screening Assessment has been conducted by Steve Judge who is a Senior Ecologist with 13 years experience in ecological consultancy and a member of the Chartered Institute of Ecology and Environmental Management (CIEEM). All work produced is subject to internal SLR technical review and quality assurance.

2.0 METHODOLOGY

2.1 Baseline Data Collection

Baseline information was gathered through a combination of desk-based study and technical assessments consistent with current standard methodologies and published best practice guidelines, in order to provide relevant data to allow an assessment of likely significant effects of the operation of the inert soil recovery facility on any individual Natura 2000 site, or sites, within the zone of influence of this project.

The principal source of information on Natura 2000 sites and key qualifying features has been data collected through information publically available through the National Parks and Wildlife Service (NPWS)[2] and with other relevant sources used to provide data on current baseline conditions at the site of the proposed development and within its potential zone of influence.

2.2 Assessment Likely Significant Effects

Under the "Habitat Regulations", the first test that has to be considered is whether the development, either alone or in combination with other relevant projects and plans, would be likely to have a significant effect. Effects are judged to be significant where they affect the integrity of a Natura 2000 site with respect to the conservation objectives of the features for which the site was designated/classified.

The purpose of Stage 1 assessment is twofold, firstly to screen out those aspects of the proposal that can be considered not likely to have a significant effect, and secondly to screen the key qualifying features of the designation that may be significantly affected by the proposal.

In order to undertake an appropriate screening, the guidance produced by the NPWS in 2009[3] has been followed in order to:

- characterise the potential impacts to the qualifying interests of any Natura 2000 site or sites that may result from the proposed development at Huntstown Quarry:
- assess the likely significance of potential impacts on the qualifying interests of any Natura 2000 site or sites within the zone of influence of the quarry site; and
- assess the risk of an adverse effect on the integrity of the site or occurring to a qualifying interest feature for which it has been designated a European site.

The methodology for the assessment of impacts is derived from the guidelines published by the CIEEM[4]. Impacts are characterised in terms of whether specific hazards emanating from the project are likely to have potential significant effects on the integrity of a defined ecosystem and/or conservation status of individual habitats or species for which a site is of European interest, and on site as a whole.

[2] http://www.npws.ie

[3] NPWS (2009 revised February 2010). *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities*. Department of the Environment, Heritage and Local Government, Dublin.

[4] Institute of Ecology and Environmental Management (2006). *Guidelines for Ecological Impact Assessment in the United Kingdom*.

2.3 Ascertaining the Threat to Site Integrity

The Competent Authority will be required to determine whether the inert soil recovery facility at Huntstown would adversely affect the integrity of any Natura 2000 site, or sites, in light of the conservation objectives for that particular site or sites. The integrity of a site is defined as:

> *"The integrity of a site is the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was designated/classified."*

Further to the above, an adverse effect on integrity can also be defined as one that is likely to prevent the site from making the same contribution to favourable conservation status for the relevant features as it did at the time of its classification/designation.

3.0 DESCRIPTION OF THE PROJECT

3.1 Location and Setting

Huntstown Quarry is a large operational limestone quarry that has been worked since the late 1960s. The site comprises four main extraction areas (i.e. north quarry, central quarry, south quarry and western quarry); an area that contains the ancillary infrastructure of the quarrying operations including offices, workshops and concrete and asphalt production plants; access routes; remnant former fields and areas of overburden stripped from the extraction areas that has been utilised for the provision of perimeter screening bunds.

The inert soil recovery facility lies in the northern part of the Huntstown Quarry complex. The application site covers an area of approximately 33.8 hectares (ha) out of a total landholding of 211 hectares and comprises the former North Quarry and associated perimeter screening and overburden mounds.

The northernmost section of the former north quarry has already been partially infilled as part of the quarry restoration in accordance with a previously issued waste recovery permit from Fingal County Council.

The surrounding land-use is a mixture of urban and commercial development with associated infrastructure (including the M50 motorway and Dublin Airport) and agricultural land. The local landscape is typical of a rural-urban fringe.

3.2 Outline Description of Project

The project basically involves the importation of inert material including soils and stones (with occasional construction / demolition waste) to infill the existing quarry void as part of the overall proposed quarry restoration scheme, as conditioned by Finglas County Council in its planning consent for continued quarrying operations at Huntstown Quarry.

4.0 NATURA 2000 SITES

There are eleven Natura 2000 sites within a 15km radius of Huntstown Quarry. These sites are listed Table 1 and their locations shown in Figure 1.

Table 1: Natura 2000 Sites within a 15km Radius of Proposed Development

Natura 2000 Site	Site Code	Location at Closest Point
South Dublin Bay and River Tolka SPA	004024	8.4km south east
Malahide Estuary SAC	000205	10.0km north east
Malahide Estuary SPA	004025	10.0km north east
North Dublin Bay SAC	000206	10.9km south east
North Bull Island SPA and Ramsar Site	004006	10.9km south east
South Dublin Bay SAC	000210	11.0km south east
Rye Water Valley/Carton SAC	001398	11.1km south west
Baldoyle Bay SAC	000199	12.0km east
Baldoyle Bay SPA and Ramsar Site	004016	12.1km east
Rogerstown Estuary SAC	000208	13.1 km north east
Rogerstown Estuary SPA	004015	13.7km north east

4.1 Potential Zone of Influence of Development and AA Screening

All of the Natura 2000 sites identified in Table 1 are of a sufficient distance from the application site that they would not be affected by any direct loss of habitat or impacted upon by any effects arising from disturbance (i.e. noise, vibration and human and visual disturbance), the effects of dust deposition or traffic emissions.

Given the separation distances to the Natura 2000 sites, the only potential source-pathway-receptor link between the inert soil recovery facility at Huntstown Quarry and any of the Natura 2000 sites is via the hydrological pathways created through a discharge of wastewater from the northern parts of the Huntstown Quarry site, in which the application site lies, to the Ballystrahan Stream a tributary of the Ward River that eventually outflows into the Malahide Estuary. Therefore the Malahide Estuary SAC and Malahide Estuary SPA are deemed relevant and have been screened-in for this assessment.

Based on the above, all the following Natura 2000 sites are screened out from any further assessment as there will be no source-pathway-receptor link between the proposed development and these Natura 2000 sites:

- South Dublin Bay and River Tolka SPA;
- North Dublin Bay SAC;
- North Dublin Bay SAC and North Bull Island SPA/Ramsar Site;
- South Dublin Bay SAC;
- Rye Water Valley/Carton SAC;
- Baldoyle Bay SAC;
- Baldoyle Bay SPA/Ramsar Site;
- Rogerstown Estuary SAC; and
- Rogerstown Estuary SPA.

4.2 Malahide Estuary SAC

4.2.1 Site Description

Malahide Estuary SAC, covering 809.69ha, comprises the estuary of the River Broadmeadow that has been dissected by a railway viaduct that has led to the inner estuary becoming lagoonal in character and only partly tidal. Much of the outer part of the estuary is well sheltered from the sea by a large sand spit, known as "the island". This site is a fine example of an estuarine system with all the main habitats represented. A copy of the site synopsis is provided in Appendix A.

4.2.2 Qualifying Features

The Maladide Estuary was selected as a SAC for the following habitat types listed under Annex I of the EU Habitats Directive:

- Mudflats and sandflats not covered by seawater at low tide;
- Salicornia and other annuals colonizing mud and sand;
- Spartina swards (*Spartinion maritimae*);
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*);
- Mediterranean salt meadows (*Juncetalia maritimi*);
- Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes); and
- Fixed coastal dunes with herbaceous vegetation (grey dunes).

4.2.3 Conservation Objectives

The overarching conservation objectives for the Malahide Estuary SAC is to maintain or restore the favourable conservation condition of the Annex I habitats for which the SAC has been selected.

For each qualifying feature of the Malahide Estuary SAC a number of component objectives have been established and are used to form the basis of any condition assessment. A summary of the conservation objectives relating to each of the qualifying features as defined by NPWS[5] are provided at Appendix B.

4.2.4 Site Vulnerabilities

The site vulnerabilities, including any key pressures or trends within and around the Malahide Estuary SAC that have been identified as impacting upon the site, may be summarised as:

- agriculture, forestry and animal breeding:
  - fertilisation.
- urbanisation, industrialisation and similar activities:
  - urbanised areas, human habitation;
  - industrial or commercial areas.
- transportation and communication:
  - paths, tracks, cycling tracks;
  - railway lines;
  - bridge, viaduct.
- leisure and tourism:

[5] NPWS (2013). *Conservation Objective: Malahide Estuary SAC 000205*. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage & the Gaeltacht.

  - nautical sports;
  - walking, horse-riding and non-motorised vehicles.
- pollution and other human impacts/activities:
  - water pollution.
- human induced changes in hydraulic conditions:
  - reclamation of land from seas, estuary or marsh.
- natural processes:
  - acidification.

4.3 Malahide Estuary SPA

4.3.1 Site Description

Malahide Estuary SPA (764.96ha) encompasses the estuary, saltmarsh habitats and shallow subtidal areas at the mouth of the River Broadmeadow estuary. The outer part empties almost completely at low tide and there are extensive intertidal flats exposed. The site is important for wintering birds that feed on the exposed flats. A copy of the site synopsis is provided in Appendix C.

4.3.2 Qualifying Interests

Malahide Estuary qualifies under Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive) as a SPA because it regularly supports populations of European importance including:

- over winter:
  - Great Crested Grebe (*Podiceps cristatus*);
  - Light-bellied Brent Goose (*Branta bernicla hrota*);
  - Shelduck (*Tadorna tadorna*);
  - Pintail (*Anas acuta*);
  - Goldeneye (*Bucephala clangula*);
  - Red-breasted Merganser (*Mergus serrator*);
  - Oystercatcher (*Haematopus ostralegus*);
  - Golden Plover (*Pluvialis apricaria*);
  - Grey Plover (*Pluvialis squatarola*);
  - Knot (*Calidris canutus*);
  - Dunlin (*Calidris alpina*);
  - Black-tailed Godwit (*Limosa limosa*);
  - Bar-tailed Godwit (*Limosa lapponica*); and
  - Redshank (*Tringa totanus*).

The site also qualifies under Article 4.2 as a wetland of international importance by regularly supporting significant populations of waterbirds.

4.3.3 Conservation Objectives

The overarching conservation objective for the Malahide Estuary SPA is to maintain or restore the favourable conservation status of bird species of Special Conservation Interest for this SPA.

For each qualifying bird species for which the Malahide Estuary SPA is of European importance a number of component objectives have been established and are used to form

the basis of any condition assessment. A summary of the conservation objectives relating to each of the qualifying birds as defined by NPWS[6] are provided at Appendix D.

4.3.4 Site Vulnerabilities

The site vulnerabilities, including any key pressures or trends within and around the Malahide Estuary SPA that have been identified as impacting upon the site, may be summarised as:

- agriculture, forestry and animal breeding:
  - fertilisation.
- fishing, hunting and collecting:
  - professional hunting;
  - hunting.
- urbanisation, industrialisation and similar activities:
  - urbanised areas, human habitation.
- transportation and communication:
  - routes, autoroutes.
- leisure and tourism:
  - golf course;
  - nautical sports;
  - walking, horse-riding and non-motorised vehicles.
- pollution and other human impacts/activities:
  - water pollution.
- human induced changes in hydraulic conditions:
  - reclamation of land from seas, estuary or marsh.

[6] NPWS (2013). *Conservation Objective: Malahide Estuary SPA 004025*. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage & the Gaeltacht.

5.0 HAZARD IDENTIFICATION AND POTENTIAL EXPOSURE ASSESSMENT

This section identifies the potential hazards (i.e. the pathways through which the proposed development at Huntstown Quarry could affect interest features of the Malahide Estuary SAC and the Malahide Estuary SPA) and whether the exposure to a particular hazard is likely to have a significant effect.

The main purpose of this stage is to screen out those aspects of the proposed development that can be considered not likely to have a significant effect, as well as those qualifying features of the relevant Natura 2000 sites that are not likely to be significantly affected from the exposure to a potential hazard and/or pathway. This is essentially a risk assessment to decide whether a more detailed assessment is required, and if so, the scope of the issues and features to be addressed. If it cannot be concluded with confidence that adverse effects are unlikely, then under the precautionary principle, it is assumed that the issue requires more detailed consideration.

Significant effects are defined in terms of changes to the baseline conditions of one or more the qualifying interest features for which Malahide Estuary SAC and/or Malahide Estuary SPA were designated/classified, whether negative or positive, and which are likely to be directly and indirectly attributable to the inert soil recovery facility at Huntstown Quarry, either alone or in-combination with other plans or projects.

5.1 Hazard Identification and Potential Exposure

A review of the potential hazards, based on the proposed development and vulnerabilities of the relevant Natura 2000 sites, that might affect the interest features of for which these sites were designated / classified and the potential exposure of the interest features from the proposed operation of an inert soil recovery facility at Huntstown Quarry, has identified the following potential hazards:

- changes to surface water quality in the Ballystrahan Stream.

5.2 Changes to Surface Water Quality

5.2.1 Nature of Hazard

Surface water discharges and diffuse pollution from surface water run-off can contribute to a reduction in water quality of any receiving watercourse through a net contribution of nutrients or contamination from a wide range of organic and inorganic compounds.

The main hazards to changes in water quality are outlined below:

a. Toxic Contamination

Toxins include anything poisonous to living organisms. Toxins can kill or damage organisms or result in changes of behaviour.

The effects on species may be direct or indirectly on supporting species i.e. on a food source of a particular bird species. An effect on a food source may cause a reduction in abundance of prey, change in the composition of prey species, or the palatability of prey through tainting.

For freshwaters, the discharge is likely to have a significant effect if it is liable to pollute with any particular substance and calculated to cause an increase in the

concentration in the receiving water at the point of discharge of more than 10% of any environmental quality standards (EQS), the discharge is predicted to exceed the EQS downstream or a hazardous substance exceeds any general standard.

For tidal waters, a significant effect is likely to occur when the discharge is liable to contain a substance and the EQS would be exceeded after initial dilution, or the discharge is to an inter-tidal zone for which any initial dilution cannot be calculated.

b. Changes in pH

The effect of a discharge will depend on the buffering capacity of the receiving watercourse. A reduction in pH may increase the solubility and toxicity of metals. An increase in pH may decrease the toxicity of some organic compounds.

At pH 8 bicarbonate is the predominant form of carbonate. Below pH 6 carbon dioxide predominates, resulting in reduced calcification with consequently effects on molluscs which in turn may affect prey sources for individual species of birds.

c. Nutrient and Organic Enrichment

Estuaries are highly individual environments with a range of physical, chemical and biological characteristics that alter their respective vulnerability and response to nutrient enrichment. Nutrients stimulate the growth of benthic and microscopic plants. Excessive algal growth can cause oxygen depletion and reduce water clarity which may result in changes in community structures. Organic enrichment can also result in reduced oxygen and produce anoxic sediments.

d. Sedimentation

Alterations in sedimentation rates can cover food for birds and kill macroinvertebrates or render them inaccessible. Increase in suspended solids can affect filter-feeding organisms through the clogging and damage to feeding and breathing organs. Young fish can also be affected by sediment becoming trapped in their gills. Fine sediments can smother gravel beds used by salmon for spawning.

Sedimentation may also affect turbidity levels associated with suspended solids affecting feeding behaviour of those birds and other animals that detect prey by sight. Increase turbidity can also result in reduced light penetration, which may affect photosynthesis that may affect directly invertebrates and other groups of species higher the food chain indirectly.

5.2.2 In-built Mitigation Measures

Surface Water Management and Treatment

Surface water in the North Quarry is allowed to drained to a sump in the quarry floor. From the sump water can then be pumped to a surface water management system consisting of a number of settlement lagoons in the northern part of the Huntstown Quarry complex where it is subject to treatment to remove suspended solids before wastewater is discharged into the Ballystrahan Stream.

All water discharged from the northern and central part of the Huntstown Quarry site, which includes the area of the inert soil recovery facility, are subject to a degree of treatment in a dedicated surface water management system before being discharged to the Ballystrahan Stream under consented licence WPW/F/0008-01 issued by Fingal County Council. The discharge licence sets limits for a number of parameters with which the effluent discharge must comply. The discharge water is regularly monitored to ensure compliance with the discharge consent limits.

The water discharged from the northern part of the quarry to the Ballystrahan Stream is comprised of incidental rainwater, groundwater from the North Quarry as well as treated surface water run-off from the area around the concrete and asphalt production plants.

All surface water run-off and drainage from the inert soil recovery facility will continue to be directed to the existing water management system for treatment before being discharged from Huntstown Quarry.

Pollution Prevention Measures

In-built measures to minimise the risk of pollution occurring from the operation of the inert soil recovery facility and associated restoration of the North Quarry include the following measures:

- all refuelling of vehicles and plant will take place in a dedicated hard-standing area outside the operational area of the inert soil recovery facility;
- no petroleum-based products (fuels, lubricating oils, waste oils, etc.) or chemicals will be stored within the operational area of the inert soil recovery facility to prevent groundwater pollution due to accidental leakages. All fuels will be stored in an existing bunded fuel storage area in the central part of Huntstown Quarry;
- all plant used within the operational area will be regularly maintained and inspected daily for leaks of fuels, lubricating oil or other contaminating liquids; and
- spill kits are kept on-site to stop the migration of any accidental spillages, should they occur.

5.2.3 Assessment of Potential Effects of Quarry on Surface Water Quality

A discharge is considered likely to have an adverse effect if it can be shown that it has the potential to cause, or is likely to be attributable to, the failure of environmental water quality standards for the receiving waters at any of the identified Natura 2000 sites.

Where the environmental water quality standards are already being failed in the receiving waters at these European sites, it is important that any alteration in water quality caused by a discharges is considered, whether this is a deterioration or improvement of water quality. A significant effect is considered likely where any of the discharges would lead to a deterioration of, or improvement of, water quality >1% of any environmental water quality standards. It is important to note that the alteration in water quality is measured at the relevant Natura 2000 site and not at the point of discharge.

For the purpose of this screening assessment, no distinction has been made between the Malahide Estuary SAC and Malahide Estuary SPA as the two sites overlap each other. Rather than focus on the sites, this assessment focuses on the receiving waters of the Malahide Estuary as a whole entity and for which environmental water quality standards have been set for this transitional water.

Baseline Conditions – Malahide Estuary

The Malahide Estuary, situated between the towns of Malahide and Swords, covers an area of approximately 3.4km^2 in size. Five watercourses, the Broadmeadow River, Turvey River, Ward River, Gaybrook Stream and Lissenhall Stream, flow into the Irish Sea via this estuary.

The Malahide Estuary has a tidal range in the region of 4m, however, where the Dublin to Belfast rail line crosses the estuary this has caused the impoundment of the inner estuary basically creating two bodies of water, which limits the tidal impact west of this feature (Broadmeadow Water) whilst to the east the estuary almost completely drains at low tide (Malahide Bay).

In the latest assessment of water quality in Ireland[7] the transitional waters of the Malahide Estuary are assessed as being "Potentially Eutrophic" under the EPA's Trophic Status Assessment Scheme (TSAS) required for the Urban Waste Water Treatment Directive and Nitrates Directive whilst the Broadmeadow Water is assessed as "Eutrophic". The Malahide Estuary also failed to comply with the EQS established for the Water Framework Directive (WFD) for dissolved inorganic nitrogen (DIN). In addition, the Broadmeadow Water had high winter and summer levels of molybdate reactive phosphorus (MRP). The main factors affecting water quality are diffuse agriculture pollution and wastewater/industrial discharges.

The EPA's latest assessment of water quality in Ireland also shows the Ward River is classified as being of 'Poor' status with a median Q-rating of 2-3 (unsatisfactory). However, based on data within the Eastern River Board Programme of Measures 2009-2015[8], the Ballystrahan Steam is assessed as having achieved "Good" status.

Baseline Conditions – Discharge of Effluent from Huntstown Quarry

The discharge of incidental rainwater and groundwater from the North and Central Quarries as well as treated wastewaters from the concrete and asphalt production plants is to the Ballystrahan Stream (catchment c.7km^2), a tributary of the Ward River, one of the five watercourses flowing into the Malahide Estuary, with a catchment area of c.152km^2.

Under Discharge Licence WPW/F/008-01, the maximum volume of the discharge to the Ballystrahan Stream is set at 1800m^3/day (0.021m^3/s) over any 24 hour period. Whilst there is no primary flow gauge data for the Ballystrahan Stream, an estimation of the mean annual maximum flow for this watercourse has been calculated at Kilreesk Lane, St Margaret's at 1.09m^3/s, based on the Institute of Hydrology's methodology to estimate mean annual maximum flows modified by Cawley and Cunnane for Irish small catchments[9]. The contribution of the quarry discharge is calculated to be approximately 1.9% of the mean annual maximum flows in the Ballystrahan Stream, based on the maximum volume limits set by the existing discharge licence.

The results of water quality monitoring at the point of discharge to the Ballystrahan Stream from the northern and central parts of Huntstown Quarry are provided at Table 2. The results demonstrate that the discharge waters generally comply with limits set under the existing discharge licence, except for two occurrences where the limits for total suspended solids have been exceeded.

[7] Environmental Protection Agency (2010). *Water Quality in Ireland 2007-2009*. Environmental Protection Agency, Wexford.

[8] Eastern River Basin District (2009). *Eastern River District - Programme of Measures 2009-2015*.

[9] Cawley, A.M. and Cunanne, C. (2003). *Comment on Estimation of Greenfield Runoff Rates.* National Hydrology Seminar 2003.

Table 2: Water Quality Data : Discharge to Ballystrahan Stream (2013)

Parameters	Units	Max Limit Value	Sampling Results 2013						
			20/2	27/2	8/3	15/3	25/3	22/9	19/11
Temperature	°C	25	7.5	8.1	7.6	19.1	6.3	15.5	9.1
DO_2	%	-	91.3	85.1	98.5	107.3	89.6	98.3	89.8
pH	pH	6.0 - 9.0	7.86	7.87	7.72	7.78	7.38	7.79	8.69
BOD	mg/l	5	2.9	2.2	2.4	2.0	1.8	2.8	2.6
COD	mg/l	30	<1	<1	<1	<1	22	6	22
Suspended Solids (Total)	mg/l	20	<1	3.3	3.3	4.6	20.66	18	82.67
Ammonia (as NH_3-N)	mg/l	1	0.02	0.24	<0.01	<0.01	0.51	0.01	0.18
Sulphate (as SO_4)	mg/l	300	247.9	262.6	294.6	260.1	253.9	252.9	190.8
Phosphate (as P)	mg/l	1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.01	0.03
Ammonium (as N)	mg/l	1	0.01	0.26	<0.01	<0.01	0.54	-	-
Detergents	mg/l	10	0.03	0.03	0.03	0.03	0.03	<0.001	0.021
Total Petroleum Hydrocarbons	mg/l	<10	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Petrol Range Organics	mg/l	<10	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Diesel Range Organics	mg/l	<10	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mineral Oil		10	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

Based on the sampling results, it is considered that the discharge of wastewater from the northern part of the Huntstown Quarry is not having a significant impact upon the overall water quality in the Ballystrahan Stream, the Ward River or on the transitional waters in the Malahide Estuary.

Screening Assessment

The inert soil recovery facility is not anticipated to result in any increase surface water run-off rates or result in any changes in the volumes of wastewater generated from the North Quarry entering into the surface water management system and eventually being discharged to the Ballystrahan Stream. This system will remain in operation until such time as the area with the sump is infilled, by which time there will be no further requirement to pump groundwater and any incidental rainfall should be at or near greenfield run-off rates.

The inert soil recovery facility will process similar waste material for infilling of the North Quarry as previously used in the restoration of the northern part of this quarry void. The previous infilling operations have not had any measureable impact on water quality emanating from the North Quarry and on the quality of wastewater being discharged to the Ballystrahan Stream.

Given the nature of the waste materials that will be handledat the inert soil recovery facility and used for the further infilling of the North Quarry, there is no reason to believe that this will result in any measureable deterioration in the chemical and biological quality of water quality at this particular part of Huntstown Quarry from the current baseline conditions.

The handling, storage and infilling of waste materials may result in elevated sediment loadings in the wastewater emanating from the North Quarry. However, due to the likely particle size of this material it is considered that sufficient settlement of sediments will occur in the existing surface water management system and that there would be no measureable increase in the sediment loading of the Ballystrahan Stream, over and above the existing levels from the existing consented discharge from Huntstown Quarry.

It is considered that the inert soil recovery facility will not necessitate any submission for a change in the discharge licence in respect of volume or in the consented limited and/or exceedance of such limits.

The continuation of any such discharge with wastewater received from the inert soil recovery facility is not likely to affect the current 'good' status of the Ballystrahan Stream, nor would it

- lead to a deterioration in the overall water quality in the Ward River and the transitional waters of the Malahide Estuary (based on the EQS established under the WFD), or
- would be directly attributable to these waters not achieving "good" status by 2027.

It is assessed that potential exposure to changes in water quality is not likely and no adverse impact on current baseline water quality is predicted in the transitional waters of the Malahide Estuary, or on this waterbody achieving "Good" status by 2027, as a direct result of the inert soil recovery facility at Huntstown Quarry.

Therefore no significant effects are predicted on any of the qualify habitats in the Malahide Estuary SAC or on the qualifying birds of the Malahide Estuary SPA, in light of the conservation objectives for these features, or on the integrity of these Natura 2000 sites.

6.0 ASSESSMENT OF EFFECTS OF THE PROPOSED DEVELOPMENT

Based on the screening of potential hazards outlined above in Section 5.0, the operation of an inert soil recovery facility at Huntstown Quarry is not likely to have any significant stand-alone adverse effects on the integrity of the Malahide Estuary SAC and/or Malahide Estuary SPA, or on any of the qualifying habitats or birds for which these sites have been classified / designated as being of European importance respectively. It is therefore considered that no further assessment is required for the proposed granting of a waste licence for this development as a stand-alone project.

7.0 AVOIDANCE AND MITIGATION

As no effects are predicted on the Malahide Estuary SAC and/or Malahide Estuary SPA or on any qualifying habitats and/or species, no other specific avoidance and mitigation measures are proposed in respect of the proposed development, over and above those measures included within the overall scheme design.

However, Roadstone Wood Limited will ensure the operation of the inert soil recovery facility will be undertaken in accordance with "best practice" and appropriate guidelines for example the Department of the Environment, Heritage and Local Government (DoEHLG) *Quarries and Ancillary Activities – Guidelines for Planning Autho*rities[10] and the EPA's guidelines on *Environmental Management in the Extractive Industry*[11] and in a sensitive manner, with all due regard to current wildlife legislation in respect of European sites and their qualifying habitats and species.

Under the existing discharge licence, WPW/F/008-01, Roadstone Wood Limited will continue to monitor water quality of any water discharged from the quarry site to ensure compliance with the parameters set under the conditions of this licence.

[10] Department of the Environment, Heritage and Local Government (2004). *Quarries and Ancillary Activities – Guidelines for Planning Authorities*. DoEHLG.

[11] Environmental Protection Agency (2006). *Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non-Scheduled Minerals*. EPA, Wexford.

8.0 IN-COMBINATION ASSESSMENT

It is a requirement of The European Communities (Birds and Natural Habitats) Regulations 2011 that, when considering whether a plan or project will adversely affect the integrity of a Natura 2000 site that it must take into account in-combination effects with other current or reasonably foreseeable plans and projects.

There is no single agreed method for addressing the issue of in-combination effects, however, current practice and available guidance suggests a staged approach which takes into account the following:

i. if it can be clearly demonstrated that the plan or project will not result in any effects at all that are relevant to the integrity of a Natura 2000 site then the plan or project should proceed without considering the in-combination test, further; or
ii. if there are identified effects arising from the plan or project even if they are perceived as minor and not likely to have a significant effect on the integrity of a Natura 2000 site alone, then these effects must be considered 'in-combination' with the effects arising from other plans and projects.

From the screening assessment undertaken here, it is considered that it can be clearly demonstrated that the inert soil recovery facility at Huntstown Quarry is not likely to result in any measureable effects on the qualifying habitats in Malahide Estuary SAC or on the qualifying birds of the Malahide Estuary SPA as a stand-alone project. Therefore it is considered that there is not a requirement in this case to undertake any further assessment in-combination with other plans and projects.

9.0 SUMMARY AND CONCLUSIONS

This assessment has considered the potential effects associated with the inert soil recovery facility at Huntstown Quarry on the Malahide Estuary SAC and Malahide Estuary SPA.

The assessment has concluded that the inert soil recovery facility is not likely to have an adverse effect on the integrity of either the Malahide Estuary SAC or the Malahide Estuary SPA, or on any of the qualifying habitats and/or species for which these sites have been designated/classified as being of European importance, either as a stand-alone development or in-combination with other plans or projects.

9.1 Natura Impact Statement – Summary

A summary of the NIS and findings of no significant effects in line with the methodology set out in the *'Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites. Methodological Guidance on the Provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC'* is provided in Table 3.

Table 3: Finding of No Significant Effects Report

Name of project or plan	Waste Licence Application for the operation of an inert soil recovery facility at Huntstown Quarry, Finglas, Dublin
Name and location of Natura 2000 site(s)	The following designated European sites lie within a 15km radius of the proposed development site: • South Dublin Bay and River Tolka SPA (004024) 8.41km southeast at closest point; • Malahide Estuary SAC (00205) 9.99km northeast; • Malahide Estuary SPA (004025) 10.02km northeast; • North Dublin Bay SAC (00206) 10.86km southeast; • North Bull Island SPA and Ramsar Site (004006) 10.86km southeast; • South Dublin Bay SAC (000210) 11.05km southeast; • Rye Water Valley / Carton SAC (001398) 11.08 km southwest; • Baldoyle Bay SAC (000199) 12.01km east; • Baldoyle Bay SAC and Ramsar Site (004016) 12.06k east; • Rogerstown Estuary SAC (000208) 13.07km northeast; and • Rogerstown Estuary SPA (0004015) 13.68km northeast. Of the above sites, only the Malahide Estuary SAC and Malahide Estuary SPA has been deemed relevant to this project
Description of the project/plan	Waste Licence Application for the importation of inert soils and stones (and some inert construction / demolition waste) to infill the existing quarry void as part of the overall proposed quarry restoration scheme, conditioned by Finglas County Council as part of the planning consent for continued quarrying operations at Huntstown Quarry.
Is the project or plan directly connected with or necessary to the management of the site?	No

Are there other projects or plans that together with the project being assessed could affect the site?	No
The assessment of significance of effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites	No direct impacts predicted on the integrity of the Malahide Estuary SAC and Malahide Estuary SPA and on individual qualifying features for which these sites were designated/classified as being of European importance. The inert waste recovery facility will contribute to an existing discharge to the Ballystrahan Stream, a tributary of the Ward River that flows into the Malahide Estuary. Any changes water quality discharged as result of the development has potential to affect water quality in the estuary with potential direct and indirect effects on qualifying habitats in the Malahide Estuary SAC and indirectly on the qualifying birds of Malahide Estuary SPA.
Explain why the effects are not considered significant	All water discharged from Huntstown Quarry to the Ballystrahan Stream is subject to a consented discharge licence (WPW/F008-01 issued by Fingal County Council) that has set limits on a number of parameters in respect to water quality. The inert soil recovery facility is not anticipated to result in any increase surface water run-off rates or result in any changes in the volumes of wastewater generated from the North Quarry entering into the surface water management system which ultimately discharge to the Ballystrahan Stream. The inert soil recovery facility will process similar waste material for infilling of the North Quarry as previously used in the restoration of the northern part of this quarry void. The previous infilling operations have not had any measureable impact on water quality emanating from the North Quarry and on the quality of wastewater being discharged to the Ballystrahan Stream. Given the nature of the waste materials that will be handled at the inert soil recovery facility and used for the further infilling of the North Quarry there is no reason to believe that this will result in any measureable deterioration in the chemical and biological quality of water quality at this particular part of Huntstown Quarry from the current baseline conditions. The handling, storage and infilling of waste materials may result in elevated sediment loadings in the wastewater emanating from the North Quarry. However, due to the likely particle size of this material it is considered that sufficient settlement of sediments will occur in the existing surface water management system that there would be no measureable increase in the sediment loading of the Ballystrahan Stream over and above the existing levels from the existing consented discharge from Huntstown Quarry. The continuation of any such discharge with wastewater received from the inert soil recovery facility is not likely to affect the current 'Good' status of the Ballystrahan Stream nor would it either lead to deterioration in the overall water quality in the Ward River. Therefore no adverse impact on current baseline water quality is predicted in the transitional waters of the Malahide Estuary, or on this waterbody achieving "good" status by 2027, as a direct result of the inert soil recovery facility at Huntstown Quarry. Therefore no significant effects predicted on any of the qualify habitats in the Malahide Estuary SAC or on the qualifying birds of the Malahide Estuary SPA, in light of the conservation objectives for these features, or on the integrity of these Natura 2000 sites.

List of agencies consulted: provide contact name and telephone or e-mail address	None.
Response to consultation	Not applicable

Data collected to carry out the assessment

Who carried out the assessment	**Sources of data**	**Level of assessment completed**	**Where can the full results of the assessment be accessed and viewed?**
Steve Judge Senior Ecologist MCIEEM and employee of SLR	NPWS, EPA and Eastern River Basin District	Stage 1 – Screening Assessment Review of desk-top information relating to the Natura 2000 sites and qualifying features. The assessment is qualitative and is based on best practice and professional experience.	This document and supporting documentation presented as part of the Waste Licence Application

10.0 CLOSURE

This report has been prepared by SLR Consulting Ireland with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Roadstone Wood Limited, no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

FIGURES

NOTES

1. EXTRACT FROM 1:50,000 O.S DISCOVERY MAP NO. 50

2. ORDNANCE SURVEY IRELAND LICENCE NO. SU 0000713 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND

LEGEND

- APPLICATION AREA
- 15km RADIUS
- SPECIAL PROTECTION AREA (SPA)
- SPECIAL AREA OF CONSERVATION (SAC)

1. MALAHIDE ESTUARY SAC (000205)
2. MALAHIDE ESTUARY SPA (004025)
3. NORTH DUBLIN BAY SAC (000206)
4. NORTH BULL ISLAND SPA (004006)
5. SOUTH DUBLIN BAY SAC (000210)
6. SOUTH DUBLIN BAY & RIVER TOLKA SPA (004024)
7. BALDOYLE BAY SAC (000199)
8. BALDOYLE BAY SPA (004016)
9. RYE WATER VALLEY / CARTON SAC (001398)
10. ROGERSTOWN ESTUARY SAC (000208)
11. ROGERSTOWN ESTUARY SPA (004015)

Revision	Drawn By	Chkd By	Date	Comments
R0	EW	SJ	12/13	

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INERT WASTE RECOVERY FACILITY

NORTH QUARRY, HUNTSTOWN, FINGLAS, DUBLIN 11

NATURA 2000 SITES WITHIN A 15km RADIUS OF THE DEVELOPMENT SITE

FIGURE 1

Scale	Date
1:125,000 @ A3	DECEMBER 2013

00180.00074.18.001.R0.Natura 2000 Sites within a 15km Radius of the Development Site.dwg

APPENDICES

APPENDIX A

Malahide Estuary SAC
Site Synopsis

APPENDIX A

SITE NAME: Malahide Estuary SAC

SITE CODE: 000205

Malahide Estuary is situated immediately north of Malahide and east of Swords. It is the estuary of the Broadmeadow River. The site is divided by a railway viaduct built in the 1800s.

The outer part of the estuary is mostly cut off from the sea by a large sand spit, known as "the island". The outer estuary drains almost completely at low tide, exposing sand and mud flats. There is a large bed of Eelgrass (*Zostera noltii* and *Z. angustifolium*) in the north section of the outer estuary, along with Tassel Weed (*Ruppia maritima*) and extensive mats of green algae (*Enteromorpha* spp., *Ulva lactuca*). Cordgrass (*Spartina anglica*) is also widespread in this sheltered part of the estuary.

The dune spit has a well developed outer dune ridge dominated by Marram Grass (*Ammophila arenaria*). The dry areas of the stabilised dunes have a dense covering of Burnet Rose (*Rosa pimpinellifolia*), Red Fescue (*Festuca rubra*) and species such as Yellow Wort (*Blackstonia perfoliata*), Field Gentian (*Gentianella amarella*), Hound's Tongue (*Cynoglossum officinale*), Carline Thistle (*Carlina vulgaris*) and Pyramidal Orchid (*Anacamptis pyramidalis*). Much of the interior of the spit is taken up by a golf course. The inner stony shore has frequent Sea-holly (*Eryngium maritimum*). Well-developed saltmarshes occur at the tip of the spit. Atlantic salt meadow is the principle type and is characterised by species such as Sea Purslane (*Halimoine portulacoides*), Sea Aster (*Aster tripolium*), Thrift (*Armeria maritima*), Sea Arrowgrass (*Triglochin maritima*) and Common Saltmarsh-grass (*Puccinellia maritima*). Elsewhere in the outer estuary, a small area of Mediterranean salt meadow occurs which is characterised by the presence of Sea Rush (*Juncus maritimus*). Below the salt marshes there are good examples of pioneering Glasswort swards and other annual species, typified by *Salicornia dolichostachya* and Annual Sea-blite *(Suaeda maritima*).

The inner estuary does not drain at low tide apart from the extreme inner part. Here, patches of saltmarsh and salt meadows occur, with Sea Aster, Sea Plantain (*Plantago maritima*) and Sea Clubrush (*Scirpus maritimus*). Tassel Weed (*Ruppia maritima*) occurs in one of the channels.

The site includes a fine area of rocky shore south-east of Malahide and extending towards Portmarnock. This represents the only continuous section through the fossiliferous Lower Carboniferous rocks in the Dublin Basin, and is the type locality for several species of fossil coral.

The estuary is an important wintering bird site and holds an internationally important population of Brent Geese and nationally important populations of a further 15 species. Average maximum counts during the 1995/96-1997/98 period were Brent Geese 1217; Great Crested Grebe 52; Mute Swan 106; Shelduck 471; Pochard 200; Goldeneye 333; Red-breasted Merganser 116; Oystercatcher 1228; Golden Plover 2123; Grey Plover 190; Redshank 454; Wigeon 50; Teal 78; Ringed Plover 106; Knot 858; Dunlin 1474; Greenshank 38; Pintail 53; Black-tailed Godwit 345; Bar-tailed Godwit 99. The high numbers of diving birds reflects the lagoon-type nature of the inner estuary.

The estuary also attracts migrant species such as Ruff, Curlew Sandpiper, Spotted Redshank and Little Stint. Breeding birds of the site include Ringed Plover, Shelduck and Mallard. Up to the 1950s there was a major tern colony at the southern end of the island and the habitat remains suitable for these birds.

The inner part of the estuary is heavily used for water sports. A section of the outer estuary has recently been infilled for a marina and housing development.

APPENDIX A

This site is a fine example of an estuarine system with all the main habitats represented. The site is important ornithologically, with a population of Brent Geese of international significance.

3.10.2001

APPENDIX B

Malahide Estuary SAC
Summary of Conservation Objectives

APPENDIX B

Malahide Estuary SAC Qualifying Features Conservation Objectives

Feature	Objective	Attribute	Targets
Mudflats and sandflats not covered by seawater at low tide	To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in the Malahide Estuary SAC	Habitat area	The permanent habitat area is stable or increasing, subject to natural processes.
		Community extent	Maintain the extent of the *Zostera*-dominated community and the *Mytilus edulis*-dominated community complex, subject to natural processes.
		Community structure: *Zostera* density	Conserve the high quality of the *Zostera*-dominated community, subject to natural processes
		Community structure: *Mytilus edulis* density	Conserve the high quality of the *Mytilus edulis*-dominated community, subject to natural processes
		Community distribution	Conserve the following community types in a natural condition: Fine sand with oligochaetes, amphipods, bivalves and polychaetes community complex; Estuarine sandy mud with Chironomidae and *Hediste diversicolor* community complex; and Sand to muddy sand with *Peringia ulvae*, *Tubificoides benedii* and *Cerastoderma edule* community complex.
Salicornia and other annuals colonizing mud and sand	To maintain the favourable conservation condition of *Salicornia* and other annuals colonizing mud and sand in the Malahide Estuary SAC	Habitat area	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-sites mapped: Malahide Estuary – 1.93ha.
		Habitat distribution	No decline, or change in habitat distribution, subject to natural processes.
		Physical structure: sediment supply	Maintain, or where necessary restore, natural circulation of sediments and organic matter, without any physical obstructions.
		Physical structure: creeks and pans	Maintain creek and pan structure, subject to natural processes, including erosion and succession.
		Physical structure: flooding regime	Maintain natural tidal regime.
		Vegetation structure: zonation	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession.
		Vegetation structure: vegetation height	Maintain structural variation within sward.

APPENDIX B

Feature	Objective	Attribute	Targets
		Vegetation structure: vegetation cover	Maintain more than 90% of area outside creeks vegetated
		Vegetation composition: typical species and sub-communities	Maintain the presence of species-poor communities with typical species listed in Saltmarsh Monitoring Project.
		Vegetation composition: negative indicator species – *Spartina anglica*	No significant expansion of common cordgrass (*Spartina anglica*). No new sites for this species and an annual spread of less than 1% where it is already known to occur.
Spartina swards (*Spartinion maritimae*)	Spartina swards (*Spartinion maritimae*) was originally listed as a qualifying Annex I habitat for Malahide Estuary SAC due to historical records of two rare forms of cordgrass–small cordgrass (*Spartina maritima*) and Townsend's cordgrass (*S . x townsendii*.). However, Preston et al. (2002) considers both forms to be alien. In addition, all stands of cordgrass in Ireland are now regarded as common cordgrass (*S. anglica*) (McCorry et al., 2003; McCorry and Ryle, 2009). As a consequence, a conservation objective has not been prepared for this habitat. It will therefore not be necessary to assess the likely effects of plans or projects against this Annex I habitat at this site.		
Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)	To restore the favourable conservation condition of Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) in Malahide Estuary SAC	Habitat area	Area stable or increasing, subject to natural processes, including erosion and succession. For sub-site mapped: Malahide Estuary – 25.33ha.
		Habitat distribution	No decline or change in habitat distribution, subject to natural processes.
		Physical structure: sediment supply	Maintain natural circulation of sediments and organic matter, without any physical obstructions.

APPENDIX B

Feature	Objective	Attribute	Targets
		Physical structure: creeks and pans	Allow creek and pan structure to develop, subject to natural processes, including erosion and succession.
		Physical structure: flooding regime	Maintain natural tidal regime.
		Vegetation structure: zonation	Maintain range of coastal habitats including transitional zones, subject to natural processes including erosion and succession.
		Vegetation structure: vegetation height	Maintain structural variation within sward.
		Vegetation structure: vegetation cover	Maintain more than 90% area outside creeks vegetated.
		Vegetation composition: typical species and sub-communities	Maintain range of sub-communities with typical species listed in Saltmarsh Monitoring Project.
		Vegetation composition: negative indicator species – *Spartina anglica*	No significant expansion of common cordgrass (*Spartina anglica*), with an annual spread of less than 1% where it is known to occur.
Mediterranean salt meadows (*Juncetalia maritimi*)	To maintain the favourable conservation condition of Mediterranean salt meadows (*Juncetalia maritimi*) in Malahide Estuary SAC	Habitat area	Area increasing, subject to natural processes, including erosion and succession. For sub-sites mapped: Malahide Estuary – 0.64ha..
		Habitat distribution	No decline, or change in habitat distribution, subject to natural processes.
		Physical structure: sediment supply	Maintain/restore natural circulation of sediments and organic matter, without any physical obstructions.
		Physical structure: creeks and pans	Maintain creek and pan structure, subject to natural processes, including erosion and succession.
		Physical structure: flooding regime	Maintain natural tidal regime
		Vegetation structure: zonation	Maintain the range of saltmarsh habitats including transitional zones, subject to natural processes including erosion and succession.
		Vegetation structure: vegetation height	Maintain structural variation within sward.
		Vegetation structure: vegetation cover	Maintain more than 90% of area outside creeks vegetated.
		Vegetation composition: typical species	Maintain range of sub-communities with characteristic species listed in Saltmarsh Monitoring Project.

APPENDIX B

Feature	Objective	Attribute	Targets
		Vegetation composition: negative indicator species – *Spartina anglica*	No significant expansion of common cordgrass (*Spartina anglica*), with an annual spread of less than 1% where it is already know to occur.
Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes)	To restore the favourable conservation condition of Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) in Malahide Estuary SAC	Habitat area	Area stable or increasing, subject to natural processes including erosion and succession. Total area mapped 1.80ha.
		Habitat distribution	No decline, or change in habitat distribution, subject to natural processes.
		Physical structure: functionality and sediment supply	Maintain the natural circulation of sediment and organic matter, without physical obstructions.
		Vegetation structure: zonation	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession.
		Vegetation composition: plant health of dune grasses	95% of marram grass (*Ammophila arenaria*) and/or lyme-grass (*Leymus arenarius*) should be healthy (i.e. green plant parts above ground and flowering heads present.
		Vegetation composition: typical species	Maintain the presence of species-poor communities dominated by marram grass (*Ammophila arenaria*) and/or lyme-grass (*Leymus arenarius*).
		Vegetation composition: negative indicator species	Negative indicator species (including non-native species) to represent less than 5% cover.
Fixed coastal dunes with herbaceous vegetation (grey dunes)	To restore the favourable conservation condition of Fixed coastal dunes with herbaceous vegetation (grey dunes) in Malahide Estuary SAC	Habitat area	Area stable or increasing, subject to natural processes including erosion and succession. Total area mapped 21.42ha.
		Habitat distribution	No decline, or change in habitat distribution, subject to natural processes.
		Physical structure: functionality and sediment supply	Maintain the natural circulation of sediment and organic matter, without physical obstructions.
		Vegetation structure: zonation	Maintain the range of coastal habitats including transitional zones, subject to natural processes including erosion and succession.
		Vegetation structure: bare ground	Bare ground should not exceed 10% of fixed dune habitat, subject to natural processes.
		Vegetation structure: sward height	Maintain structural variation within sward.

APPENDIX B

Feature	Objective	Attribute	Targets
		Vegetation composition: typical species and sub-communities	Maintain range of sub-communities with typical species.
		Vegetation composition: negative indicator species (including *Hippophae rhamnoides*)	Negative indicator species (including non-native species) to represent less than 5% cover.

APPENDIX C

Malahide Estuary SPA
Site Synopsis

APPENDIX C

SITE NAME: Malahide Estuary SPA

SITE CODE: 004025

Malahide Estuary is situated in north Co. Dublin, between the towns of Malahide and Swords. The site encompasses the estuary, saltmarsh habitats and shallow subtidal areas at the mouth of the estuary. A railway viaduct, built in the 1800s, crosses the site and has led to the inner estuary becoming lagoonal in character and only partly tidal. Much of the outer part of the estuary is well-sheltered from the sea by a large sand spit, known as "The Island". This spit is now mostly converted to golf-course.

The outer part empties almost completely at low tide and there are extensive intertidal flats exposed. Substantial stands of eelgrass (both *Zostera noltii* and *Z. angustifolia*) occur in the sheltered part of the outer estuary, along with Tasselweed (*Ruppia maritima*). Green algae, mostly *Ulva* spp., are frequent on the sheltered flats.

Common Cord-grass (*Spartina anglica*) is well established in the outer estuary and also in the innermost part of the site. The intertidal flats support a typical macroinvertebrate fauna, with polychaete worms (*Arenicola marina* and *Hediste diversicolor*), bivalves such as *Cerastoderma edule*, *Macoma balthica* and *Scrobicularia plana*, the small gastropod *Hydrobia ulvae* and the crustacean *Corophium volutator*. Salt marshes, which provide important roosts during high tide, occur in parts of the outer estuary and in the extreme inner part of the inner estuary. These are characterised by such species as Sea Purslane (*Halimione portulacoides*), Sea Aster (*Aster tripolium*), Thrift (*Armeria maritima*), Sea Arrowgrass (*Triglochin maritima*) and Common Saltmarsh-grass (*Puccinellia maritima*).

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Great Crested Grebe, Light-bellied Brent Goose, Shelduck, Pintail, Goldeneye, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Knot, Dunlin, Black-tailed Godwit, Bar-tailed Godwit and Redshank. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

This site is of high importance for wintering waterfowl and supports a particularly good diversity of species. It has internationally important populations of Light-bellied Brent Goose (1,104 individuals or 5% of the all-Ireland total) and Black-tailed Godwit (409 individuals or 2.9% of the all-Ireland total) - figures given here and below are mean peaks for the five winters 1995/96-1999/2000. Furthermore, the site supports nationally important populations of an additional 12 species: Great Crested Grebe (63), Shelduck (439), Pintail (58), Goldeneye (215), Red-breasted Merganser (99), Oystercatcher (1,360), Golden Plover (1,843), Grey Plover (201), Knot (915), Dunlin (1,594), Bar-tailed Godwit (156) and Redshank (581). The high numbers of diving ducks reflects the lagoon-type nature of the inner estuary, and this is one of the few sites in eastern Ireland where substantial numbers of Goldeneye can be found.

A range of other species occurs, including Mute Swan (37), Pochard (36), Ringed Plover (86), Lapwing (1,542), Curlew (548), Greenshank (38) and Turnstone (112).

The estuary also attracts other migrant wader species such as Ruff, Curlew Sandpiper, Spotted Redshank and Little Stint. These occur mainly in autumn, though occasionally in spring and winter.

Breeding birds of the site include Ringed Plover, Shelduck and Mallard. Up to the 1950s there was a major tern colony at the southern end of Malahide Island. Grey Herons breed nearby and feed regularly within the site.

APPENDIX C

Malahide Estuary SPA is a fine example of an estuarine system, providing both feeding and roosting areas for a range of wintering waterfowl. The lagoonal nature of the inner estuary is of particular value as it increases the diversity of birds which occur. The site is of high conservation importance, with internationally important populations of Light-bellied Brent Goose and Black-tailed Godwit, and nationally important populations of a further 12 species. Two of the species which occur regularly (Golden Plover and Bar-tailed Godwit) are listed on Annex I of the E.U. Birds Directive. Malahide Estuary (also known as Broadmeadow Estuary) is a Ramsar Convention site.

23.8.2013

APPENDIX D

Malahide Estuary SPA
Summary of Conservation Objectives

APPENDIX D

Malahide Estuary SPA Qualifying Features Conservation Objectives

Feature	Objective	Attribute	Targets
Great Crested Grebe (*Podiceps cristatus*)	To maintain the favourable conservation condition of Great Crested Grebe in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by great crested grebe, other than that occurring from natural patterns of variation.
Brent Goose (*Branta bernicla hrota*)	To maintain the favourable conservation condition of Light-bellied Brent Goose in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by light-bellied brent goose, other than that occurring from natural patterns of variation.
Shelduck (*Tadorna tadorna*)	To maintain the favourable conservation condition of Shelduck in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by shelduck, other than that occurring from natural patterns of variation.
Pintail (*Anas acuta*)	To maintain the favourable conservation condition of Pintail in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by pintail, other than that occurring from natural patterns of variation.
Goldeneye (*Bucephala clangula*)	To maintain the favourable conservation condition of Goldeneye in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by goldeneye, other than that occurring from natural patterns of variation.
Red-breasted Merganser (*Mergus serrator*)	To maintain the favourable conservation condition of Red-breasted Merganser in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by red-breasted merganser, other than that occurring from natural patterns of variation.
Oystercatcher (*Haematopus ostralegus*)	To maintain the favourable conservation condition of Oystercatcher in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by oystercatcher, other than that occurring from natural patterns of variation.

APPENDIX D

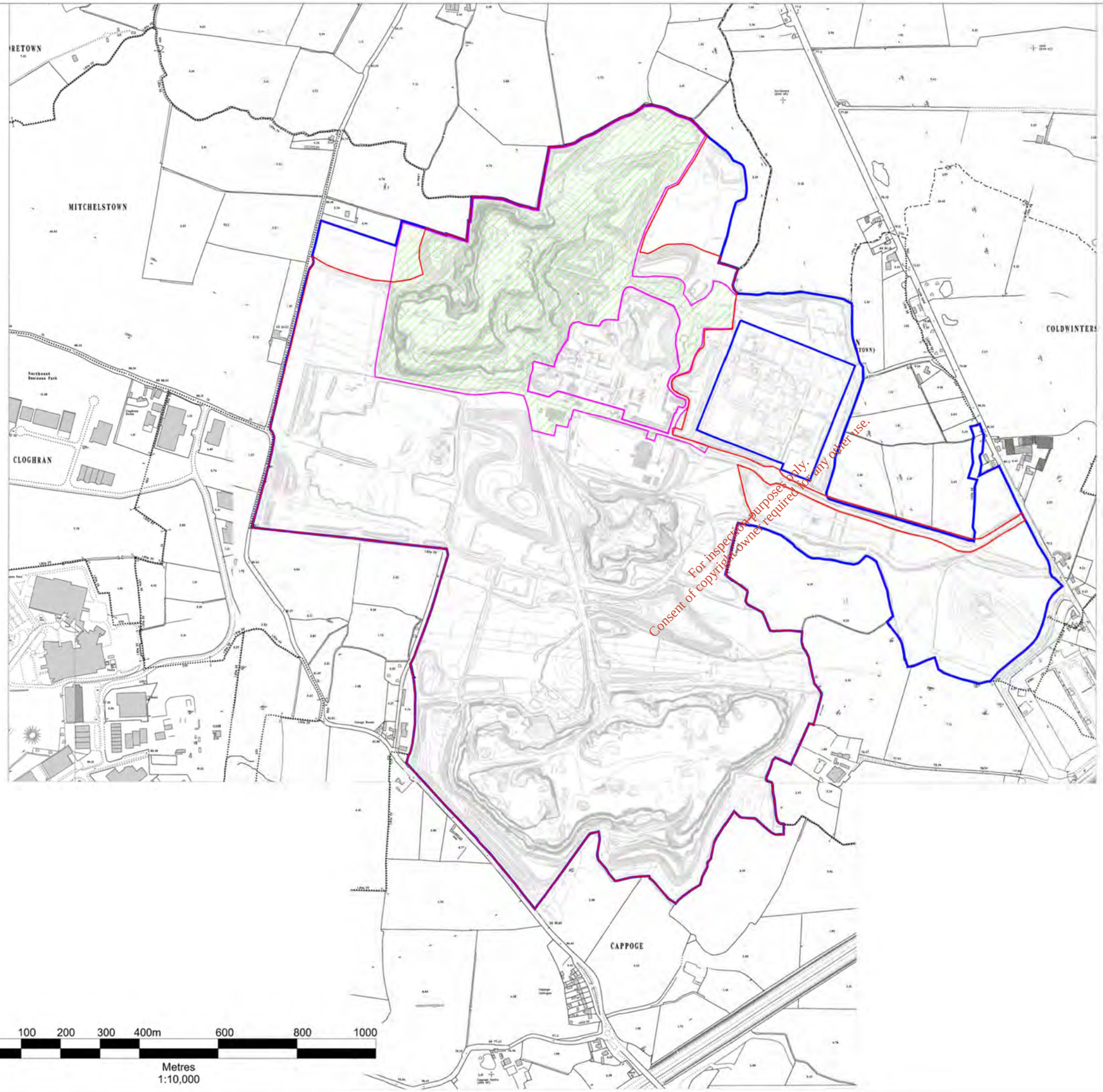
Feature	Objective	Attribute	Targets
Golden Plover (*Pluvialis apricaria*)	To maintain the favourable conservation condition of Golden Plover in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by golden plover, other than that occurring from natural patterns of variation.
Grey Plover (Pluvialis squatarola)	To maintain the favourable conservation condition of Grey Plover in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by grey plover, other than that occurring from natural patterns of variation.
Knot (*Calidris canutus*)	To maintain the favourable conservation condition of Knot in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by knot, other than that occurring from natural patterns of variation.
Dunlin (*Calidris alpina alpina*)	To maintain the favourable conservation condition of Dunlin in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by dunlin, other than that occurring from natural patterns of variation.
Black-tailed Godwit (*Limosa limosa*)	To maintain the favourable conservation condition of Black-tailed Godwit in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by black-tailed godwit, other than that occurring from natural patterns of variation.
Bar-tailed Godwit (*Limosa lapponica*)	To maintain the favourable conservation condition of Bar-tailed Godwit in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by bar-tailed godwit, other than that occurring from natural patterns of variation.
Redshank (*Tringa totanus*)	To maintain the favourable conservation condition of Redshank in Malahide Estuary SPA	Population trend	Long term population trend stable or increasing.
		Distribution	No significant decrease in the range, timing or intensity of use of areas by redshank, other than that occurring from natural patterns of variation.

APPENDIX D

Feature	Objective	Attribute	Targets
Wetlands	To maintain the favourable conservation condition of the wetland habitat in Malahide Estuary SPA	Habitat area	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 765 hectares, other than that occurring from natural patterns of variation.

ATTACHMENT G

HUNTSTOWN QUARRY : PLANNING APPLICATION FOR CONTINUATION OF USE



N
W E
S

NOTES

1. EXTRACT FROM 1:2,500 ORDNANCE SURVEY DIGITAL SHEET NO'S. 3062-A, 3062-B, 3062-C, 3062-D, 3063-A, 3063-C, 3130-A & 3130-B

2. ORDNANCE SURVEY IRELAND LICENCE NO. SU 0000713 (C) ORDNANCE SURVEY & GOVERNMENT OF IRELAND

3. TOPOGRAPHIC SURVEY PREPARED BY FUGRO BKS BASED ON MAY 2009 AERIAL PHOTOGRAPHY

LEGEND

- ROADSTONE WOOD LTD. LANDHOLDING
- WASTE LICENCE APPLICATION AREA
- PLANNING APPLICATION AREA

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HUNTSTOWN QUARRY,
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EXISTING SITE LAYOUT

ATTACHMENT G

Scale	Date
1:10,000 @ A3	DECEMBER 2013

00180.00074.18.Attachment G.R0.Site Layout.dwg

Comhairle Contae Fhine Gall Fingal County Council

An Roinn Pleanála & Infrastruchtúir Straitéisigh

Bosca 174
Áras an Chontae
Sord Fine Gall
Contae Átha Cliath

Bothar an Gharrain
Baile Bhlainsin
Átha Cliath 15

Planning & Strategic Infrastructure Department

P O Box 174
County Hall
Swords Fingal
Co Dublin

Grove Road
Blanchardstown
Dublin 15

SLR Consulting Ireland Ltd FAO Tim Paul
7 Dundrum Business Park
Windy Arbour
Dublin 14

NOTIFICATION OF DECISION TO GRANT PERMISSION

PLANNING & DEVELOPMENT ACTS 2000 - 2011 AND REGULATIONS MADE THEREUNDER

Decision Order No. PB/0046/13	**Decision Date** 7 February, 2013
Register Ref. FW12A/0022	**Registered** 26 November, 2012

Applicant Roadstone Wood Ltd

Tel/Tel Swords Clarann Registry 8905541 Cinnti/ Decisions 8905670, Achomhairc Appeals 8905724 Faics Fax 8906779
Tel/ Tel Blanchardstown 8908476 Faics/ Fax 8905832
planning@fingalcoco.ie www.fingalcoco.ie

Comhairle Contae Fhine Gall Fingal County Council

Development

Permission / permission for continuation of use of all existing authorised facilities and activities within a planning application area of c 167 5 hectares as followings

- Extraction, crushing, screening and processing of rock (authorised by Reg Ref No F03A/1430 / PL 06F 206789) from the Northern, Western, Central and Southern Deposits for a period of 35 years
- Total Extraction area of c 55 9 hectares within a total landholding of c 211 hectares
- Crushing, Screening and Processing Plant
- Block Manufacturing Facility & Block Yard
- Paving Display Centre & Offices
- Machinery Maintenance Building
- Offices, Staff Facilities, Laboratory
- Concrete Batching Plant & Associated Plant
- Asphalt Plant & Associated Plant
- Stockpile Materials Shed associated with Asphalt Plant, granted under P Reg Ref F06A/0923 (ABP Ref PL 06F 219655)
- Weighbridge, Bunded Fuel Storage & Oil Interceptor
- Security Huts (3 no), Truck Wash Bays & HGV Load Spray Bars (P Ref FW09A/0099 in respect of amendment to Condition 14 of F03A/1430)
- Bord na Mona Moving Bed Biological Reactor & Percolation Area
- Stockpiles Storage Areas & Plant Storage Yard
- Stables (22 no) & Horse exercise paddock
- Existing Site Accesses (2 no) onto the R135 North Road (Revised Entrance P Ref F06A/0164 & ABP Ref Pl 06F 217413P) & Kilshane Road
- Restoration of any worked out extraction areas, including for 5 years after the cessation of quarrying activities
- All other ancillary buildings, plant and facilities for the production of building products, including aggregates, ready-mix concrete, asphalt, tarmacadam and architectural blocks and all ancillary site works

This Planning Application will be accompanied by an Environmental Impact Statement (EIS) Permission / permission for continuation of use for development at Huntstown

SIGNIFICANT FURTHER INFORMATION HAS NOW BEEN RECEIVED

Comhairle Contae Fhine Gall Fingal County Council

Location Huntstown Quarry, Huntstown, Johnstown,Coldwinters & Kilshane, Grange & Cappogue Townlands, North Road, Finglas, Dublin 11

Floor Area 0 Sq Metres

Time extension(s) up to and including **26 November, 2012**

Additional Information Requested / **Received** 27-Apr-2012 / **26-Nov-2012**

In pursuance of its functions under the above mentioned Act, as Planning Authority, the County Council for the County of Fingal did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal

Subject to the **(22)** conditions on the attached Pages

Comhairle Contae Fhine Gall Fingal County Council

Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application on the 09/03/12 as amended by way of significant additional information as received on 26/11/12, save as may be required by the other conditions attached hereto

   REASON To ensure that the development shall be in accordance with the permission and that effective control be maintained

2. This decision permits the developer/operator to continue quarrying/extraction and processing operations on the site for a period of twenty years from the date of this decision The existing buildings, hardstanding areas and plant machinery shall be permitted for the 'lifespan' of quarrying/extraction operations After that time, all quarrying/extraction works shall cease and all buildings, plant and machinery shall be removed from the site unless a further grant of planning permission is obtained from the planning authority or from An Bord Pleanala on appeal

   REASON In the interest of proper planning and sustainable development of the area

3. During the operational phase of the quarry, the noise level from within the boundaries of the site measured at the noise sensitive receptors in the vicinity, shall not exceed Daytime 08 00–20 00 h LAeq (1 h) = 55 dBA and Night-time 20 00–08 00 h LAeq (1 h) = 45 dBA (Note 95% of all noise levels shall comply with the specified limit value(s) No noise level shall exceed the limit value by more than 2 dBA)
   All sound measurement shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with respect of Community Response" as amended by ISO Recommendations R 1996 1, 2 or 3 "Description and Measurement of Environmental Noise" as applicable

   REASON In order to protect the residential amenities of property in the vicinity

4. All ameliorative proposals contained within the EIS and subsequent alterations by way of significant additional information shall be strictly complied with

   REASON In the interests of the proper planning and development of the area

Comhairle Contae Fhine Gall Fingal County Council

5. During the operational phase of the quarry, the noise level from within the boundaries of the site measured at the noise sensitive receptors in the vicinity, shall not exceed Daytime 08 00–20 00 h LAeq (1 h) = 55 dBA and Night-time 20 00–08 00 h LAeq (1 h) = 45 dBA (Note 95% of all noise levels shall comply with the specified limit value(s) No noise level shall exceed the limit value by more than 2 dBA)
All sound measurement shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with respect of Community Response" as amended by ISO Recommendations R 1996 1, 2 or 3 "Description and Measurement of Environmental Noise" as applicable
REASON In order to protect the residential amenities of property in the vicinity

6. Vibration levels from blasting shall not exceed a peak particle velocity of 12 millimetres per second, when measured in any three mutually orthogonal directions at any sensitive location The peak practicle velocity relates to low frequency vibration of less than 40 hertz where blasting occurs no more than once in even continuous days Where blasting operations are more frequent, the peak particle velocity limit is reduced to 8 millimetres per second Blasting shall not give rise to air pressure values at sensitve locations which are in excess of 125 dB (linear maximum peak value), with a 95% confidence limit No individual air pressure value shall exceed the limit value by more than 5dB (Lin)

REASON In the interest of maintaining the amenity of adjoining landowners

7. Dust levels at the site boundary and sensitive locations shall not exceed 350 milligrams per square metre per day averaged over a continuous period of 30 days (Bergerhoff Gauge) Details of a monitoring programme for dust shall be reviewed on an annual basis and these reviews shall be submitted for the written agreement of the Planning Authority The developer shall carry out any amendments to the programme required by the planning authority following the annual review

REASON In the interest of maintaining the amenity of adjoining landowners

8. i) Within 3 months of the final grant of planning permission the applicants shall submit full details of the existing pumping regime, including quantities currently discharged
ii) The applicants shall submit details of any proposed changes (for the duration of the planning permission) to the existing pumping regime, including proposed arrangements/quantities being discharged to adjacent streams (Ballystrahan and Finglas Stream) This shall be agreed in writing with the Planning Authority prior to the implementation
iii) The operator shall ensure that the development does not affect or cause deterioration in water quality, water levels or yields in the domestic wells in the vicinity of the

quarry In the event of quarrying activities having a proven adverse impact on private wells in the vicinity, the operator shall undertake appropriate remedial measures as agreed with the planning authority, at the expense of the operator In the event of any disruption of any water supplies, the quarry operator shall cease any operations causing such disruption until water supply has been restored or replaced

iv) No direct emissions including discharges of List I and List II substances as specified in Directive 76/464/EEC to groundwater shall occur

v) Prior to the importation of inert soils and stone for the backfilling of quarry voids(inert waste recovery) the applicants shall

(a) hold a waste licence from the Environmental Protection Agency

or

(b) produce evidence of a determination by the Environmental Protection Agency under Article 27 of the European Communities (Waste Directive) Regulations 2011 for any soil imported

vi) The applicant shall ensure that all hauliers of waste hold a valid waste collection permit for the material collected/delivered to the site

vii) Prior to the 31/11/14 or prior to the stripping of the overburden in the central quarry area whichever is the first, the applicants shall submit for the written agreement of the Planning Authority an interim restoration plan for the central quarry area

viii) The applicants shall review the Waste Management Plan (November 2010) for the site (submitted by the applicant (EMS21)) every five years and submit a copy for the written agreement of the Planning Authority This plan shall include the management of stockpiles of unsaleable product

REASON In the interest of public health

9. (a) Within 12 months from the date of this order, a comprehensive Restoration Plan for the entire site and individual quarries shall be submitted to the planning authority for written agreement The plan shall include details on access arrangements, slope stability, vegetation proposed, proposals for biodiversity enhancement and for ongoing maintenance The plan shall include a programme to include ongoing restoration throughout the life of the quarry The restoration plan shall be prepared in consultation with Aer Rianta, Dublin Airport Bird Hazard Committee and the Irish Aviation Authority

(b) Restoration shall be carried in accordance with the revised restoration plan as agreed by the planning authority

REASON To ensure the satisfactory restoration of the site in the interest of visual amenity and environmental protection

10. Any changes proposed to the discharge regimes from the subject site to the Ballystrahan Stream and/or the Finglas stream shall require Screening for Appropriate Assessment This shall be submitted to the Planning authority for its written agreement

REASON In the interest of protecting the amenities of the area

11. At least 24hours advance notice of each blasting operation to be carried out shall be given to occupants of residential properties, and industrial and business park occupants of land within a 500mctre radius of the site boundaries Further warning by way of siren shall also be given not later than 30 minutes prior to each detonation The developer shall employ the best available tcchnology, not entailing excessive cost, in order to minimise noisc, dust, vibration and changes in air over pressure caused by blasting

REASON In the interest of public safety and the amenities of surrounding properties

12. The opcrational hours of the development, including all quarrying and all processing operations, shall be between 0700 hours and 1800 hours, Monday to Saturday Blasting operations shall take place only between 1000 hours and 1600 hours Monday to Friday No operation of any kind shall be carried out on Sundays or public holidays

REASON In the interest of protecting thc amenities of the area

13. The wheel wash facility (as included within the significant additional information details rceived on the 26/11/12) shall be put in place within 2 months following the final grant of planning permission All trucks leaving the site shall go through this facility Effective measures shall be taken by the operator to prevent the undue emission of dust from the site and site roadways A water bowser(s) or similar facility shall be available on site at all times during dry weather, so that all vehicle and plant roadways can be watered to lay dust as necessary

REASON In the interests of minimising nuisance caused by the emission of dust

14. Notwithstanding the above, all public roads and footpaths immediately adjoining the site entrances shall be cleaned at regular intervals, not less than once per week to the satisfaction of the Planning Authority The applicant/developer shall pay particular attention to the North Rd entrance and residential dwellings oppposite

REASON In the interest of road safety and the general amenity of the area

15. All vehicles carrying quarried material or other dust producing materials to or from the site shall be securely sheeted

REASON In the interests of traffic safety

16. Appropriate measures shall be taken by the developer at all times to ensure the security of the site In particular notices shall be erected at prominent positions along the boundaries of the site alerting the general public to the danger of the quarry, associated plant and machinery

REASON In the interest of public safety

17. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site In this regard, the developer shall -
(a) notify the planning authority in writing at least four weeks prior to the commencement of any soil stripping (including hydrological and geotechnical investigations) relating to the proposed development,
(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination

REASON In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site

18. The developer shall submit once every three years for the lifetime of this permission, an aerial photograph of each quarry area which adequately enables the planning authority to assess the progress of extraction each quarry area The first photograph shall be taken and submitted in 2014

REASON In order to facilitate monitoring and control of the development by the planning authority

19. Foul Sewer
i) No foul drainage shall discharge into the surface water system under any circumstances
ii) The foul drainage shall be in compliance with the "Greater Dublin Regional Code of

Practice for Drainage Works Version 6 0" FCC April 2006
Surface Water
iii) No surface water/ rainwater shall discharge into the foul sewer system under any circumstances
iv) The surface water drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6 0" FCC April 2006
Water Supply
v) All water fittings and installations shall incorporate best current practices in water conservation
vi) The water supply for the development shall comply with the "Guidelines for Drinking Water Supply" FCC February 2009 Revision 1

REASON In the interest of proper planning and sustainable development

20. Prior to the cessation of quarrying in the northern quarry, the developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company or other form of security (to be agreed with the Planning Authority) to secure the provision and satisfactory implementation of permanent pumping/de-watering of the worked out extractive void pending the completion of reinstatement works to fill the extracted areas with inert material The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or in default of agreement, shall be determined by An Bord Pleanala

REASON In the interest of proper planning and sustainable development of the area

21. The applicant shall pay to the planning authority a financial contribution of €500,000 in respect of ongoing road maintenance and improvements of the R135 North Road, which benefit the proposed development of the site that is provided or intended to be provided by or on behalf of the authority in accordance with section 48(2)(c) of the Planning and Development Act 2000, as amended The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the scheme at the time of payment The application of any indexation required by this condition shall be agreed between the planning authority and the applicant or, in default of such agreement, the matter shall be referred to the Board to determine

REASON It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance section 48 of the Planning and Development Act 2000 (as amended) be applied to the permission

22. The applicant, over the lifetime of the quarry operations, shall annually set aside a fund The purpose is to provide appropriate projects/community gain in the general area and shall be decided on by Fingal County Council in consultation with the applicants The initial contribution to the fund shall be €0 10 per tonne of extracted material and thereafter the contribution shall be updated in accordance with the consumer price index The community gain fund shall be lodged into a special community gain account for Fingal County Council

REASON To mitigate the impacts of the quarry operations on the local community

Comhairle Contae Fhine Gall Fingal County Council

Signed on behalf of the Fingal County Council

for **Senior Executive Officer** 7 February, 2013

NOTE: A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000. Copies of <u>each</u> compliance submission should be made in triplicate.

NOTE: Please note that applicant is required to remove Site Notice on receipt of Notification from Planning Authority of decision.

NOTE: Please note all observations/submissions have been taken into consideration when making this decision.

Comhairle Contae Fhine Gall Fingal County Council

NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION
Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site An application for a refund must be made in writing to the Planning Authority and received by them within a period of eight weeks beginning on the date of Planning Authority's decision on the second application For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted

(B) APPEALS

1 An appeal against the decision may be made to An Bord Pleanála by the applicant or ANY OTHER PERSON who made submissions or observations in writing to the Planning Authority in relation to this planning application within four weeks beginning on the date of this decision (N B Not the date on which the decision is sent or received) A person who has an interest in land adjoining land in respect of which permission has been granted may within the appropriate period and on payment of the appropriate fee apply to the Board for Leave to Appeal against that decision

1 Every appeal must be made in writing and must state the subject matter and full grounds of appeal It must be fully complete from the start Appeals should be sent to
The Secretary, An Bord Pleanala, 64 Malborough Street, Dublin 1

2 An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanala will be invalid unless accompanied by the prescribed fee A schedule of fees is at 7 below In the case of third party appeals, a copy of the acknowledgement of valid submission issued by F C C must be enclosed with the appeal

3 A party to an appeal making a request to An Bord Pleanála for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a further fee (see 7 (f) below)

4 Where an appeal has already been made, another person can become an "observer" and make submissions or observations on the appeal A copy of the appeal can be seen at the Planning Authority's office

5 If the Council makes a decision to *grant permission/ retention/ outline/ permission consequent on the grant of outline* and there is no appeal to An Bord Pleanala against this decision, a final grant will be made by the Council as soon as may be after the expiration of the period for the taking of such an appeal If every appeal made in accordance with the Acts has been withdrawn, the Council will issue the final grant as soon as may be after the withdrawal

6 Fees payable to An Bord Pleanala from 5th September 2011 are as follows

Case Type	
Planning Acts	
(a) Appeals against decisions of Planning Authorities Appeal	
(i) 1st party appeal relating to commercial development where the application included the retention of development	€4,500 or €9,000 if an EIS or NIS involved
(ii) 1st party appeal relating to commercial development (no retention element in application	€1,500 or €3,000 in EIS or NIS involved
(iii) 1st party appeal non-commercial development where the application included the retention of development	€660
(iv) 1st party appeal solely against contribution condition(s) – 2000 Act Section 48 or 49	€220
(v) Appeal following grant of leave to appeal (An application for leave to appeal is also €110)	€110
(vi) An appeal other than referred to in (i) to (v) above	€220
(b) Referral	€220
(c) Reduced fee for appeal or referral (applies to certain specified bodies)	€110
(d) Application for leave to appeal (section 37(6)(a) of 2000 Act	€110
(e) Making submission or observation (specified bodies exempt)	€50
(f) Request for oral hearing under Section 134 of 2000 Act	€50

NOTE the above fee levels for planning appeals and referrals remain unchanged from those already in force since 2007 (but note the addition of NIS in (i) and (ii) above)

Fees apply to All third party appeals at 7(a)(iv) above except where the appeal follows a grant of leave to appeal, First party (section 37 appeals) planning appeals not involving commercial or retention development, an EIS or NIS All other (non section 37) first party appeals

These bodies at 7(c) above are specified in the Board's order which determined fees They include planning authorities and certain other public bodies e g National Roads Authority, Irish Aviation Authority

NB This guide does not purport to be a legal interpretation of the fees payable to the Board A copy of the Board's order determining fee under the Planning Act is obtainable from the Board Further information about fees under other legislation may be found in the appropriate legislation and is also available from the Board

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanala for clarification at **(01) 8588 100**

PB/00461/13

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg Ref FW12A/0022

Register Reference: **FW12A/0022**

Date of Registration: 26 November, 2012

Correspondence: SLR Consulting Ireland Ltd FAO Tim Paul 7 Dundrum Business Park, Windy Arbour, Dublin 14

Development: Permission / permission for continuation of use of all existing authorised facilities and activities within a planning application area of c 167 5 hectares as followings

- Extraction, crushing, screening and processing of rock (authorised by Reg Ref No F03A/1430 / PL 06F 206789) from the Northern, Western, Central and Southern Deposits for a period of 35 years
- Total Extraction area of c 55 9 hectares within a total landholding of c 211 hectares
- Crushing, Screening and Processing Plant
- Block Manufacturing Facility & Block Yard
- Paving Display Centre & Offices
- Machinery Maintenance Building
- Offices, Staff Facilities, Laboratory
- Concrete Batching Plant & Associated Plant
- Asphalt Plant & Associated Plant
- Stockpile Materials Shed associated with Asphalt Plant, granted under P Reg Ref F06A/0923 (ABP Ref PL 06F 219655)
- Weighbridge, Bunded Fuel Storage & Oil Interceptor
- Security Huts (3 no), Truck Wash Bays & HGV Load Spray Bars (P Ref FW09A/0099 in respect of amendment to Condition 14 of F03A/1430)
- Bord na Mona Moving Bed Biological Reactor & Percolation Area
- Stockpiles Storage Areas & Plant Storage Yard
- Stables (22 no) & Horse exercise paddock
- Existing Site Accesses (2 no) onto the R135 North Road (Revised Entrance P Ref F06A/0164 & ABP Ref Pl 06F 217413P) & Kilshane Road
- Restoration of any worked out extraction areas, including for 5 years after the cessation of quarrying activities
- All other ancillary buildings, plant and facilities for the production of building products, including aggregates, ready-mix concrete, asphalt, tarmacadam and architectural blocks and all ancillary site works

This Planning Application will be accompanied by an Environmental Impact Statement (EIS) Permission / permission for continuation of use for development at Huntstown
SIGNIFICANT FURTHER INFORMATION HAS NOW BEEN RECEIVED

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg Ref FW12A/0022

Location: Huntstown Quarry, Huntstown, Johnstown,Coldwinters & Kilshane, Grange & Cappogue Townlands, North Road, Finglas, Dublin 11

Applicant: Roadstone Wood Ltd

Application Type: Permission

Zoning: 'RU' - The objective of which is to 'Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'
'GE' – The objective of which is to 'Provide Opportunities for general enterprise and employment'
'HI' - The objective of which is to 'Provide for Heavy Industry'

Planning Officers Report:

LM/MM

Report of the **Planning Officer dated 26th April 2012**

This is an application for **PERMISSION** for continuation of use of all existing authorised facilities and activities within a planning application area of c 167 5 hectares at Huntstown Quarry, Huntstown, Johnstown, Coldwinters & Kilshane, Grange & Cappogue Townlands, North Road, Finglas, Dublin 11

Site Description

The site forms part of 167 5 hectares The southern boundary is circa 320metres north of the M50 at its nearest The site is bounded by the R135 to the east and the Kilshane and Cappagh Roads to the west Accesses exist from the R135 and the Kilshane and Cappagh Roads Dublin airport is c 1 5km to the north east

A number of small scale commercial and service uses are scattered along the frontages of the R135 and the Kilshane Road to the east, west and north, including a timber and joinery centre, a garden centre and veterinary clinic To the south-east of the site is a farm holding (Kildonan House), there area a number of residential properties to the south of the south quarry and along the R135 and some located off the Cappagh Road to the west of the site There is a large ESB 220 Kv station complex to the north of the main access route, from which there are a large number of overhead power lines radiating in all directions, some of which cross the site To the south-west of the site, off the Cappagh road, is Millennium Business Park and Stadium Business Park There are further industrial and office parks to the west of the Kilshane Road, including North West Business Park, and beyond this is the very large, and expanding, industrial and warehousing/distribution area at Ballycoolin and Blanchardstown To the north of the site is open farmland

Centrally locatcd on site arc the offices, workshops, laboratory, garage, block plant, Roadstonc retail area, concrete and tarmacadam plant all associated with the extraction and processing operations Secondary plant is also located on the floor of the northern quarry with cxtracted material being transported via a conveyor belt for further treatment in the central area Thc Huntstown Power Station is located east of the central compound/plant area To the north-west of the power station site is a recently constructed stable block, with ancillary excrcise paddock and running track Although reachablc from the internal roadway system within the quarry site, it is generally accessed from the N2 by a separate access laneway

The quarries are workcd on a "bench" system, whereby the levels are reduced in steps or benches of 15-18 metrc depth / height, by mcans of in-situ blasting, and then mechanical removal from these benches, after which there is crushing and processing either in mobile crushing plant, or in the central compound area The overburden, obtained from the initial stripping of the topsoil, subsoil and rock, has been stored around the edges to screen the quarry faces and to aid noise and dust reduction The southern quarry areas is the most worked out, already having reached the deepest level, part of the northern quarry is restored but there are plans for expansion The western quarry has been cleared of overburden, but apart from a single blast, has not been worked for stone to date The central quarry has been partially work but there are plans for further expansion

Proposal

The proposed development consists of the following:

Permission / permission for continuation of use of all existing authorised facilities and activities within a planning application area of c 167 5 hectares as followings

Extraction, crushing, screening and processing of rock (authorised by Reg Ref No F03A/1430 / PL 06F 206789) from the Northern, Western, Central and Southern Deposits for a period of 35 years

Total Extraction area of c 55 9 hectares within a total landholding of c 211 hectares

Crushing, Screening and Processing Plant

Block Manufacturing Facility & Block Yard

Paving Display Centre & Offices

Machincry Maintenance Building

Offices, Staff Facilities, Laboratory

Concrete Batching Plant & Associated Plant

Asphalt Plant & Associated Plant

Stockpile Materials Shed associated with Asphalt Plant, granted under P Reg Ref F06A/0923 (ABP Ref PL 06F 219655)

Weighbridge, Bunded Fuel Storage & Oil Interceptor

Security Huts (3 no), Truck Wash Bays & HGV Load Spray Bars (P Ref FW09A/0099 in respect of amendment to Condition 14 of F03A/1430)

Bord na Mona Moving Bed Biological Reactor & Percolation Area

Stockpiles Storage Areas & Plant Storage Yard

Stables (22 no) & Horse exercise paddock

Existing Site Accesses (2 no) onto the R135 North Road (Revised Entrance P Ref F06A/0164 & ABP Ref Pl 06F 217413P) & Kilshane Road
Restoration of any worked out extraction areas, including for 5 years after the cessation of quarrying activities
All other ancillary buildings, plant and facilities for the production of building products, including aggregates, ready-mix concrete, asphalt, tarmacadam and architectural blocks and all ancillary site works
This Planning Application will be accompanied by an Environmental Impact Statement (EIS) Permission / permission for continuation of use for development at Huntstown

Submissions/Observations
A submission has been received from William Byrne of Kildonan House, Coldwinters
Issues raised are as follows
Environmental conditions
Health has suffered
House has been damaged
Damaging water supply
Lack of monitoring
Condition not being fulfilled

Relevant Planning History
FW09A/0099
Permission was *granted* for Security Huts (3 no), Truck Wash Bays & HGV Load Spray Bars in respect of amendment to Condition 14 of F03A/1430

F06A/0923 (ABP Ref PL 06F 219655)
Planning permission was *granted* for Stockpile Materials Shed associated with Asphalt Plant

F06A/0164 (ABP Ref Pl 06F 217413)
Permission was *granted* for the construction of a new 7 3m wide vehicular access located approx 140 metres to the north of the existing permitted access at North Road (former N" National Route) to link into existing access road, the proposed outbound lane measures approx 3 65 m wide x 200m long and the proposed inbound lane measures approx 3 65m wide x 240m long, all ancillary site works and to amend Condition No 11 of permission Reg Ref No F03A/1430 so the operational hours for processing and manufacturing activities in the central plant area only shall be between 0530 hours and 2000 hours Monday to Saturday The proposed access will be used by quarry traffic and Huntstown Power Plant traffic The existing access at the former N2 North Road will be closed Existing access will continue

F03A/1430 (ABP Ref PL 06F 206789)
Permission and retention was *granted* for the continuation of extraction, crushing, screening and processing of rock (authorised by Reg Ref No F93A/1134), from the northern, central, western and southern deposits for 20 years (c 57 5ha total extractive area in a c 205 ha

overall site), the continuance indefinitely of all authorised crushing, screening and processing plant, block manufacturing plant (2,452 sq m) block yard (17 2 ha), paving display area (636 sq m), paving centre (180 sq m), machinery maintenance building (1,456 sq m), offices (174 sq m), staff facilities (48 sq m), laboratory (68 sq m), concrete batching plant, semi-mobile concrete batching plant, asphalt plant, weighbridge, 2 no truck wash bays, 4 no security huts, Bord na Mona moving bed biological reactor and percolation area, stockpiles and all ancillary buildings, plant and facilities for the production of building products including aggregates, ready made concrete, asphalt, tarmacadam and architectural blocks and all ancillary site works, progressive restoration of the worked out extractive areas including for 5 years after the cessation of quarrying, and for the retention of plant storage yard (site area c 1 74 ha), 22 no stables (394 sq m) and horse exercise paddock (site area c 1 86 ha) Existing access will continue at the N2 North Road and Kilshane Road This application is accompanied by an EIS

F02A/0602 (ABP Ref PL 06F 200623)
Permission *granted* for the recovery of pre-sorted construction and demolition waste (namely concrete bricks, tiles, ceramics and asphalt) on a 1 5 hectare site within its existing landholding at Huntstown Quarry

F01A/0231 (ABP Ref PL 06F 130638)
Permission *granted* for the extraction of the western deposit, 2no 18 metre benches by c 9 7ha plan area within c 19 5ha area of western deposit pursuant to condition one of Reg Ref 93A/1134, all at Huntstown Quarry, Finglas, Co Dublin for Roadstone Dublin LTD *Decision upheld on Appeal*

F98A/1313 (ABP Ref PL 110954)
Permission *granted* for a Gas-fired Combined Cycle Gas Turbine Electricity Generation Station with an output of up to 600 MW, to be developed in two phases Includes two turbine halls, two heat exchange boilers, four 33 5 metre high stacks, two air cooled condenser units, two-storey administration and control building, workshop, stores, electrical switchyard, above ground installation for gas supply, reserve fuel storage tanks, miscellaneous plant and equipment, site and landscaping works, wastewater treatment plant and the demolition of an existing dwelling

93A/1134 (ABP Ref 06N 09262241)
Permission *granted* for the retention of all existing plant and buildings services and ancillary development as previously approved in 1984 including concrete plant, macadam plant, store plant and block plant as previously approved under WA 2282 and for permission to quarry northern, western and central limestone deposit on their 200ha site *Decision upheld on Appeal*

93A/0114
Permission *refused* for the retention of horse stables on part of the current site for Finglas Pony Club

WA 2282 (1981)

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg Ref · FW12A/0022

Permission *granted* to quarry northern, western and central limestone deposits, new concrete plant and for the retention of block plant macadam plant and ancillary installations An Bord Pleanala in upholding the decision to grant imposed a condition limiting the life of the quarry to ten years (July 1994)

H/1054 (1973)
Approval *granted* for quarrying operation on these lands

A/0825 (1969)
Outline permission *granted* for quarrying operations

F00A/0862
Permission *granted* to develop a quarry at Bay Lane, (north of the subject site) for Irish Asphalt limited Decision upheld on appeal, ref PL 06F 125541

Reports
Water Services Report A report has been received requesting additional information relating to surface water, ground water, waster supply and foul sewer

Transportation Report A report has been received requesting Additional Information

EHO Liaised with EHO, concerns raised regarding the number and location of dust monitoring sites and concerns raised regarding the noise mapping and a requirements for appropriate noise modeling

Environment Report received with additional information requested regarding screening berms, progressive restoration, replacement of settlement lagoons intended storage period for extractive wastes and management of stockpiles

Parks No report received to date

Bio-Diversity Officer No report received to date

Conservation Officer Report received, no comment

Heritage Officer Report received, concerns raised over no consideration to the potential impacts to Natura 2000 sites

An Taisce No report received to date

Inland Fisheries Ireland The Ward and Tolka rivers support both Atlantic Salmon (Annex 11 of EU Habitats Directive) and Brown Trout They provide an important nursery function for salmonid species Pollution of the adjacent freshwaters from poor on-site practices could have a negative impact on the fauna and flora of these sensitive and important freshwater systems Only clean, uncontaminated water should leave the site salmonid status of the

system Proper site assessment and compliance with the relevant EPA manual regarding on site treatment systems is required The existing development is significant impact on regional water regimes September 2010, IFI were notified of compliant regarding a small stream drying up in the vicinity of Huntstown Quarry It appears base flows in Ballystrahan Stream are highly reliant on continuous pumping operations from Huntstown Quarry It is noted in the EIS the water balance on the site will change when quarrying is the southern area reaches and exceeds the depth on the northern floor This means a net removal of and reduction in groundwater volumes in the Ward catchment and an associated increase in ground water in the Tolka catchment Notwithstanding operational implications on site of this change in ground water regime, it is essential that flows in the Ballystrahan Stream are maintained at a sustainable level into the future

IAA No observations

HSA No objection

RPA No report received to date

NRA No report received to date

NTA No report received to date

Department of Arts Heritage and Gaeltacht Archaeological monitoring is requested as a condition

DAA Report received with concerns regarding bird hazard at the airport, it is recommended that a suitable conditions be attached
Heritage Council No report received to date

Pre-Planning
Pre planning took place on the 05/04/11 with area planner, water services and transportation

Relevant Policy in Development Plan
The lands within the ownership of Roadstone are zoned, *RU*, *HI* and *GE* under the 2011-2017 Development Plan

"RU" Rural, the objective is to *"Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage "* (Majority of the site)
The vision is as follows
Protect and promote the value of the rural area of the County This rural value is based on

- *Agricultural and rural economic resources*
- *Visual remoteness from significant and distinctive urban influences*
- *A high level of natural features*

Agriculture and rural related resources will be employed for the benefit of the local and wider population Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage "

"HI" Heavy Industry, the objective is to *Provide for heavy industry*
The vision is as follows
"Facilitate opportunities for industrial uses, activities and processes which may give rise to land use conflict if located within other zonings Such uses, activities and processes would be likely to produce adverse impacts, for example by way of noise, dust or visual impacts HI areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses " (Access route off R135, portions of the western boundary)

"GE" General Employment, the objective is to *Provide opportunities for general enterprise and employment*
The vision is as follows
Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment General Employment areas should be highly accessible, well designed, permeable and legible (Small sections of the southern and south eastern boundary)

Specific Objectives in the Development Plan
Objective EE35
Consider proposals for aggregate extraction only where the Council is satisfied through an environmental assessment that environmental quality and amenity will be protected and appropriate provision for the restoration of the landscape and habitat is being made

Objective EE36
Encourage the recycling of builders' rubble to reduce the need for extraction in accordance with Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (DoEHLG 2006)

Objective LR02
Ensure that any future proposals for extraction of aggregates and land reclamation proposals include an assessment of the impact(s) on the natural and cultural heritage, and on the coastal processes of erosion, deposition and flooding Any such proposals may need to be accompanied by an Environmental Impact Statement and/or screening for assessment under the Habitats Directive

Objective LR03
Carry out processing and storage of extracted aggregates in a manner which minimises the impact on the natural environment and residential amenities

Objective BD13
Ensure Appropriate Assessment Screening and, where required, full Appropriate Assessment is carried out for any plan or project which, individually, or in combination with other plans

and projects, is likely to have a significant direct or indirect impact on any Natura 2000 site or sites

National Guidance/Legislation

1) Quarries and Ancillary Activities Guidelines for Planning Authorities issued in April 2004 by the Department of the Environment, Heritage and Local Government

This document give guidance in relation to development plan policies relating to quarries, environmental implications on subjects that are to be included within EIS's and guidance on assessment of planning application and EIS's It also has a section on the implementation of Section 261 of the Planning and Development Act 2000

2) Section 261 Planning and Development Act 2000 and Section 261A Planning and Development Act 2000

Section 261 of the Act outlines the legislation in relation to the registering of quarries
Section 261A deals with the legislation relating to environmental aspects of existing quarries paying particular regard to the Environmental Impact Assessment Directive and the Habitats Directive It outlines the legislation relating to determining as to whether an acceptable EIS and/or Appropriate Assessment has been carried out and whether it now needs to be carried out

3) Regional Planning Guidelines Section 5 4 3 for the Greater Dublin Area 2010-2022

This document gives a brief guidance on the planning policy terms in order to strategically plan for future needs It is suggested to quantify the level of existing and potential aggregate and minerals/ores resources Carrying out mapping of areas is recommended It states when assessing planning applications for extractive industries consideration and implications in relation to the Water Framework Directive and the EU Directives should be given

Environmental Impact Statement

A short outline of each relevant chapter is given below

Human Beings Chapter 3:

The Ward DED is generally rural in nature and demographic trends in the area generally mirror those in Fingal and North County Dublin There has been a marked increase in the population 296% from 2002-2006 (It is noted the pervious Regional Planning Guidelines were quoted and not the most recent RPG's 2010-2022)
Employment by industry in Fingal follows a national pattern with the highest participation in the clerical and government workers sector, professional sector and sales sector reflecting the generally urbanised nature of the area The main employment locations surrounding the quarry area are the business and technology campus facilities of Northwest Business Park, Ballycoolin Business Park, Millennium Business Park, Rosemount Business Park and Blanchardstown Corporate Park
Agriculture and industry are the two principle activities. The type of agriculture is tillage and grazing The lands surrounding the quarry are zoned for industry development with the

exception of the lands to the northeast on the eastern side of the N2 Dual carriageway, which remains zoned as greenbelt in order to demarcate the northern urban limit of Dublin City The site is not located within nor forms part of a NHA, SPA or SAQC, however due to geological exposure the site is of geological interest
13 private residential properties and Millennium Business Park are located within 250m of the application site boundary Eleven other residential properties, a dog kennelling business. Northwest and Rosemount Business Park are located up to 500m from the application site The continued operation of the quarry will have positive effect on the local economy There are 49 people directly employed and 12-15 people indirectly employed by the quarry The socio-economic benefits are more pronounced when considering the 174% increase in unemployment in the Fingal area since October 2006 This has a significant positive contribution to the local economy
Potential negative impacts to humans would be dust, traffic, noise, nuisance and visual issues Recommendations are made in the respective chapters relating to dust and noise control A traffic assessment is provided within the EIS, the general conclusion is the site is well located in terms of strategic access to the main road network for HGV's The vast majority of the extraction works are to take place within the existing footprints of the quarries on site, none of the extraction will be visible from outside the site The restoration will have a positive impact on the landscape Information within the restoration plan deals with birds and the prevention of attracting birds to the site

Ecology (Flora and Fauna) Chapter 4:

A habitat survey was carried out in March 2010. July 2010 and June 2011 The site is not subject to any statutory nature conservation designation and there are no such sites within a 2km radius of the site The following were the habitats types recorded

Woodland and Scrub Broadleaved woodlands, relatively young fast growing species including alder, ash, sycamore and some willow planting and supplemented with birch, common hawthorn, blackthorn, dogwood, sessile oak and whitebeam, as well as some conifers on the south eastern boundary of the south quarry They provide screening of the quarry from the surrounding land and from operational areas within the quarry

Grassland and Marsh Grassland habitats are widely distributed across the site consisting of broad range of grassland communities These generally support a good diversity of species and are largely managed through the grazing of horses although outside the field system rabbits are primarily responsible in maintaining the grassland There are 5 areas (TN20, TN60, TN62, TH97, TN103) of interest which are defined by large numbers of orchids that are present

Freshwater These are permanent open standing water area, such as attenuation lagoons in the central part of the site that received pumped water from the quarry voids and small ponds in low lying parts of the site The main drainage ditches are found in the north and through the central parts of the site that predominantly received surface water from the active parts of the quarry

Exposed rock and disturbed ground The active quarries have resulted in exposed calcareous rock, spoil and bare ground created through the quarrying process, recolonising bare ground typically supporting ephemeral and short perennial vegetation communities

Cultivated and built land A large part of the central area of the site accommodates a number of buildings, structures, storage areas, roads and tracks

Flora During the habitat surveys of the site no protected or rare species of flora were recorded on or immediately adjacent to the site

Mammals The habitats within the quarry provide good opportunities for badgers, hedgehogs, stoats and bats, no evidence of them was found (setts, tracks, latrines, snuffle holes, hairs, roasting sites, droppings etc) A solitary hare was recorded on the site in 2010 and 2011 Rabbits, brown rats and foxes are known to occur

Breeding Birds A survey of birds was carried out in July 2010 and March 2011 A total of 40 bird species were recorded, this compares with a survey carried out in 2002 when 41 species were recorded Three species are red listed (Globally threatened according to IUCN criteria) and six amber listed (unfavourable conservation status within Europe)

Wintering Birds A total of 38 species of birds were recorded in March 2011 The results of the March 2011 wintering birds survey show that two species are red listed and one species is amber listed

Reptiles No historical recorded, and no animals were observed

Amphibians In 2011 the common frog was observed, there was no evidence to confirm smooth newts breeding, however a male and female were observed

Invertebrates No specifically rare or notable species of invertebrates have been recorded

No other rare, protected or notable species were recorded

Based on the size of the site, the habitats present and the known and potential species that it supports it is considered that Huntstown Quarry at least has local value with component calcareous grassland of up to district value The valuable ecological receptors are the dry calcareous and neutral grassland, the hedgerows and a number of bird species
An overall restoration plan was submitted in 2003, condition 19 of F03A/1430 refers There are no proposals to significantly alter the agreed restoration plan, therefore it is considered not necessary to assess potential impacts arising from the restoration activities on the site post infilling of this quarry void The restoration plan will continue to take into account positive gains for wildlife at this site post quarrying operations
The majority of the high value dry calcareous and neutral grassland and hedgerows are outside the main extraction areas, no significant direct losses

Mitigation, enhancement and compensation Due to the proposed development which is for a continuation of quarrying and providing all existing measures and controls relating to this site are maintained, no additional mitigation measures to those already in place at the proposed or deemed necessary

Monitoring Areas of high ecological value and those currently managed for wildlife will continue to be monitored on a regular basis to determine whether the continuation of quarrying is having negative effects and to ensure appropriate management of these areas is undertaken to maintain their biological interest

Soils & Geology Chapter 5:

Regional Geology

Soils The quarry is underlain by renzinas and lithosols and grey brown podzolics and brown earth

Quaternary Geology The quarry is underlain by bedrock at, or close to, surface and glacial tills derived from Carboniferous limestones

Bedrock Geology The site is underlain with Malahide formation in the southern part of the site This is overlain to the northwest by Waulsortian Limestones of the Feltrim Limestone formation which is in turn, overlain to the northwest by Tober Colleen Formation

Local Geology

The three main extraction areas, the north, central and south quarries have been subject to extensive exposure, along with ground water well drilling, results in the distribution of different lithological formation and the structure of the site to be made

Soils & Superficial Deposits Soils and superficial deposits have been entirely stripped from the footprint of the current and previous extraction areas and only minimal movement of soil and superficial deposit material is anticipated

Bedrock Geology The south quarry is developed within limestones of the Malahide formation and minor shales Banded, interbedded limestones and shales are exposed in the northwestern corner of this extraction area

The central quarry is not currently being worked and is used as a construction and demolition recycling facility The quarry is developed in pale micritic Waulsortian limestones of the Feltrim Limestone Formation

The north quarry is developed in a sequence of well bedded limestones and academic research on the fossil fauna of the sequence exposed indicated that this quarry is also developed within sub-Waulsortian limestones of the Malahide Formation

Structure The sequence at Huntstown dips steeply to the north or northwest The sequence in the west of the South quarry dips to the northwest The central quarry dips to the northwest The north quarry dips to the north-northwest There is a reverse fault present between the central and southern quarries The rocks are well jointed, the joint trends roughly N-S and

area sub vertical The rock is strong to very strong and weathering is rarely significant more than a few decimetres below the rock surface

Geological Heritage The contact between the Waulsortian limestones of the Feltrim Limestone Formation and the Tober Colleen Formation, exposed in the roadway in to the Central quarry has been listed as part of Irish Geological Heritage Programme 8

Karstification A number of minor solutionally enlarged and clay infilled joints have occurred in the central quarry A wide joint of 0 5m-2m has been revealed in the eastern part of the south quarry The quarry manger reports these do not interfere with quarrying operations

Assessment of Impact
The quarry footprint will not be extended so no large scale removal and placement of soil or overburden is anticipated Any soil or overburden material removed will be used to create berms the topsoil will be used for the restoration of the site will be filled back to the original ground level detailed in the restoration plan Stripping and removal of soil will not take place in prolonged periods of dry weather Mounding will only be done with an angle of repose of no greater than 1 1 5, screening berms will be planted, re-handling of soil will be minimised The area of geological interest, the exposure between the Waulsortian and Tober Colleen formations should be retained

Hydrology/Hydrogeology Chapter 6:

The quarry has four extraction areas The site is drained into two surface water catchments, the northern half is part of the River Ward and the southern half is part of the River Tolka Detailed hydrogeological investigations have taken place, which include 6 ground water monitoring boreholes and a flow recording device to measure discharge to the Tolka Rover from the southern discharge The limestone bedrock is considered to be locally important karst aquifer by secondary fissure permeability There are no recorded karst landforms within 5km of the site The limestone bedrock is considered to have relatively high permeability, with low storage Discharge from the northern quarry has reduced in volume from an average of 2,600m/d (2009) to a winter flow of 1,470m/d (Feb 2010) The average ground water flow for 2010 is estimated to be 750mm/day The central quarry no longer intercepts ground water and all rainfall infiltrates to ground Direct rainfall to the south quarry excavation and intercepted groundwater inflow is directed to the central sump and from here it is pumped to settlement lagoons for treatment Discharge from the south quarry is estimated to range from a summer average of c 2000m/d to a winter average of c 3500m/d Of this volume an annual average of c 1000m/d is intercepted groundwater The seasonal fluctuation in the water table at the site ranges about 1 5mto 5m A groundwater cone of depression surrounds the site, which is deeper surrounding the South and North quarries Groundwater flows in the region will have a generally southern direction Drawdown from the South and North quarries extends for 1 1km at drawdown of c 2m Water supply in the region is mainly from mains supply A well survey has indentified three local groundwater supplies, including the supply Huntstown power station

Impact on quantity of groundwater levels

During the development of the site there is a risk of reduction in groundwater quantity and levels outside the quarry void Over the 35 year development it is proposed to deepen the quarry floors towards their maximum extents The most significant deepening will be in the South quarry to -65mOD The range in natural topography is between c 70-95m OD The lowest extraction floor currently is c 27mOD in the southern quarry A cone of drawdown has developed that extends below the Huntstown Power station and its ground water supply The drawdown area is to extend from 1 1km to 2km There is a low risk of groundwater levels being further lowered outside of the quarry void The potential for increased impact on ground water levels is considered to be low as the magnitude of the impact is considered to be mild and the probability of occurrence is medium to low There are no increases in the extent of the quarry areas as part of this application therefore the potential impact on the groundwater is considered to be low as the magnitude of the impact is considered to be mild and the probability of occurrence is medium to low There are no groundwater dependent designated ecological receptors nearby Therefore the potential impact on groundwater quantity is considered to be near zero as the magnitude of the impact is considered to be negligible and so too is the probability of occurrence

Impact on quality of groundwater levels

The continued removal of the protective layer of unsaturated soil and subsoil overlying the bedrock increases the vulnerability of groundwater The potential pollutants are spillage of fuels and lubricants, suspended spills entering the groundwater during extraction The potential for spillages is medium, with a moderate impact, without mitigation the overall risk is medium There is a low risk of suspended solids as they need a velocity greater than that usually achievable for mobilisation and transport

Potential impacts on surface water

The potential impacts on the surface water are medium such as petroleum products, alkalis, eutrophicants and ammonia based reagents The mitigation measures currently in place are in line with the best practice/possible mitigation measures, outlined in Section 3 4 of the DoEHLG (2004) Quarries and Ancillary Activities Guidelines for Planning Authorities and licence requirements The following management measures are included

Surface water channels are constructed to collect surface water runoff, these are cleaned out regularly, fine sediment is removed and buried on site

Fuel is stored in a designated bunded area

All chemical are to be stored on spill pallets

Speed limit enforced to reduce potential collisions

Plant regularly maintained and inspected daily for leaks

Refuelling only to happen on surfaces areas

Maintenance of plant and machinery to take place within maintenance sheds or off site

Spill kits made available on site,

Diverting all surface run off collected in sumps via settlement ponds/interceptor tanks prior to discharge

Settlement ponds that treat the discharge from areas W1 and W2 have been designed to settle suspended solids to acceptable levels

Areas of the quarry floor and ponds top provide for the short term and temporary attenuation for water to be discharged from quarry voids

If quarry operations are demonstrated to have an adverse impact on third parties water supply, the operator will undertake appropriate remedial measures to restore/replace the water supply at their own expense
Due to the proximity of Dublin Airport the DAA do not wish the quarries to be filled with water as it would attract a large number of birds On going surface and groundwater monitoring is proposed

Climate Chapter 7:

Ireland's climate has a typical maritime climate

Wind The main wind direction is from the south-westerly area, with an annual incidence of 49% from winds between 200-280degres The lowest frequency is for winds blowing from the northeast which occur 12% of the time The annual average wind speed is 10knots (5 1m/s)

Rainfall Rainfall normally comes from Atlantic frontal systems which travel northeast The average monthly rates are 46 6-77 1mm for north Dublin The annual rainfall rate between 1990-2010 is 623 9-1095 4mm at Dublin Airport station The mean rainfall for the year at the site is c 732 1mm

General Weather There is a higher than national average of snow or sleet in the area in comparison to thunder, fog, hail of snow lying

Impacts The development is not of a scale to have an impact on the local or regional climatic conditions The effects of climatic conditions on the development (dust deposition, surface water) are discussed in the relevant chapters in the EIS

Air Quality Chapter 8:

Dust in the air is a natural occurrence Man made dust occurs from road users, aggregate and mineral extraction as well as industrial activity The Guideline for Planning Authorities produced by the DoEHLG stares that *"residents living in proximity to quarries can potentially be affected by dust up to 0 5km from the source, although continual or sever concerns spout dust are most likely to be experienced within about 100m of the dust source "* The nearest sensitive locations are residences located immediately to the west along the Kilshane Road and to the east of the site along the R135 Regional Road A dust deposition monitoring programme has been established on site, a total of 5 no locations were chosen, two of which (that have contaminated dust) are proposed to be relocated to the site boundary to be more representative of the levels at the periphery of the site The dust monitoring levels (excluding the contaminated samples) are within the dust threshold limits recommended in the DoEHLG Guidelines The quarries being excavated are worked on a bench system, the levels are stepped up to 18m in eight by means of in-situ blasting The material is then moved to the central processing area for crushing and screening or in case of the south quarry this is carried out by mobile plant on the quarry floor All overburden has been stripped and was utilised in the existing screening berms The emission of fugitive dust from mineral workings

is very dependent on weather conditions The direct impacts are considered to be non-cumulative and are largely confined to the quarry area The predicted impact from deposited dust at residential receptors is considered to be negligible

Mitigation measures
A mobile crushing plant is located within the south quarry, minimising internal haulage requirements This is fitted with dust suppression systems
The quarry faces act as screening barriers
Plant and machinery are regularly maintained
Dust suppression (water bower) is used on the internal haul road surfaces
Existing site boundaries, hedgerows and berms will be retained
Stockpiled products will be sprayed in dry weather
Overburden storage areas and landscaped screening berms will be constructed with relatively low slope angles 1 15 to reduce the turbulence along their surface
Internal haul road will be maintained
Vehicle speeds will be controlled
Internal entrance and all access are paved and speeds are maintained

Noise & Vibration Chapter 9:

A noise survey was carried out and vibration levels were monitored on the site The results of the noise levels shows the development complies (allowing for external noise and air traffic) with condition no 9 of F03A/1430 The noise levels are consistent with day time noise levels which would be expected around suburban parts of the GDA sand close to major road networks Ground vibrations and air pressure are monitored for each blast and currently blasting occurs at 3 locations and happens one to three times per month The duration of a blast in terms of noise is of short duration, similar to a clap of thunder A review of the blast monitoring indicates compliance with the DoEHLG guidelines and compliance with condition 9 of F03A/1430

Mitigation Noise
The predicted cumulative noise levels arising from the quarrying operations are considerably lower than the background noise levels arising from traffic on external road network The following mitigation measures are recommended
Provision of landscaped screening berms and preservation of existing hedgerows and vegetation
Regular maintenance of all plant and haulage vehicles All plant and equipment conforms with noise emissions limits set out in Statutory Instrument No 320
Stripping of topsoil/overburden materials only takes place during quarry operating hours
Internal haul roads have a low a gradient as possible to reduce engine/brake noise from HGV's
Use of mobile processing plant enables the processing activities to be carried out on the quarry floor
Enclosing plant and machinery where possible

Mitigation Vibration

The mitigation measure conforms with best practice mitigation measures set out in Section 3 2 of the DoEHLG Guidelines
Blasting is carried out between 09 00-18 00 Monday-Fri with the exception of emergencies or health and safety reasons
Inhabited dwellings located within 500m of a blast will be given advance notice when blasting operations are due to take place
Blasting operations are carried out by a certified shotfirer
The optimum blast ratio will be maintained and the maximum instantaneous charge will be optimised
The groundborne vibration levels from blasting will not exceed a peak particle velocity of 12mm/sec measured at the nearest inhabited dwelling
The existing noise monitoring programme will continue The blast results will continue to the submitted to Fingal County Council for review and for their records

Landscape & Visual Chapter 10:

The site is located within the Landscape Character Type of Low Lying Agriculture Character Type within the 2011-2017 Development Plan. This character type is categorised as having a modest value and low sensitivity Mature hedgerows mark almost all the site boundary as well as some of the boundaries within the quarry complex Dense screen planting blocks and screening berms block views into the site There are a total of 9 no view points surrounding the site, of which 3 are of a medium sensitivity and 6 no are of a low sensitivity All but one of the viewpoints will experience no magnitude of change, as none of the proposed extraction works will be visible from any location outside the development site Viewpoint F will experience a negligible magnitude of change during the extraction phase, however berm construction and screen planting along the part of the western boundary, visible in this view, will be carried out Of the nine viewpoints there will be no significant impact at the extraction phase or restoration phase

Mitigation measures
The mitigation measures to be implemented during the extraction stage include additional screening berms and screen planting along parts of the western site boundary and the protection of any existing vegetation, outside the proposed quarry footprints
Infilling of the quarry voids to previous ground levels with inert material This will avoid the creation of a large water body which would have a negative effect on the nearby airport
Restoration of the infilled quarry voids to be beneficial agricultural after use
Planting of hedges made up of native species, to re-create the hedgerow pattern as it was present in this area prior to any quarrying activity
The vast majority of the proposed extraction will take place within the existing footprints of the north, central, western and south quarry The impact on the landscape will be minor
None of the extraction works will be visible from any location outside the development site
Only the construction of a screening berm and planting works along parts of the western boundary will be temporarily visible from a small number of viewpoints These works will ensure that all extraction works will be permanently screened from public areas and the additional planting will have a positive effect on views from adjoining roads

Cultural Heritage Chapter 11:

The proposed extraction areas cover 55 9 hectares The historical and archaeological background has been assessed The prehistoric period, the early medieval period, the medieval period and the post medieval period were assessed The remnants of these periods have been indicated The archaeological heritage of the area was assessed by cartographic sources, place name evidence, aerial photography and previous excavation reports Protected structure No 663 is located within the site area, this is Kilshane Church (in ruins) and Holywell off North Road Recorded monument (RMP DU014-012) is also present with the following description, ecclesiastical remains, church possible, graveyard, holy well The Church does not exist and the area has been extracted to geological levels The well will not be impacted by the current proposal, there are no protected structures within 300m of any of the areas proposed for continued extraction

There are 8 other structures within the study area at a distance greater than 400m from the areas proposed for continued extraction identified as protected structures within the Fingal Development Plan 2011-2017

No 681 Castle "Site of" Archaeological site (RMP DU014-027), there are no remains of the site visible at ground level

No 622 enclosure off North Road, Earthwork (RMP DU014-015), there are no remains of the site visible at ground level

No 662 Kilshane Moat, possible Motte site (RMP DU014-013)

No 682 Ringfort, Cappagh Road (RMP DU14-029)

No 621 enclosure R122 earthwork (RMP DU14-017)

No 320 Burial earthworks (RMP DU14-015)

No 619 Ringfort site Newtown, earthwork (RMP DU14-007) There are no remains of this site visible at ground level

No 620 Ringfort possible site Newtown, Earthwork (RMP DU14-00602) There are no remains of this site visible at ground level

None of these structures/monuments are located closer than 400m to the area proposed for continued extraction and none will be directly or indirectly affected by the proposed quarrying There are no structures listed in the National Inventory of Architectural Heritage situated in the study area or vicinity when this record was checked in June 2011

Mitigation

Due to the possibility of the survival of sub-surface archaeological deposits or finds in the unstripped areas of the central and west quarries it is recommended that topsoil stripping of the remaining un-stripped areas within the application areas be archaeologically monitored

Material Assets Chapter 12:

Roads Traffic to and from the site typically travel along the North Road the R135 Traffic coming from the city centre or the M50 turns onto the N2 Dual Carriageway and then turns west off a dedicated slip road ton to the North Road Traffic travelling south from Ashbourne exists the N2 Dual Carriageway and continues south along the North Road, through Kilshane Cross roads the right turn junction with the access road into the complex The access road is

approximately 7 3m wide The western entrance from Kilshane Road is 6m wide, the gated entrance is 8m wide and is set back from the road by 10m Mitigation measures
Where not in place warning notices, speed restriction signs and construction traffic signposting will be erected
All necessary health and Safety precautions will be implemented when plant and machinery are operating in the vicinity of overhead power lines

Metro West The proposed route runs south of the Roadstone landholding The continued operation of the quarry will not have any impact on the construction or operation of Metro West The proposed route is located 350m at its closest point to the south-eastern corner of the site

Utilities A combined cycle Gas turbine power plant operated by Viridian, immediately east sand north of the application site This power plant shares the access route The combined output of the plant is 747MW which provide up to 20% of the total daily electricity fed into the national transmission grid system A gas pipe line serving the power plant, which traverses the route of the Kilshane Road to the west of the application site A gas pipeline crosscs the site in a west-east direction running along the paved central access road and around the block yard north of the central quarry There is a fixed line and broadband telecommunications on site 10Kv, 22Kv 38Kv and 110Kv power lines traverse the site All of these run to the adjoining ESB 220Kv substation located immediately north west of the M50/N2 Motorway Interchange A potable water supply is provided to the existing site office, canteen and construction materials production facilities via a local authority water main Sewage is treated sat an existing effluent treatment plant located in the centre of the quarry complex

Dublin Airport The airport is located c 2 5km to the west of the end of runway10/28
Ground water Out of the three bedrock formations exposed at the quarry two are considered to be locally important aquifers (Waulsortian and Malahide (Boston Hill) Formations)
Mitigation measures
The restoration plan will infill the worked out areas to the original ground level and reinstate the hedgerows
These will be carried out in tandem, these works have already commenced in the north quarry reducing the areas for any potential standing water
Any quarry voids will continue to be pumped top prevent the formation of large areas of standing water

Housing Most of the housing in there area has been established for several years (>5) No lands within the site are zoned RS, under the 2011-2017 Development plan The nearest large scale settlements to the site is a Finglas c 2 5km to the southeast and Blanchardstown 4km to the west

Traffic & Transportation Chapter 13:

A report from the Transportation engineers states the following regarding proposed development and this chapter of the EIS

"Access"

The site has two accesses – one on the North Road and one on Kilshane Road The access on the North Road was granted permission under F06A/0164 and was designed and built to a high standard The access on the Kilshane Road has visibility partly limited due to overgrowing hedgerows Kilshane Road is substandard in terms of horizontal alignment and cross-section

Traffic Impact Assessment

A Traffic and Transportation Assessment is included in Chapter 13 of the EIS

There are two major assumptions underlying the Traffic Impact Assessment (TIA) First, the quarry will operate at 1 million tonnes per year It appears that this is an average production, whereas TIAs normally use worst case scenarios Second, the average payload of a HGV is 20 tonnes Again, this is a normal average, but given that the development is currently in use and has loading information, it would be better to use a historically measured average payload

The trip attraction/generation calculation is partly unclear and seems to be unnecessarily artificial The source data for Table 13 6 is not specified Also, the calculation for concrete loads in not clearly explained It appears that each load has a volume of approximately 6 9 m^3 It is not clear what the average payload is in terms of weight The HGV trip forecasts in Table 13 7 are based on the calculation in Table 13 6, the LGV trip forecasts are calculated using the proportion of LGV to HGV from Table 13 4 This seems to be unnecessarily artificial Table 13 5 shows historic traffic flows for four years and the applicant should have used this data to calculate the annual trip attraction/generation rates for the assumed level of production It appears that this would have given a significantly higher number of HGVs The analysis in the TIA concludes that the development would have no significant traffic impact due to the small low increase in traffic volume and the spare capacity on the existing road network, especially since the opening of the N2/M2

There is a point which was not given consideration in the TIA The Tyrellstown to Cherryhound Link (the N2-N3 Link) is currently under construction and is expected to open later this year After it opens, traffic from this development is more likely to use the North Road access and less likely to use the Kilshane Road entrance Also, the volume of through traffic on Kilshane Road is likely to reduce radically This will benefit the development, by improving the road network in the area and, in particular, by improving access from the development to the N3 (via the North Road entrance and the N2-N3 link)

In conclusion, the TIA has an unusual methodology which probably under estimates the trip attractions and generations

Road Pavement Damage

Damage to road pavements is non-linearly related to average axle loads, ie HGVs cause disproportionately more damage to the road pavement The Council normally applies a special contribution under Section 48(2)(c) on permissions for quarry and land fill developments to cover the cost of additional maintenance resulting from heavy vehicle loads As this is an existing facility, the applicant has information regarding the axle loads of

vehicles accessing the site This information may be useful in determining the level of any special contribution

Opening Hours

The Transportation Planning Section normally seeks to spread peak traffic loadings on the road network, thereby reducing peak flows and congestion Extending opening hours would help to achieve this However, in this case, due to the availability of spare capacity on the near by major roads, the benefits of extended opening hours would be marginal

Internal Layout and Car Parking

The internal road layout and car parking seem to be haphazard In particular, one element of the development is open to members of the public, who would be less aware of the safety requirements when being in proximity to large plant and machinery "

There are a number of outstanding issues which needs to be addressed by way if additional information

Assessment

Having visited the subject site, assessed the EIS, the drawings and particulars submitted and having regard to the Development Plan policies I am of the opinion that the main issues to be assessed are as follows

Principle

The principle of a continuation of the existing quarrying activities on site is considered to be acceptable having regard to the planning history on site and the RU zoning objective associated within the four quarry areas

Removal of phasing

The proposal to remove phasing from the development is considered to reasonable, given the nature of the facility and the market to which is supplies A level of flexibility within the development is considered to be appropriate

Extraction Depths

North Quarry

All overburden has been stripped, the area to the southeast will be extracted down to the existing quarry floor of c 39mOD The southern half of this quarry will be lowered a further c 21mOD The current permitted depth is c 29mOD The proposed area of extraction is 4 2 hectares to a proposed depth of c 23m OD

West Quarry

All overburden and topsoil has been stripped, only one investigative blast has occurred The current permitted depth of extraction is c 29mOD The proposed area of extraction is c 10 3 hectares to a proposed depth of 25mOD

Central Quarry

It has been extracted to varying depths, the lowest quarry floor in this area is c 58mOD further extraction can be carried out to the east, south and west The current permitted depth

is c 44m OD The proposed area of extraction is 16 4 hectares to a proposed depth of c 18mOD

Southern Quarry

Extraction has taken place over the last ten years The lowest quarry floor is c 38mOD The current permitted depth is c 8m OD No further lateral expansion is proposed It is proposed to square off the northwest area This will result in the removal of the remaining old settling ponds to allow extraction of the reserves beneath The proposed area of extraction is c 25 hectares to a proposed depth of c -65mOD

It is anticipated that 35 million tonnes will be extracted over the period of the proposed 35 years lifetime of this permission

Noise

A number of issues with regard to the Noise chapter in the EIS submitted need further consideration The particular issues relate to the location and number of noise monitoring points Given that no phasing will be in place for the four quarries, a detailed examination of noise is required

Section 9 42 of the EIS it states that *"for the purposes of the assessment, a reduction of -20dB(A) for full noise screening has been adopted (to take account of the high topographical features present between the activity on the site and the receptors)* "

This level of reduction has not be justified or measured This needs to be clarified

It is considered that further noise modeling should be requested in order to provide a more detailed analysis of the proposed noise levels created by the proposed extraction

Dust

There is a concern regarding the number and the location of the dust monitoring sites, given again that no phasing will be in place on site Currently there are 5 no dust monitoring locations on site It is indicated that two are to be relocated to the site boundary However, it is considered additional numbers are required at a number of different locations

Surface Water and Groundwater

There are a number of issues regarding surface water and ground water

It is stated within the Section 6 116 of the EIS that the 2m drawdown cone of the southern quarry will extend outwards from 1 1km to approximately 2km There will be a slight extension in drawdown cone of depression westwards as the West Quarry deepens It is stated that ground water levels are depressed in the area due to ongoing dewatering from the South Quarry and North Quarry," *the quantities of water to be abstracted from the West quarry will remain low until such a time that it deepens below the level of the North quarry* "

There is no analysis of table 6-7, water quality of northern and central quarry sumps

Section 6 41 & 6 48 of the EIS outlines the on average discharge quality

A report from Water Services has been received which has requested further information relating to foul sewer, surface water, ground water and water supply

A report has been received from the Environmental Engineer which states the following

"it is note clear if replacement lagoons would be constructed at another location from the application and how this decommissioning will be achieved and any waste created is managed" Clarification of these works is required

Appropriate Assessment

No screening for an appropriate assessment has been submitted as part of this application
The following has been stated in the Heritage Officers report in relation to appropriate assessment, *"I am concerned that no consideration of potential impacts to Natura 2000 sites is addressed in the EIS I recommend that the applicants are requested to provide sufficient information to the planning authority to enable it to screen the application for appropriate assessment In particular the potential for the proposed development to impact Natura 2000 sites via impacts to the Ward River and the River Tolka needs to be fully addressed The information provided by the applicants must be enable the planning authority to conclude with certainty that the proposed development individually or in combination with other plans and projects will not have a significant effect on a Natura 2000 site or sites Otherwise a full appropriate assessment will be required in this case"* This is noted and it is considered that screening for an appropriate assessment is required It is considered that further details are required outlining any potential indirect or direct impact to any Natura 2000 site within a 15km radius of the subject site, with particular attention to the Ward and Tolka rivers

Wheel wash

There is no wheelwash in place on the site A sprinkler system is stated to be in operation on the site Having regard to the size and scale of the site and the level of vehicular movements on and off site, it is considered reasonable to have a wheelwash in place

Geology

The contact between the Waulsortian limestones and the Tober Colleen Formation, exposed in the roadway in to the Central quarry has been listed as part of Irish Geological Heritage Programme 8 This has been noted and a condition will be imposed in relation to retaining same

Lifetime of permission

The applicants have applied for 35 years for the extraction and a further 5 years to carry out the restoration of the quarry after the cessation of extraction

Section 4.9 of the Quarries and Ancillary Activities Guidelines for Planning Authorities deals with the life of planning permissions:

"Where the expected life of the proposed quarry exceeds 5 years it will normally be appropriate to grant permission for a longer period (such as 10 - 20 years), particularly where major capital investment is required at the outset In deciding the length of the planning permission, planning authorities should have regard to the expected life of the reserves within the site The purpose of setting a finite period is not to anticipate that extraction should not continue after the expiry of that period, but rather to enable the planning authority, in conjunction with the developer and environmental authorities, to review changes in environmental standards and technology over a decade or more since the

original permission was granted In considering whether a further permission should be granted, the planning authority should have regard (inter alia) to the following factors
(a) The extent of the remaining mineral resources and
(b) The extent of existing capital investment in infrastructure, equipment, etc "

Having regard to the existing facilities and infrastructure on the subject site, it is considered significant capital investment has been taken place on the site, therefore a 35 year permission is not considered appropriate It is considered reasonable that a period of 15 years in this instance is acceptable, as it would allow the Planning Authority and Environmental Authorities to review changes in standards and legislation
The applicants have stated that all ancillary facilities are to be retained indefinitely for the duration of extraction operations on site, however it is considered more appropriate that all ancillary facilities will be tied into the life of extraction

Opening hours
The applicants have proposed to change the opening hours from 7am to 6am
Section 4 7 (b) of the Quarries and Ancillary Activities Guidelines for Planning Authorities outlines conditions relating to operation times
(b) Times of operation The duration of quarrying operations (other than blasting, which needs separate controls – see (d) below may require to be controlled in order to protect the amenities of residential properties in the area It is recommended that normal operations should be confined to the hours between 07 00 and 18 00, Monday to Friday inclusive (excluding Bank Holidays)' or as may be agreed with the planning authority, and between 07 00 and 14 00 on Saturdays, with no quarrying, processing or associated activities being permitted on Sundays or public holidays Where market conditions or the nature of particular ancillary processes (such as concrete batch manufacture) would require greater flexibility of working hours, it is imperative that such flexibility be discussed with the planning authority at the pre-application stage, and addressed in the planning application
Having regard to the number of adjoining residential properties and nearby business parks, it is considered reasonable to maintain the existing opening hours

Traffic/Transportation
Having regard to the details submitted as part of the Chapter 13 of EIS and the report received from the transportation engineers, additional information is requested

Archaeological monitoring
Archaeological monitoring has been recommended in the central and west quarries during the topsoil stripping of the remaining un-stripped areas, which is considered to be appropriate

Block Tower
There is an existing block tower located within the central compound area, this is current not in use and does not appear to have been in use for number of years The building is derelict and in poor conditions The intentions for this building should be clarified

Adequacy of EIS

The information to be contained in an EIS is set out in Schedule 6 of the Planning and Development Regulations 2001 The impact of the proposed development was assessed under all the relevant headings with respect to human beings, flora and fauna, landscape and visibility, cultural heritage, soils, water, transportation, noise, air quality, material assets The content and scope of the EIS is generally considered to be acceptable and in compliance with Planning Regulations However, in my opinion further consideration of issues in relation to noise, dust, screening for appropriate assessment, the traffic impact assessment and ground and surface water is required

Conclusion:

There are a number of outstanding issues which need to be addressed by way of further information

Submissions/Observations:

No additional submissions were received in relation to the significant further information received

Reports:

Water Services Report An updated report has been received with no objection subject to a number of conditions
Transportation Report An updated report has been received with no objection subject to a number of conditions
EHO An updated report has been received with no objection subject to a number of conditions
Environment An updated report has been received with no objection subject to a number of conditions
Parks No report received to date
Bio-Diversity Officer No report received to date
Conservation Officer No further comment
Heritage Officer An updated report has been received with no objection subject to a number of conditions
An Taisce No report received to date
Inland Fisheries Ireland An updated report is received, which states the following *"fisheries concerns include the long term maintenance of flow in the Ballystrahan stream and its contribution to the headwaters of the River Ward In line with our obligations under National and European legislation in particular WFD it is imperative that all measures should be taken to prevent further deterioration in the existing status of waters and that degraded surface and ground water are restored to good status We would urge the Local Authority to consider including a condition which requires that all watercourses are reinstated to their pre development (pre 1970) condition during site restoration "*
HSA Significant additional information is noted
RPA No report received to date
NRA No further comment

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg Ref FW12A/0022

NTA No report received to date
Department of Arts Heritage and Gaeltacht Archaeological monitoring is requested as a condition
DAA Report received with concerns regarding bird hazard at the airport, it is recommended that a suitable conditions be attached An updated report has been submitted recommending suitable condition regarding restoration plan in order to minimize bird hazard
Heritage Council No report received to date
Irish Aviation Authority No further observations

LM/YT

Subsequent Report of the Planning Officer dated 6/02/2013.

Additional Information received on 26/11/2012 and was deemed to be Significant Additional Information.

There were a number of outstanding issues which needed to be addressed by way of **further information**, the following was sought and the response is as follows

1 It is noted that Section 8 of the EIS deals with Air Quality and Section 9 deals with Noise/Vibration Having regard to the number of residential properties and commercial properties in the close proximity to the quarry and the proposal to removal phasing arrangements, the Planning Authority considers the number and location of dust and noise monitoring sites critical to the continued protection of amenities throughout the life of the quarry In this regard you are requested to reconsider the number and location of dust and noise monitoring sites

Applicants response

Dust
It is proposed to relocate monitoring location D3 from its existing position to the southwest site boundary adjacent to the nearby residences It is proposed to relocate monitoring location D5 from its existing position to the eastern site boundary Two new dust monitoring location are also proposed, D6 on the southern site boundary between the nearby residences and the operational south quarry and D7, along the north-eastern site boundary between the adjacent residences and the existing processing area/north quarry
Noise
It is proposed to relocate monitoring location N3 to the southwest site boundary adjacent to the nearby residences An additional noise monitoring location is proposed on the northeastern boundary between the adjacent residences and the existing processing area/north quarry
Planners appraisal An updated report has been received from the Environmental Health officer which has no objection to the proposed development subject to a number of conditions

2 It is noted in the methodology used for the noise prediction assessment that a reduction of –20dB(A) for full noise screening has been adopted The Planning Authority considers that the noise prediction assessment should provide for a more detailed analysis of each quarry on site having regard to noise sensitive receptors
Applicants response The principle noise sources generated by quarrying activities with respect to nearest residences are machinery, the processing plant, loading and transport of aggregate and drilling blast holes The stone extraction/processing is the noisiest activity The processing plant sand machines will be fully screened by a combination of the following, existing topography between the quarry and receptor, screening berms and quarry faces When drilling takes place at the upper levels as the quarry develops, these operations will be fully screened by the perimeter berm Detailed noise calculations are provided The maximum noise reading in this area was 82dB
High topographical features such as quarry faces and screening berms provide significant attenuation
The predicted cumulative noise levels arising from quarrying/stone processing/loading activities/blast hole drill rig are within the daytime noise emission limit value of 55dB(A) at sensitive locations recommended by DoEHLG Guidelines
The predicted cumulative noise levels arising from quarrying activities are considerably below the existing background noise levels arising from traffic on the external roads network The resultant noise levels identified area considered to be worst case scenario, as it assumes plant and machinery will be running 100% of the time The average ambient noise levels would be expected to be significantly below predicted

Planners appraisal An updated report has been received from the Environmental Health officer which has no objection to the proposed development subject to a number of conditions

3 The Planning Authority notes that Section 4 of the EIS does not include screening for an Appropriate Assessment in accordance with the requirements of Article 6 of the Habitats Directive and the requirements of the Fingal Development Plan 2011-2017 (Objective BD13) You are requested to submit proposals to address the above
Applicants response A qualified ecologist has carried out an appropriate assessment (AA) screening for the overall site Fingal County Council heritage office was consulted during the preparation of this response The AA Stage 1 screening concludes
This assessment has considered the potential effects associated with the continuation of the quarrying operations and ancillary processing and manufacturing facilities at Huntstown Quarry
The assessment has concluded that the continuation of quarrying operations is not likely to have an adverse effect on the integrity of any Natura 200 site, or on any of the qualifying features for which these sites have been classified/designated, either as a stand-alone development or in-combination with other plans or projects within its zone of influence

Planners appraisal An updated report has been received from the Heritage officer which stated the following *"In my previous report on this application I raised the potential impacts of the proposed development to Natura 2000 sites via impacts to the Ward River and the River Tolka These concerns have now been addressed in the document entitled "Natura*

Impact Statement, Stage1 Screening Assessment", Ref Isa 02036 00189, dated November 2012, prepared by Steve Judge, ecologist
I am in agreement with the conclusions reached, based on the current discharge regimes to the Ballystrahanan Stream and the Finglas Stream, that there will be no significant adverse impacts to any Natura 2000 sites as a result of the proposed development

The issue of changes to discharge regimes and the need to maintain flow rates in the long-term in both the Ballystrahan Stream and Finglas Stream also need to be addressed as part of the ongoing operation of the quarries at Huntstown and their eventual restoration when quarrying has ceased I note the proposed conditions put forward by Rita McGrath, Senior Executive Scientist regarding the current pumping regimes, any changes to such pumping regimes during the life of any planning permission, and the requirement for a restoration plan for Huntstown and I am in agreement with same I would also note that any proposed changes to discharge regimes from Huntstown to the Ballystrahan Stream or the Finglas Stream will trigger a requirement for further screening for appropriate assessment, either in the context of future applications for discharge licences or in the context of approval for any future restoration plan by the planning authority"

4 Having regard to the nature of the facility and the volume of vehicular movements to and from the site, it is considered that a wheelwash should be provided on site in order to reduce the level of dust on the adjoining roads Please submit the relevant details
Applicants response Details of the proposed wheel wash are provided It is to be sited next to the Concrete Dispatch facility at the existing HGV Overhead Spray Bar location, consisting of a drive through wheel bath with a closed water supply system

Planners appraisal These details are noted and are considered to be acceptable In the event of a favourable decision a conditions will be attached that this facility is implemented within a suitable timeframe

5 Please submit the following details
i) An estimate of the maximum annual production and consequent traffic generation
ii) A revised Traffic Impact Assessment based on a revised methodology for calculating trip attractions/generations The revised methodology should consider the maximum annual production at the facility
iii) A justification for retaining the access onto Kilshane Road subsequent to the opening of the Tyrrelstown to Cherryhound Link
iv) A profile of the axle loadings of the vehicles accessing the site
v) Proposals for the segregation of pedestrians from plant and machinery

Applicants response
i) 2 million tonnes per year is the maximum annual production A table has been submitted outlining recent activities, site operation that occurred in the year 2008 in terms of exports and imports generated the highest volumes of materials (c 1 95m tonnes) and therefore generated the most vehicular traffic
ii) A revised traffic impact assessment has been carried out and this considers the maximum annual production at the facility A copy of this TIA has been submitted

iii) Roadstone confirms that they propose to close the Kilshane Road access The Kilshane Road entrance will therefore only be used by vehicles in the event of an emergency
iv) The profile of the axle loadings of the vehicles accessing the site is provided These figures constantly changing, a sample for the period July to September 2012 inclusive is provided
v) All visitors to the retail paving centre and the quarry site will be directed by signage to the visitor car-park Signage at the paving centre will direct all visitors to the site to check in at the paving center reception A dedicated pedestrian pathway is to be provided from the paving display area past the paving centre office and the visitor car park, across the main central site access road to the weighbridge office/reception building The pathway is to be demarcated by solid white lines and standard pedestrian symbols Drawings are provided
Planners appraisal
A report from the transportation department has been received which states the following
"5(i) Maximum Annual Production and Consequent Traffic Generation
This matter has been dealt with adequately The revised HGV trip attraction and generation figures are based on the worst case scenario, which is appropriate
5(ii) Revised Traffic Impact Assessment
The revised methodology for calculating trip attractions and generations is acceptable The Additional Information provides a clearer explanation for the conclusion that the proposed development would have no significant transportation impact
5(iii) Access to Kilshane Road
The Additional Information clarifies that the access will only be open for emergency situations, which is the Transportation Planning Section's preferred option
5(iv) Profile of Axle Loadings
Based on the data supplied in Appendix D, the average axle loading is less than 5 tonnes There is no indication that average axle loadings would increase
5(v) Segregation of Pedestrians from Plant and Machinery
The revised/clarified proposals are acceptable "
It was noted that the conclusion of the report states that there is no objection to the development

6 a) Please clarify the amount of soils in the existing berms which is intended to be used as backfill for the quarry
b) Please outline how progressive restoration of the site will be achieved and when the production of a post quarry plan is triggered
c) Please confirm if replacement lagoons are to be constructed within the southern quarry If lagoons are to be decommissioned please include details of the decommissioning process and the management of the waste created
d) Please outline the management of the extractive wastes on site
e) Please confirm the intended storage periods and locations of aggregate products produced on site
f) Please detail the management of stockpiles in terms of stability and run-off from storage areas used within the site

Applicants response

a) The total volume of soil in the existing berms that is available for use as backfill in the quarries c 1 1million cubic metres (approx 2 2million tonnes)
b) The restored site will be returned to its original ground level and will for the most part merge back in to the surrounding pastoral landscape Restoration works have commenced at the northern portion of the exhausted North Quarry A current waste licence application has been submitted to the EPA for an exhausted portion of the north quarry, outside the proposed ultimate extraction footprint The western face of the north quarry will be retained in part (above the 68mOD level) to facilitate nesting for the existing peregrines flacons resident on the site Huntstown Quarry is listed on the GSI database of geological heritage sites as a potential geological NHA for the Tober Colleen Formation directly overlying Waulsortian Limestone This has only been reported elsewhere in a recorded borehole at Feltrim Quarry This will be incorporated into the restoration plan On completion, the final landform will be modified as necessary to ensure the surface water run-off across the restored site is directed toward the existing natural drainage network Provision will be made for short term environmental monitoring of air, surface water and groundwater A restoration or post quarry plan for Each quarry extraction area will be prepared and submitted to the planning Authority for approval five years prior to the extraction being ceased in that particular area
c) No replacement lagoons are to be constructed within the southern quarry The lagoons are decommissioned and are not in use As the quarry develops, the settlement lagoon materials will be re-used in the restoration process
d) There is an existing Extractive Management Plan in place for the site, this is to ensure the Roadstone is in compliance with the Waste Management Regulations 2009 by setting out measures, procedures and guidance to prevent or reduce and adverse effects on the environment (water, air, soil, flora, faun and landscape)
e) Storage stockpiles are dynamic Aggregate predicts may be stored on the site for up to 2 years They will be stored on all quarry floor areas and in dedicated storage areas adjacent to the ancillary processing area The existing aggregate stockpiles are indicated on the drawing submitted
f) A copy of the Roadstone Wood Health and Safety rules for stockpiles is submitted Run-off from the stockpiles is managed n the quarry water management system
Planners appraisal A report from the Environment section has been received which states the following

With reference to the above application in respect of continuance of existing activities the Environment Department does not have any objections to the proposed developments and the following comments apply

It is noted that the intended quarry extraction areas cover ~ 55 9 hectares and c 1 million tonnes will be extracted annually over the life of the development (35 years) subject to market conditions which implies extraction capacity of ~ 35 million tonnes but this figure has not been quantified Extraction is planned at all four areas within the quarry (north, south, west and central) at the same time However, the extraction planned could potentially impact on the protection of the ground water resource The applicant is requested to address the issue of completing restoration works while protecting the ground water resource

It is noted that restoration works are proposed when all the deposits are fully exhausted or cessation of extraction operations takes place based on economic reasons It is further noted at a post quarrying / restoration plan for each quarry area will be submitted to the Planning Department within 5 years prior to the cessation of extraction of that area However, it is not clear from the information provided when that is expected and what restoration is planned if extraction ceases for economic reasons

Excavated materials are proposed to be stored in stockpiles in the relevant aggregate product for a period up to 2 years It is noted that any unsalable product will be reused in the restoration of the quarry A Waste Management Document (EMS21) is provided (November 2010) which will be reviewed every 5 years The storage of such product on the floor of the quarry will need to be managed to enable restoration of an exhausted quarry area

These comments are noted

7 Please submit the following

Foul Sewer

i) Please submit details of the existing drainage system including line of drains, cover and invert levels to Malin Datum, gradients, connections to OSWWTP, and capacity/loading (PE) calculations demonstrating that the system has the capacity to cater for the number of people on site

ii) To ensure the protection of the groundwater, please submit full details of the system to include, but not limited to the following

Site Specific long section through the proposed treatment system to include floor level, existing ground levels and percolation area

Details of the distribution box, stilling chamber and or manifold for the polishing filter/percolation area

Surface Water

iii) Please submit details of the surface water drainage system including line of drains, channels and sumps Please note cover and invert levels are to be of Malin Datum gradients Details to include run off from buildings/sheds/offices/facilities Soakways must comply with BRE Digest 365, the GDSDS, designed to accommodate a 30yr storm event, include for climate change, use local rainfall data, and be at least 5m from any structure and 3m from any boundary

iv) Please submit details of the measures implemented to minimise stormwater runoff This should include a stormwater management system following the principles of Sustainable Urban Drainage and in compliance with the principles outlined in the GDSDS (Greater Dublin Strategic Drainage Study)

v) In order to protect, improve and enhance the natural character of the watercourses within the county and in order to meet the objectives of the Water Framework Directive a green corridor must be maintained either side of all watercourses Please demonstrate that this green corridor has been maintained, thus complying with the principles of Sustainable Urban Drainage and the GDSDS (Greater Dublin Strategic Drainage Study) Failing to comply with these principles may lead to deterioration in the water quality of the watercourse

vi) The stormwater management system should follow a treatment train approach and should comprise of a series of features which complement each other In addition please submit a

Site Assessment report from the Irish SUDS website (IrishSuds com) demonstrating the following
Interception Storage
Treatment Storage
Attenuation Storage
Long-term storage

Ground Water Pollution Control
vii) Please submit details of measures to adequately control run-off from spillages and from cleaning operations arising from the manufacture of aggregate-based construction products In this regard please demonstrate that
All access ways, road ways and any area intended to carry a vehicle are adequately paved or sealed
The access ways, road way and plant area are surrounded by kerbs or "speed bump" type lands and that all water run-off from those areas is directed to an adequately sized oil and silt interceptor
viii) Please outline the impact the proposed activities will have on the quality of the discharge to the catchment areas of the Ward and Tolka Rivers
ix) Further analysis of the 2km drawdown cone of the southern quarry and tables 6 6, 6-7 and 6-10 of the EIS is required
x) Please demonstrate that flows in the Ballystrahan Stream are maintained at a sustainable level into the future

Water Supply
xi) Please submit details of the connection to the public water main These details should include the water metering arrangements for the development
Applicants response Details have been submitted to address the aforementioned issues

Planners appraisal An updated report has been received from the Water services engineers who have no objection to the proposed development subject to a number of conditions

8 It was noted on the site visit that the existing round block tower is not in use and does not appear to have been in use for a number of years You are requested to outline your intentions for this building over the life time of the quarry
Applicants response It is proposed to maintain the existing round block tower for the duration of the quarry operations at the site for the intermittent and temporary storage of aggregates Upon cessation of the quarrying activates on site this tower will be demolished in tandem with the adjacent crushing plant and other ancillary facilities on site

Planners appraisal This is noted and considered to be acceptable

9 Prior to the formal response to this further information request you are invited to liaise with the Planning Authority, please contact Louise Murphy on 01 8905710
Applicants response A consultation meeting was held on the 21/06/12, and further consultation were carried out with each department

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg Ref FW12A/0022

Conclusion:

The proposed development is considered to be acceptable given its planning history and Rural "RU" zoning The applicants have adequately responded to the Additional Information request Having regard to the scale, extent and nature of the development and its potential impact upon adjoining lands, it is considered reasonable to restrict the 'lifespan' of the quarrying and ancillary manufacturing and recycling/recovery operations to a period of 20years from the date of this decision
Having regard to the dynamic nature of the site, it is considered reasonable that the restoration plans be submitted to the local authority within 12 months from the final grant of planning permission

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000-2010, subject to the following (23) condition(s) - (22) 4T.

Conditions and Reasons

1 The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application on the 09/03/12 as amended by way of significant additional information as received on 26/11/12, save as may be required by the other conditions attached hereto

REASON To ensure that the development shall be in accordance with the permission and that effective control be maintained

2 This decision permits the developer/operator to continue quarrying/extraction and processing operations on the site for a period of twenty years from the date of this decision The existing buildings, hardstanding areas and plant machinery shall be permitted for the 'lifespan' of quarrying/extraction operations After that time, all quarrying/extraction works shall cease and all buildings, plant and machinery shall be removed from the site unless a further grant of planning permission is obtained from the planning authority or from An Bord Pleanala on appeal

REASON In the interest of proper planning and sustainable development of the area

3 During the operational phase of the quarry, the noise level from within the boundaries of the site measured at the noise sensitive receptors in the vicinity, shall not exceed Daytime 08 00–20 00 h LAeq (1 h) = 55 dBA and Night-time 20 00–08 00 h LAeq (1 h) = 45 dBA (Note 95% of all noise levels shall comply with the specified limit

value(s) No noise level shall exceed the limit value by more than 2 dBA)
All sound measurement shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with respect of Community Response" as amended by ISO Recommendations R 1996 1, 2 or 3 ' Description and Measurement of Environmental Noise" as applicable

REASON In order to protect the residential amenities of property in the vicinity

4 All ameliorative proposals contained within the EIS and subsequent alterations by way of significant additional information shall be strictly complied with

REASON In the interests of the proper planning and development of the area

5 During the operational phase of the quarry, the noise level from within the boundaries of the site measured at the noise sensitive receptors in the vicinity, shall not exceed Daytime 08 00–20 00 h LAeq (1 h) = 55 dBA and Night-time 20 00–08 00 h LAeq (1 h) = 45 dBA (Note 95% of all noise levels shall comply with the specified limit value(s) No noise level shall exceed the limit value by more than 2 dBA)
All sound measurement shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with respect of Community Response" as amended by ISO Recommendations R 1996 1, 2 or 3 "Description and Measurement of Environmental Noise" as applicable
REASON In order to protect the residential amenities of property in the vicinity

6 Vibration levels from blasting shall not exceed a peak particle velocity of 12 millimetres per second, when measured in any three mutually orthogonal directions at any sensitive location The peak practicle velocity relates to low frequency vibration of less than 40 hertz where blasting occurs no more than once in even continuous days Where blasting operations are more frequent, the peak particle velocity limit is reduced to 8 millimetres per second Blasting shall not give rise to air pressure values at sensitve locations which are in excess of 125 dB (linear maximum peak value), with a 95% confidence limit No individual air pressure value shall exceed the limit value by more than 5dB (Lin)

REASON In the interest of maintaining the amenity of adjoining landowners

7 Dust levels at the site boundary and sensitive locations shall not exceed 350 milligrams per square metre per day averaged over a continuous period of 30 days (Bergerhoff Gauge) Details of a monitoring programme for dust shall be reviewed on an annual basis and these reviews shall be submitted for the written agreement of the Planning Authority The developer shall carry out any amendments to the programme required by the planning authority following the annual review

REASON In the interest of maintaining the amenity of adjoining landowners

8 i) Within 3 months of the final grant of planning permission the applicants shall submit full details of the existing pumping regime, including quantities currently discharged
ii) The applicants shall submit details of any proposed changes (for the duration of the planning permission) to the existing pumping regime, including proposed arrangements/quantities being discharged to adjacent streams (Ballystrahan and Finglas Stream) This shall be agreed in writing with the Planning Authority prior to the implementation
iii) The operator shall ensure that the development does not affect or cause deterioration in water quality, water levels or yields in the domestic wells in the vicinity of the quarry In the event of quarrying activities having a proven adverse impact on private wells in the vicinity, the operator shall undertake appropriate remedial measures as agreed with the planning authority, at the expense of the operator In the event of any disruption of any water supplies, the quarry operator shall cease any operations causing such disruption until water supply has been restored or replaced
iv) No direct emissions including discharges of List I and List II substances as specified in Directive 76/464/EEC to groundwater shall occur
v) Prior to the importation of inert soils and stone for the backfilling of quarry voids(inert waste recovery) the applicants shall
(a) hold a waste licence from the Environmental Protection Agency
or
(b) produce evidence of a determination by the Environmental Protection Agency under Article 27 of the European Communities (Waste Directive) Regulations 2011 for any soil imported
vi) The applicant shall ensure that all hauliers of waste hold a valid waste collection permit for the material collected/delivered to the site
vii) Prior to the 31/11/14 or prior to the stripping of the overburden in the central quarry area whichever is the first, the applicants shall submit for the written agreement of the Planning Authority an interim restoration plan for the central quarry area
vii) The applicants shall review the Waste Management Plan (November 2010) for the site (submitted by the applicant (EMS21)) every five years and submit a copy for the written agreement of the Planning Authority This plan shall include the management of stockpiles of unsaleable product

REASON In the interest of public health

9 (a) Within 12 months from the date of this order, a comprehensive Restoration Plan for the entire site and individual quarries shall be submitted to the planning authority for written agreement The plan shall include details on access arrangements, slope stability, vegetation proposed, proposals for biodiversity enhancement and for ongoing maintenance The plan shall include a programme to include ongoing restoration throughout the life of the quarry The restoration plan shall be prepared in consultation with Aer Rianta, Dublin Airport Bird Hazard Committee and the Irish Aviation

Authority
(b) Restoration shall be carried in accordance with the revised restoration plan as agreed by the planning authority

REASON To ensure the satisfactory restoration of the site in the interest of visual amenity and environmental protection

10 Any changes proposed to the discharge regimes from the subject site to the Ballystrahan Stream and/or the Finglas stream shall require Screening for Appropriate Assessment This shall be submitted to the Planning authority for its written agreement

REASON In the interest of protecting the amenities of the area

11 At least 24hours advance notice of each blasting operation to be carried out shall be given to occupants of residential properties, and industrial and business park occupants of land within a 500metre radius of the site boundaries Further warning by way of siren shall also be given not later than 30 minutes prior to each detonation The developer shall employ the best available technology, not entailing excessive cost, in order to minimise noise, dust, vibration and changes in air over pressure caused by blasting

REASON In the interest of public safety and the amenities of surrounding properties

12 The operational hours of the development, including all quarrying and all processing operations, shall be between 0700 hours and 1800 hours, Monday to Saturday Blasting operations shall take place only between 1000 hours and 1600 hours Monday to Friday No operation of any kind shall be carried out on Sundays or public holidays

REASON In the interest of protecting the amenities of the area

13 The wheel wash facility (as included within the significant additional information details received on the 26/11/12) shall be put in place within 2 months following the final grant of planning permission All trucks leaving the site shall go through this facility Effective measures shall be taken by the operator to prevent the undue emission of dust from the site and site roadways A water bowser(s) or similar facility shall be available on site at all times during dry weather, so that all vehicle and plant roadways can be watered to lay dust as necessary

REASON In the interests of minimising nuisance caused by the emission of dust

14 Notwithstanding the above, all public roads and footpaths immediately adjoining the site entrances shall be cleaned at regular intervals, not less than once per week to the

satisfaction of the Planning Authority The applicant/developer shall pay particular attention to the North Rd entrance and residential dwellings oppposite

REASON In the interest of road safety and the general amenity of the area

15 All vehicles carrying quarried material or other dust producing materials to or from the site shall be securely sheeted

REASON In the interests of traffic safety

16 Appropriate measures shall be taken by the developer at all times to ensure the security of the site In particular notices shall be erected at prominent positions along the boundaries of the site alerting the general public to the danger of the quarry, associated plant and machinery

REASON In the interest of public safety

17 The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site In this regard, the developer shall -
(a) notify the planning authority in writing at least four weeks prior to the commencement of any soil stripping (including hydrological and geotechnical investigations) relating to the proposed development,
(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination

REASON In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site

18 The developer shall submit once every three years for the lifetime of this permission, an aerial photograph of each quarry area which adequately enables the planning authority to assess the progress of extraction each quarry area The first photograph shall be taken and submitted in 2014

REASON In order to facilitate monitoring and control of the development by the planning authority

19 Foul Sewer
1) No foul drainage shall discharge into the surface water system under any

circumstances
ii) The foul drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6 0" FCC April 2006
Surface Water
iii) No surface water/ rainwater shall discharge into the foul sewer system under any circumstances
iv) The surface water drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6 0" FCC April 2006
Water Supply
v) All water fittings and installations shall incorporate best current practices in water conservation
vi) The water supply for the development shall comply with the "Guidelines for Drinking Water Supply" FCC February 2009 Revision 1

REASON In the interest of proper planning and sustainable development

20 Prior to the cessation of quarrying in the northern quarry, the developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company or other form of security (to be agreed with the Planning Authority) to secure the provision and satisfactory implementation of permanent pumping/de-watering of the worked out extractive void pending the completion of reinstatement works to fill the extracted areas with inert material The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or in default of agreement, shall be determined by An Bord Pleanala

REASON In the interest of proper planning and sustainable development of the area

21 The applicant shall pay to the planning authority a financial contribution of €500,000 in respect of ongoing road maintenance and improvements of the R135 North Road, which benefit the proposed development of the site that is provided or intended to be provided by or on behalf of the authority in accordance with section 48(2)(c) of the Planning and Development Act 2000, as amended The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the scheme at the time of payment The application of any indexation required by this condition shall be agreed between the planning authority and the applicant or, in default of such agreement, the matter shall be referred to the Board to determine

REASON It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance section 48 of the Planning and Development Act 2000 (as amended) be applied to the permission

22 The applicant, over the lifetime of the quarry operations, shall annually set aside a fund The purpose is to provide appropriate projects/community gain in the general area and shall be decided on by Fingal County Council in consultation with the applicants The initial contribution to the fund shall be €0 10 per tonne of extracted material and thereafter the contribution shall be updated in accordance with the consumer price index The community gain fund shall be lodged into a special community gain account for Fingal County Council

REASON To mitigate the impacts of the quarry operations on the local community

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg Ref FW12A/0022

Volume 6/2/13
Senior Executive Planner
Joan Coffey SP 6/2/13

Endorsed: [signature]
for Administrative Officer

Order: A decision pursuant to Section 34 of the Planning and Development Act 2000 (as amended) to **GRANT PERMISSION** for the above proposal subject to the(**23**) condition(s) set out above is hereby made

Dated 7th February, 2013

[signature]
~~**Senior Planner**~~
Director of Services

To whom the appropriate powers have been delegated by Order of the County Manager, dated

~~29/03/2012~~
20/08/2012 ET.
(CM 5823)