

WEXFORD COUNTY COUNCIL PLANNING AUTHORITY
PLANNING AND DEVELOPMENT ACT 2000 (as amended)

NOTIFICATION OF DECISION ON PLANNING APPLICATION

The Decision of Wexford County Council on the application described in the Schedule to this Notice is as shown therein. Please be advised that in making this Decision, Wexford County Council has taken into account any observations or submissions received. Please read the notes supplied with this Notice.

Signed on behalf of *Wexford County Council* _____

Rory Nolan

Date 6 May 2016

SCHEDULE

PARTICULARS OF PLANNING APPLICATION

PLANNING REG. NO.: 20160261

DATE OF APPLICATION: 16 March 2016

APPLICANT: SEAN & MICHAEL KELLY
 Ballinrouan
 Screen
 Co. Wexford

TYPE OF APPLICATION: PERMISSION

PROPOSED DEVELOPMENT: PERMISSION FOR A PERIOD OF 25 NO YEARS ON A SITE AT BALLINROOAUN. THE APPLICATION SITE COMPRISES AN AREA OF C. 15.02 HECTARES. PERMISSION IS SOUGHT FOR THE CONTINUED OPERATION OF THE EXISTING QUARRY PERMITTED UNDER WEXFORD COUNTY COUNCIL REG. REF. 20082323 AND THE EXTENSION OF THE QUARRY ONTO ADJOINING LANDS TO THE WEST. THE QUARRY EXTENSION IS SOUGHT TO A MAXIMUM DEPTH OF C.37 METRES OD. THE

PROPOSED EXTENSION WILL NOT RESULT IN AN INCREASE IN THE PERMITTED EXTRACTION RATE (125,00 TONNES PER ANNUM). THE PROPOSED DEVELOPMENT INCLUDES ALL ANCILLARY SITE DEVELOPMENT, AREAS OF STOCKPILING, LANDSCAPING AND BOUNDARY TREATMENT WORKS ABOVE AND BELOW GROUND, INCLUDING THE RESTORATION OF THE FINAL PIT VOID (EXTRACTIVE AREA) AN ENVIRONMENTAL IMPACT STATEMENT (EIS) WILL BE SUBMITTED TO THE PLANNING AUTHORITY WITH THE APPLICATION.

LOCATION: BALLINROOAUN, CASTLE ELLIS

DECISION: REFUSED **as listed hereinafter.**

DATE OF DECISION: 6 May 2016

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DECISION

REFUSE Permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Planning Authority had regard to those matters to which, by virtue of the Planning & Developments Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS FOR REFUSAL

1. Having regard to the extent of development proposed, the elevated and prominent characteristics of the site (particularly its northernmost portion) and the location of the site within the Screen Hills Landscape of Greater Sensitivity the proposed development would create a significant and unnatural feature in the landscape, which consequently would have a significantly adverse impact on visual amenities over a wide area. As such the proposed development would be contrary to Objectives L03, L04, L05 and Section 18.16 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.
2. Having regard to the extent of development proposed, the elevated characteristics of the site and the proximity of the proposed quarrying (particularly its northernmost portion) to land outside of the applicant's ownership, the proposed development would give rise to significant adverse impacts and disamenity associated with airbourne dust and sand affecting land outside of the applicant's control. As such the proposed development would be contrary to Objective ED11 and Section 18.16 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.
3. Having regard to the extent and characteristics of the quarry/sand pit development proposed, the proposed development would have a significantly adverse impact on the Screen Hills 'kettle and kame' landscape, which has been identified by the Geological Survey of Ireland as being of international importance and is recommended for geological/ geomorphologic Natural Heritage Area status. As such the proposed development would be contrary to objectives NH01, NH02, ED09 and ED11, and section 18.16 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

END OF SCHEDULE

Please note that you are now required to remove your site notice(s) immediately.

Wexford County Council Planning Department.

Environmental Impact Assessment Report

Planning Application No. 20160261

This planning application for the continuation and expansion of a quarry/sand pit at Ballinrooan, Screen, Co. Wexford is accompanied by an EIS as the proposed development falls within 2(b) of Part 2, Fifth Schedule of the Planning and Development Regulations, 2001 (SI No. 600 of 2001), as it involves the extraction of sand where the area of extraction would be greater than 5 hectares.

In accordance with the requirements of:

- Article 3 of the European Directive
- 85/337/EEC, as amended by Council Directives 97/11/EC and 2003/35/EC
- Section 171A of the Planning and Development Act 2000 (as amended),
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DoECLG) 2013

it is a requirement that the competent authority carry out an EIA which should identify, describe and assess the direct and indirect effects of the proposed development on the following:

- (a) human beings, flora and fauna,
- (b) soil, water, air, climate and the landscape,
- (c) material assets and the cultural heritage, and
- (d) the interaction between the factors mentioned in paragraphs (a), (b) and (c).

This EIA report contains an overview of the contents the EIS submitted with the application. The overall assessment of the planning application is included within the planning report on the application.

CONTENTS OF EIS

The first five sections of the EIS include a Non-Technical Summary and establish the context for the development and EIS, the contents and main points of which are summarised below. Subsequent chapters relate to effects on the environment.

Non-technical summary of EIS

- Required in accordance with the legal requirements for the preparation of an EIS to clearly present information relating to the development in clear and non technical language.

Chapter 1 Introduction

- Overview of the purpose and need for EIA
- Reference to Scoping of the EIA (non-statutory scoping undertaken)
- Overview of the EIS preparation and sections
- EIS preparation led by Tom Philips and Associates, with input from specialist experts. Statement that the experts used are fully qualified competent in their field (described as a Guarantee of Competency and Independence, in accordance with EIA Directive 2014/52/EU)

Chapter 2 Site Location and Context

- Describes the location of the site within the wider western part of County Wexford
- Describes the subject site
- Describes the character of the lands surrounding the site

Chapter 3 Description of the proposed development

- Overview / description of the existing quarry/sand pit at the site;
- Overview of the proposed development including:
 - the total site area of approx 15ha;
 - the proposed volume of material to be extracted (approx 2.7m tonnes, 1.7m m3) and the maximum rate of extraction (125000 tonnes per year)
 - phasing (completion of existing sandpit/quarry followed by 3 phases of extraction and restoration)
 - access via the existing access
 - the quarry/sand pit processes;
 - landscaping and restoration proposals

Chapter 4 Examination of alternatives

- Summary of rationale for the development
- Statements that:
 - expanding the existing quarry/sand pit is supported by the Planning Guidelines for Quarries and Ancillary Activities (2004),
 - the applicant has significant capital investment in the existing operation,
 - an alternative location within the area would not be viable or make best use of resources,
 - the design proposed reflects the characteristics of the site, experience and best practice;
 - expanding the existing quarry/sand pit would minimise cumulative impacts

EFFECTS ON THE ENVIRONMENT

Effects on Human Beings

Chapter 5 of the EIS is entitled Population and Human Health.

The main points are summarised below:

- Blown dust/sand (affecting air quality), noise, visual impacts, traffic (noise and public safety), impacts on waters, socio-economic impacts are discussed in detail in subsequent chapters of the EIS;
- Development will not lead to an increase in jobs at the quarry but will secure the long-term employment. The existing number of jobs is not stated.
- The development will not have significant adverse direct impacts on human beings in the area
- The 'do-nothing' scenario (i.e. not extending the quarry/sand pit) may have adverse impacts on the long-term security of direct and indirect employment

Effects on Flora and Fauna

Chapter 6 of the EIS is entitled Ecology.

The main points are summarised below:

- Statements regarding the methodology and personnel used in preparing the chapter (5no. surveys undertaken from August to December 2015 by Dr Gavin Fenessy, Jim Hurley, Dr Mary O Connor, Dr Isobel Abbott; bat detector and trail camera used etc)
- Reference to consultations, including written scoping advice (copy included), from the Development Applications Unit of the National Parks and Wildlife Service in 2015;
- Description of habitat types on site:
 - Improved agricultural grassland
 - Dry meadows grassy verge
 - Acid grassland
 - Hedgerows
 - Scrub
 - Active Quarries and Mines
 - Exposed sand till
 - Recolonising bare ground
- Mammal survey
 - Rabbits abundant
 - Evidence of foxes visiting the site but no dens recorded
 - Badgers are known to occur in the wider area but there was no evidence of badger setts or signs of extensive badger use (eg. paths, latrines) of the site
 - Domestic cat and dog and brown rat recorded on trail camera
 - Hedgehog may occur locally
- Bat survey
 - Pipistrelle (Common and Soprano), Leisler's, Myotis, Brown Long-Eared bats recorded at the site
 - Habitats on the site used by foraging and commuting bats
 - No evidence of bat roosts within existing ditches/ buildings on/around the site

- Avian survey
 - 37 species identified (inc. Meadow Pipet, Herring Gull, Peregrine Falcon, Buzzard and Kestrel);
 - No record of wildfowl or wintering waders on site (site in close proximity to Wexford Slobs)
 - Broad diversity of species but numbers present relatively small
- Summary of the Screen Hills and Slaney River Valley SACs and The Raven and Wexford Harbour and Slobs SPA
- Screening for Appropriate Assessment
 - Prepared by Ecology Ireland Wildlife Consultants
 - Conclusion: No significant effects on the key relationships that define the structure or function of the Screen Hills SAC, The Raven SPA, Wexford Harbour and Slobs SPA, Slaney River Valley SAC

The followings statements are made (summarised):

- No Annex 1 habitats within the site
- Habitats which would be lost (grassland/recolonising bare ground/grassy verge) are not particularly rare
- Limited loss of hedgerows
- Flora species identified on site not particularly rare (none included in Flora Protection Order 1999)
- Agricultural land to be lost is not of high botanical importance
- No impacts on compensatory lands set aside further to permission 20082323.
- No mammals of conservation concern would be affected
- Neutral impacts on birds

The following is stated with respect to proposed mitigation (summarised):

- Hedgerows to be retained and planted at the overall boundaries of the site
- Restoration /landscaping will create new habitats
- No night-time lighting of the development – operations generally within daylight hours
- Topsoil will be stored appropriately
- Landscaping works will take place outside of nesting season
- Landscaping works will be supervised by an ecologist
- Bat boxes will be installed
- A vertical sand face will be retained for sandmartins
- Impacts on air and water will be controlled and monitored.
- Overall neutral to slight positive residual impacts

Effects on soil

Chapter 7 of EIS is entitled Soils and Geology
The main points are summarised below:

- Soils at the site (to be stripped and stored at the site): lithosol and rigosol shallow, well drained, derived from non-calcerous parent material. Approx 2-3m in depth;
- Sub-soils at the site (to be extracted) : Sand deposit ('Screen Member') derived from sandstone/shale sands and gravels. Fragments generally less than 10mm. High shell content, high permeability and grass nutrient enriching qualities mean the sand is highly suitable for use as an underlayer below grass pitches. Sand also useful in the production of construction materials (eg plaster);
- Screen Hills: a glacial features formed when an ice sheet retreating back to the Irish sea deposited sand from the Irish sea basin ('Kame') . Trapped, melting bodies of ice formed 'Kettle' holes. Finer deposits were removed by meltwater leaving a sorted granular deposit.
- Bedrock geology: sandstones and mudstones
- Geomorphology: general drop in levels from northeast to southwest with some ridges and valleys
- The development could lead to:
 - Contamination of soils/subsoils
 - Loss of geologically important site
- Proposed mitigation:
 - Working bench heights: 15m, meeting current Health and Safety Regulations
 - Extraction slopes: 35-40 degrees
 - Restored slopes (facilitating agricultural afteruse): max 20 degrees
 - Topsoil and sub-soil to be stored on site at various locations on the site and will be left undisturbed prior to restoration
 - Measures recommended to prevent spillages of oil etc effecting soils (eg hardstandings for refuelling, oils not stored on site etc)
 - The restoration proposals are deigned to mimic the 'kettle and kame' landscape
 - Access to be allowed to geologists to monitor and record activity
 - Extraction to take place in accordance with Geological Heritage Guidelines for the Extractive Industry (GSI/ICF, 2008)
- No residual impacts

Effects on Water

Chapter 8 of the EIS is entitled Hydrogeology and Hydrology.
The main points are summarised below:

- Prepared by Aqua Geoservices (Bruno Telliard MSc), involved in monitoring this site over 8 years, methodology of report preparation outlined;
- Area generally well drained, most rainfall percolates through the soils and sands and recharges the water table.
- General area otherwise drained by the Glenbough stream, rises approx 300m southwest of the site
- c100% of surface water would drain to ground over the area of extraction, no surface water run-off would be generated;

- No flood hazards identified
- Analysis of waters at 10 ponds and the Glenbough stream undertaken in January 2016 – results submitted:
 - All pH readings within EC Regulation Limits;
 - Some ponds and the Glenbough stream may be partially ground water fed;
 - All ponds surrounding the site are mainly perched water features ie formed above the general water table by local deposits of impermeable material
 - Ponds will not be impacted by the proposed development
- The Kilmuckridge/Screen Hills sand and gravel aquifer (regionally important, high vulnerability, GSI)
- Results from 5no monitoring wells analysed:
 - Water table between 29m aOD and 38m aOD
 - Groundwater flow towards southwest
 - Waters of generally moderately good quality with indications of some contamination probably as a result of farming activities and not attributable to extraction activities
- Proposed mitigation
 - Extraction will remain a minimum of 5m above the water table at all times
 - Refuelling, materials storage and maintenance will mostly to take place on nearby farm mobile screener on site refuelled by mobile bunded fuel bowser
 - Staff facilities to be used on existing adjoin farm
 - A Spraying/ sprinkler system should be used to control dust to control dust
 - No water used in processing
 - No groundwater extraction to facilitate the development
 - Surface water from access road easily managed
 - No slurry spreading permitted post- restoration
 - On-going restoration
 - On-going monitoring
- Overall Conclusion: No residual impacts on ground and surface water quality

Effects on Air and Climate

Chapter 9 of the EIS is entitled Air Quality and Climate

Chapter 10 of the EIS is entitled Noise and Vibration

The main points are summarised below:

- Meteorological data submitted from Johnstown Castle (since 2007) and Rosslare (since 1978) weather stations :
 - mean rainfall 1078mm, heaviest falls October, November, January
 - wind mean speeds 9.4 -12.4 knots (prevailing wind direction not stated)
- Air quality in area considered to be of generally good quality (source: Monitoring at Enniscorthy by EPA)
- Local residential properties identified, reference to agricultural land adjoin the site
- Dust monitoring results undertaken so far – no breaches

- Background noise levels monitored 28 November 2015 by Environmental efficiency Consultants. Noise Prediction results for sensitive locations submitted
- Proposed mitigation:
 - Processing to be undertaken within the pit itself, faces of quarry will absorb noise, standard noise mitigation measures also will be employed
 - Speed limits for vehicles
 - Haul routes sprayed during dry period
 - Stockpiles located away from sensitive areas
 - Dust monitoring
 - Inspections to monitor any dust build up
 - Wheelwash
 - Plant and stockpiles at lowest levels at time
 - Roadsweeping to take place as appropriate
 - Covered lorries
- Conclusions:
 - Having regard to the location of the site relative to sensitive receptors effects of airbourne dust would be negligible during construction phase.
 - No emissions generated during operational phase
 - No significant impact on ambient noise levels
 - No impact on climate

Effects on landscape

Chapter 11 of the EIS is entitled Landscape and Visual Impact Assessment. The main points are summarised below:

- Prepared by Park Hood Chartered Landscape Architects
- Assessment process in accordance with 'Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Assessment) 2013
- 2 landscapes on site currently: working quarry and rolling agricultural land
- reference to the site being within the Lowland (and Upland, probably unintentionally) Landscape Character Unit, the Screen Hills Landscape of Greater Sensitivity and the Screen Hills SAC and pNHA.
- Proposed development described
- Description of proposed restoration:
 - removal of all plant and equipment;
 - integrate development into adjacent farmland and kettle and kame landscape, rounded slopes with max 20degree gradient;
 - groundworks and soil usage to facilitate growth of vegetation;
 - restoration to be overseen by ecologist and landscape architect;
 - most of haul road to be restored (part retained for agricultural access)
 - 'unnatural' spoil heaps to be used in restoration
 - Potential for habitat creation
 - Soil management in accordance with british standard

- woodlands planting would be out of context
- Effects on landscape:
 - during operational phase impacts would be substantial but within a limited and concentrated area
 - bunds used south of extraction to mitigate visual impact (no further details regarding these bunds were submitted)
 - removal of up to 670m of hedge lines but some of this would be weak currently, replacement is proposed;
 - currently slight effects from the existing quarry
 - limited/no visual impacts from Screen Village, Curracloe Village, Wexford Town etc
 - analysis of 5no. viewpoints around the site, and the Slobs and Wexford County Council offices (eg. quarry 'barely discernible' from Wexford County Council offices)
 - Majority of works obscured by the existing topography forming part of phasing process of works/restoration
 - Haul road etc of limited visibility
- Overall conclusions:
 - Significant local impact but no significant effects over the wider area
 - Alternative locations could have greater impacts

Effects on material assets

Chapter 12 of the EIS is entitled Traffic and Transport. Chapter 13 of the EIS is entitled Cultural Heritage. The main points are summarised below:

- Chapter 12 prepared by consultants Transport Insights
- site visit 17 November 2015
- access to the proposed development will use the existing access point to L-7003-1
- L-7003-1 is relatively narrow, meandering road with no footpaths or street lighting. There are passing places for HGVs
- 11 vehicles (each way) per hour noted on site visit, can be extrapolated (using TIA Guidance) to daily average total flow of approx 400 vehicles
- 125000 tonnes per year of production per year equates to 10,400 tonnes per month, approx 14000 movements (total in and out) per year, 44 per day (inc. 3no.staff)
- All traffic leaving site will head towards R741 via Screen
- No minor, serious or fatal accidents occurred in the vicinity of the site between data 2005-2012 (Road safety Authority Online Collision Database SA data)
- Existing site access and road has the capacity to cater for the proposed development and quarry /sand pit traffic will have an insignificant impact
- Chapter 13 prepared by Irish Archaeological Consultancy Ltd

- Methodology set out inc. consultation with various bodies including DaAHG, National Museum of Ireland, Trinity College Map library
- Little evidence of prehistoric activity in the vicinity of the site
- townland name Ballinrooaun derived from 'Baile Ruadh' possibly meaning 'homestead/town of reddish land'
- Field inspection undertaken November 2015 – no archaeological features of interest noted
- four recorded monuments within 1km radius, none within 500m of the site, no effects anticipated
- closest protected/NIAH structure in Screen village approx 900m from the site, no effects anticipated
- archaeological monitoring of topsoil stripping recommended as mitigation

Waste Management

Chapter 12 of the EIS is entitled Waste Management. The main points are summarised below:

- No significant waste generated as sands will be removed from site and soils retained for use in restoration
- Any other waste generated will be handled, segregated and contained in the correct manner, with disposal off-site by a licensed contractor
- No adverse effects on the environment from waste generation at the site.

Interaction between the above factors

Chapter 15 of the EIS is entitled Interrelationship between factors. The main points are summarised below:

Human Beings and Water – No interrelationship as no impacts on surface or ground water will be generated

Human beings and Air/Climate – No change in dust or other emissions from activity. No change in traffic levels. Mitigation measures will ensure control of potential impacts

Human beings and Noise – No adverse impacts on noise sensitive locations anticipated.

Human beings and landscape – Topography, existing landscape features, method of working and restoration will limit adverse visual impacts

Human Beings and Traffic – No intensification of operations, no increase in traffic, haul routes (via Screen and R741 will continue to be used)

Flora/Fauna and Water – No extraction within 5m of the water table, no other impacts on hydrology and hydrogeology affecting flora/fauna

Flora/Fauna and Landscape – Landscaping measures will have minimal impacts on habitats

Soils/geology and Water – No change or adverse impacts in the recharge pattern of the sand and gravel aquifer

Soils/geology and Landscape – The use of soils in the landscaping proposed will have a positive impact on the landscape

Soils/geology and Cultural Heritage – Monitoring of topsoil stripping proposed for archaeology

Air and Traffic – No increase in traffic levels, mitigation proposed for dust potentially generated by traffic

Noise and traffic – No increase in traffic levels

Difficulties encountered

Chapter 16 of the EIS is entitled Difficulties Encountered in compiling and specific information

Main points:

- No specific difficulties in general;
- Adverse weather in November 2015 meant that some monitoring and well drilling had to be delayed slightly

COMMENTS OF PLANNING AUTHORITY

Overall, it is considered that the submitted EIS provides a comprehensive overview of the issues generated by the proposed development including:

- Identification of the likely significant direct and indirect effects of the project on the environment;
- Descriptions of the likely effects identified;
- Assessments of the likely significant effects identified, having regard to mitigation measures.

The Planning Authority, however, would make the following comments with regard to the potential impacts of the proposed development:

Impacts on Human Beings

- Further information could have been submitted to clarify the exact number of people employed in the development.
- Further information could have been submitted with regard to the effects of traffic movements generated by the proposed development (particularly heavily laden HGV vehicles) on the amenities of people (particularly noise, and vibration etc) living adjacent to the proposed haul route and on the actual and perceived impacts of that traffic on public safety, and on sustainable transport choices such as walking and cycling.

Impacts on Flora and Fauna

- Further information could have been submitted with regard to the impact on blown dust (sand, soils) on flora and fauna

Effects on soil (and geology)

- Further information could have been submitted with regard to the impacts of the proposed development (including the detailed design of the proposed extraction and restoration works) on the form of on the Screen Hills landscape, the unique characteristics of that landscape and its status as an intended Natural Heritage Area.
- The planning authority has significant concerns regarding the effects of the proposed development on the geology/geomorphology of the Screen Hills.

Effects on water

- This chapter is considered to provide a good overview of the effects likely to be generated and the planning authority would not question the general conclusions made.

Effects on Air and Climate

- Further information could have been submitted regarding the likelihood and effects on the environment of previous extraction and stockpiling etc on the generation of airbourne dust and sand etc affecting the environment around the area of extraction. Notwithstanding the dust monitoring results obtained, there has been significant evidence on site of this occurring and the operator is aware of complaints made to the planning authority from the adjoin landowner.
- The planning authority would not question the conclusions made with regard to the potential effects of noise generated at the proposed development on the environment of residents of the area.
- The planning authority has significant concerns regarding the effects of the proposed development on airbourne dust and sand etc generation affecting adjoining properties.

Effects on landscape


- Further information could have been submitted with regard to impact of the proposed development on the landscape, having regard to the scale and extent of the development and the elevated characteristics on the northern portion of the site.
- Further information could have been submitted within the EIS and application itself with regard to the timescale of the various phases of the proposed development and matters such as the location and scale of bunds, stockpiles, processing areas etc.
- The planning authority has significant concerns regarding the impact of the proposed development on the landscape.

Effects on material assets

- Further information could have been submitted with regard to the potential impact of airbourne dust on the agricultural assets which adjoin the site.

Overall conclusions of planning authority

Notwithstanding the above, it is considered that there is sufficient information contained within the EIS. In conjunction with the other documents submitted with the planning application, referral responses received, evidence from visits to the site and examination of previous planning files etc, there is deemed to be sufficient information available to enable an assessment to be made of the impacts on the environment of the proposed development.

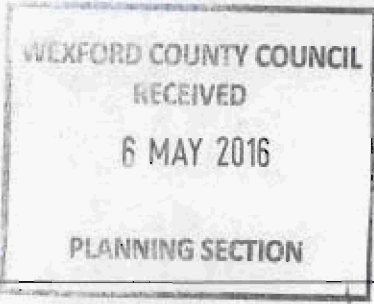


Graeme Hunt
Executive Planner
Wexford County Council

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10/05

| On receipt of F I's refer to: | Date Referred |
|-------------------------------|-------------------|
| Environment | |
| Roads | |
| Area Engineer | |
| Other | |
| No Referral | |
| Reason for Refusal | Public Health |
| | Road Safety |
| | Neighbour Amenity |
| | Development Plan |

| | |
|---------------------------------------|---|
| Registered Date | 16 March 2016 |
| Date Received Decisions Office |  |
| Due Date | 10 May 2016 |
| FI Date | |



**Wexford County Council
PLANNING REPORT**

| | |
|--------------------------|--|
| Application No. ✓ | 20160261 |
| Applicant ✓ | SEAN & MICHAEL KELLY |
| Location ✓ | The site is located in the Townland of BALLINROOAUN, CASTLE ELLIS |
| Description ✓ | <p>Development Proposal - PERMISSION FOR A PERIOD OF 25 NO YEARS ON A SITE AT BALLINROOAUN. THE APPLICATION SITE COMPRISES AN AREA OF C. 15.02 HECTARES. PERMISSION IS SOUGHT FOR THE CONTINUED OPERATION OF THE EXISTING QUARRY PERMITTED UNDER WEXFORD COUNTY COUNCIL REG. REF. 20082323 AND THE EXTENSION OF THE QUARRY ONTO ADJOINING LANDS TO THE WEST. THE QUARRY EXTENSION IS SOUGHT TO A MAXIMUM DEPTH OF C.37 METRES OD. THE PROPOSED EXTENSION WILL NOT RESULT IN AN INCREASE IN THE PERMITTED EXTRACTION RATE (125,00 TONNES PER ANNUM). THE PROPOSED DEVELOPMENT INCLUDES ALL ANCILLARY SITE DEVELOPMENT, AREAS OF STOCKPILING, LANDSCAPING AND BOUNDARY TREATMENT WORKS ABOVE AND BELOW GROUND, INCLUDING THE RESTORATION OF THE FINAL PIT VOID</p> |

(EXTRACTIVE AREA) AN ENVIRONMENTAL IMPACT STATEMENT (EIS) WILL BE SUBMITTED TO THE PLANNING AUTHORITY WITH THE APPLICATION.

Site Description –

Approximately 15ha.

At Ballinrooaun near Screen, an existing sand pit with an area of approximately 5ha, and approximately 10ha of land adjoining to the west, currently in agricultural use (grazing).

The land is generally undulating with a general rise in levels to the north. There are expansive views from the northern part of the site to the south, and west. To the north of the site, land is in agricultural use, with a general drop in ground levels.

The site lies within/adjoining the Screen Hills pNHA and cSAC.

Site History -

There may have been periodic extraction of sand on the overall landholding over the years but there is no evidence of any significant extraction on the site in 1973 and 1995 aerial photographs. Limited extraction activity could be observed on the 2000 and 2005 aerial photographs with a larger area of extraction noted on a 2007 aerial photograph. No planning permissions were granted for this extraction. Subsequent to 2008 extraction activity has developed further to permission 20082323.



1995

Planning Number: 20160261



2000



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2005



2007 (at southern boundary of current application site)



2012

Planning history –

Section 261 Ref. Q19 2005

The operator sought to register a sand pit of approximately 4.5ha, claiming that the sand pit had been in periodic operation since the 1940s with continuous use since 1999.

Wexford County Council did not register the quarry as it was considered that the quarrying did not benefit from pre-1964 'authorisation' and that no planning permissions had been granted. The extraction work undertaken was considered to be unauthorised.

Enforcement file 0288/2005

File opened (re. possible unauthorised quarrying and damage to SAC)
EN issued 2006

Enforcement file 256/2007

File opened (re operation of unauthorised sand pit and associated site works)

EN issued 2008

Conviction 2009

Planning application 20082323

RETENTION FOR DEVELOPMENT ON A SITE OF 5.52 HECTARES. RETENTION AND CONTINUED OPERATION, INCLUDING EXTENSION OF THE EXISTING SAND AND GRAVEL PIT TO PROVIDE A FINAL OVERALL EXTRACTED AREA OF 3.45 HECTARES AND TO A DEPTH OF 60 METRES OD. RETENTION IS ALSO SOUGHT FOR THE EXISTING MOBILE SAND AND GRAVEL SCREENING PLANT; LOADING AREAS; AND VEHICLE PARKING AREAS. THE SAND AND GRAVEL PIT WILL BE SERVED BY THE EXISTING ON SITE HAUL ROUTE FROM THE EXISTING VEHICULAR ACCESS POINT ALONG THE L-7003-1 COUNTY ROAD. THE PROPOSED DEVELOPMENT ALSO INCLUDES AN EXTENSION TO THE EXISTING ON-SITE HAUL ROUTE AND NEW EGRESS POINT ALONG THE L-7003-1 COUNTY ROAD; A WHEELWASH, AREAS OF STOCKPILING; LANDSCAPING; AND ALL OTHER SITE DEVELOPMENT WORKS ABOVE AND BELOW GROUND, INCLUDING THE RESTORATION OF THE FINAL PIT VOID (EXTRACTIVE AREA).

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| | <p>(Sean and Michael Kelly) Wexford County Council: Grant with conditions June 2009 (following fi and clarification)</p> <p><i>Condition 2:</i> 2. The period of the extraction at this quarry shall be for a maximum of 7 years from the notification of decision date of this permission. The duration of the permission is further extended for a period of 6 months for the carrying out of the works required under the closure plan referred to in Condition No. 26. Restoration and habitat management within the area of extraction and management of the 'compensation area' referred to in Condition No. 3 shall continue for so long as is agreed in accordance with restoration and management plans required under Condition No. 3.</p> <p>REASON: In the interests of orderly development and to ensure that there is no net damage to the natural heritage in the area</p> <p><u>S261a 2012</u> Wexford County Council: 3a Notice (need for SC application) Extraction had taken place to a deeper level than was permitted in 20082323. This unauthorised deepening required AA An Bord Pleanala: 3a Notice set aside. The unauthorised deepening did not raise Appropriate Assessment issues.</p> <p><u>Enforcement file 0035/2011</u> File opened with regard to possible non-compliance with conditions Enforcement Notice issued 2014 Warning Letter 2015</p> <p><u>Planning application 20160156</u> Similar proposal to that of this application. Application invalidated 11 March 2016 (Site Notice reason)</p> |
| <p>Pre- Planning</p> <p>✓</p> | <p>Proposals presented January 2016 to Graeme Hunt, Executive Planner with regard to an application to be submitted.</p> <p>GH advised of the issues likely to be considered in an application. No opinion was given on whether such an application would be successful or not.</p> |
| <p>Site Notice</p> <p>✓</p> | <p>Inspected by: Graeme Hunt</p> <p>The site notice was in accordance with the Planning & Development Regulations, 2001 (as amended) on site inspections on 31/03/16 and 12/4/16</p> |



Referrals

Referral response/s were received from the following:

- ✓ Senior Executive Scientist (Environment): Conditions recommended with regard to:
 Restriction to use as a quarry,
 Operating hours,
 Wheel wash,
 Covering lorries,
 Dust management, limits, monitoring
 Noise limits,
 Refuelling
- ✓ Roads Design Engineer: No comments received
- ✓ Health Service Executive: No comments received 4/5/16
- ✓ Dept of Arts Heritage & the Gaeltacht (NPWS): Email received 26 April 2016:
 'National Parks and Wildlife Service have assessed this application and have no comments to make on it.'
- ✓ Department of Arts, Heritage and Gaeltacht (Archaeology):
 Submission within application/EIS noted. Due to the scale, extent and location of the proposed development hitherto unidentified archaeological material/features may be discovered and monitoring is recommended.
- ✓ Area Engineer: No comments received.
- ✓ An Taisce:
 Complince with 20082323 shall be addressed as a preliminary matter. 'Do novo' consideration is required on the suitability of the lovation for extended quarrying including hydrologicia, amenity and trasffic impact.
- ✓ Geological Survey of Ireland: No comments received.
- ✓ James Browne T.D.:
 Please look favourably on the application.

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| <p>✓</p> | <p>This is an important local business employing more than 30 people. The Kelly family are serious and responsible operators and have regard to quarry legislation. ✓</p> <p>George Lawlor MCC: Supports the planning application. The quarry is operated in a responsible fashion In excess of 30 people are employed relating to the quarry The sand extracted is in demand throughout the island of Ireland.</p> |
| <p>Submissions/ Observations</p> <p>✓</p> <p>✓</p> | <p>Observations have been received from: ✓</p> <p>James & Elizabeth Cash c/o Mahon & Fox Iberius House Common Quay Street Wexford</p> <p>Points made (summarised):</p> <ul style="list-style-type: none"> - Operators have disregarded conditions attached to 20082323 regarding the storage of stockpiles and have stockpiled material around the upper rim of the pit. This material has migrated onto adjoining farmland which has significantly affected the ability to farm the adjoining land for arable purposes, which affects the lands value; - Operators have not complied with other conditions attached to 20082323 (report by Ted Walsh and Associates regarding this attached to the submission). <p>Anastasia Cash, Aiden Cash, James Cash ✓</p> <p>Ballinra Screen Enniscorthy Co. Wexford</p> <p>Points made (summarised):</p> <ul style="list-style-type: none"> - Sand has migrated from the site onto adjoining agricultural land, affecting silage quality. Blown/stockpiles sand has significantly affected boundary landscaping to the landholding and also a pond. Stockpiles haven't been managed or sprayed etc to prevent this from happening; - Aerial photography has not been submitted as required; ✓ - A picture of a Hare has been used, the environmental report reports to rabbits; - The land which is the subject of the application is owned by John Kelly. This is not referred to the application and no letters of consent have been submitted; - The existing sand pit has a significant visual impact over many miles. It was claimed in the application that 20082323 would not have significant visual impacts - Other conditions have not been complied with eg aerial |

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| | <p>photography.</p> <ul style="list-style-type: none"> - The permitted buffer zone has not been maintained; - Permission should not be granted for an extension as the existing pit has caused significant damage; - There is a limited threat to local employment (reference to 2-3 employees) - The operators previously undertook unauthorised development which resulted in WCC having to take court action. |
| <p>National Policy</p> <p>✓</p> | <p>National Spatial Strategy 2002 - 2020</p> <p>Regional Planning Guidelines – South East Region 2010-2022</p> <p>Guidelines for Appropriate Assessment of Plans and Projects in Ireland</p> <p>Quarries and Ancillary Activities Guidelines for Planning Authorities (DoEHLG) 2004 (Section 28 Guidance)</p> <p>Guidelines for Planning Authorities & An Bord Pleanala on carrying out Environmental Impact Assessments (DoECLG) 2013</p> |
| <p>Development Plan</p> <p>✓</p> | <p>Wexford County Development Plan 2013 - 2019</p> <ul style="list-style-type: none"> ● Section 6.4.5 Aggregate Resources and Extractive Industry ● Chapter 8 Transport ● Chapter 10 Environmental Management ● Section 12.6 - Managing Flood Risk ● Section 14.2 Natural Heritage ● Section 14.4 Landscape - Landscape Character Assessment – Screen Hills Landscape of Greater Sensitivity ● Section 18.4 Appropriate Assessment ● Section 18.5 Environmental Impact Assessment ● Section 18.16 Extractive Industries ● Section 18.29 Transport <p>Zoned Land No</p> |
| <p>Biodiversity</p> <p>✓</p> | <p>EIA required: Yes. EIS submitted</p> <p>AA required: AA screening submitted within EIS. Conclusion: No significant effects on Natura 2000 sites EA ✓</p> |
| <p>Conservation Area</p> <p>✓</p> | <p>No.</p> |
| <p>Protected</p> <p>✓</p> | <p>None at or in the immediate vicinity of the site</p> |

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| Structure / NIAH | |
| Registered Monument ✓ | None at or in the immediate vicinity of the site |
| Zone of Archaeology ✓ | No. Archaeological monitoring recommended by DoEHLG if permission is granted. |
| National Road Schemes ✓ | No record found in spatial analysis for National Road Schemes |
| Development Contributions | |
| Issues ✓ | <p><u>Proposed development</u></p> <ul style="list-style-type: none"> - To continue complete quarrying within the area authorised by permission ref. 20082323. The operator will not be able to complete implementation of this permission in the time period allowed envisaged/permitted in that application, primarily due to the economic downturn. It is stated that there is a resource of 2-3 years remaining. ✓ - To extend the sand pit to the west over an area of approximately 10ha (approx 9ha to be extracted). The proposed maximum depth of extraction generally drops from east to west across the proposed extension from approx 42mOD with a maximum depth of 37mOD (nb. 60m OD is the permitted maximum depth within 20082323) The volume of sand in the proposed extension is estimated at approximately 1.7million cubic metres (approx 2.75m tonnes). ✓ - It is stated that the rate of extraction will not exceed the current maximum rate (125,000 tonnes per annum) and that there may be occasions when the rate of extraction will be below this. A permission with a life of 25 years is sought. ✓ - 3no. phases of extraction/restoration are proposed, generally running from north to south. ✓ - In the proposed extension approx. 3m depth of topsoil will be striped (and stored to facilitate restoration) with sand then excavated using mechanical excavators and screened through a mobile screening machine. ✓ - Access is proposed via the existing access from local road L-7003-1. Hours of operation will be as permitted under 20082323 (8am – 6pm Mon-Fri, 8am -1pm Saturday) - The Traffic Section of the EIS states that 3 people are employed at |

the development and that this is not likely to increase.

Environmental Impact Assessment (EIA)

The overall scale of the existing and proposed development (approx 15ha) are such that a 'mandatory' EIA is required to be undertaken.

An Environmental Impact Statement (EIS) has been submitted with the application.

An EIA report has been prepared and should be read in conjunction with this planning report.

Impacts on amenities

The closest residential properties to the proposed area of extraction are approx 278m to the south and more than 400m to the north.

A dwelling in third party ownership directly adjoins the access road to the quarry where it meets the public road and there are many other dwellings on the suggested haul route to the R741.



Green dot: residential eircode.
 Blue line: approx site area
 Red dots: suggested haul route
 Source: WCC iMAPs

Noise

It is not considered that extraction and screening activities within the proposed site would give rise to significant residential disamenity having regard to the distances to residential properties and as extraction and processing could take place in areas enclosed by the faces of the quarry/sand pit. Noise limits and monitoring conditions could be attached as additional safeguards.

HGVs using the local roads to the site will give rise to significant noise but the volume of traffic is not expected to increase over that which is currently generated. As an additional measure to protect amenities a condition could

be attached limiting traffic movements on Saturdays in addition to Sundays and bank holidays. ✓

Blast/vibration

No blasting is proposed to take place.

Dust

The proposed area of extraction is a significant distance from residential properties and it is not considered that dust generated from exposed faces and stockpiles etc would directly affect residential properties.

Existing extraction and stockpiling activities has given rise to complaints from the owners of the adjoin farmland to the north and west with regard to dust (sand, sandy soils) blowing onto their land. On site visits I have noted that this is occurring and the 2012 aerial photograph indicates that significant volumes of sand is being blown from the area of extraction. ↙



Taken 29 April 2016



2012

The northern edge of the proposed area of extraction is proposed to extend to 20m of the adjoining landholding and the following are also noted:

- The land is general elevation of the land;
- The prevailing winds are generally from the south west;
- The site is a significant distance from water sources to facilitate effective dampening etc;
- The Quarries and Ancillary Activities Guidelines for Planning Authorities (DoEHLG) 2004, which refers to 'continual or severe concerns about dust are most likely to be experienced within about 100m of the dust source.' (s3.3).

It is considered that the northern part of the proposed area of extraction would give rise to significant concerns regarding dust generation affecting lands outside of the ownership of the applicant.

I have noted that HGV traffic associated with the existing development may have also given rise to significant deposits of dust etc on the public roads (also affecting residential properties on these roads). Complaints have also been received regarding this matter. There is a wheelwash installed on the access road to the site but further measures would be necessary (eg regular road sweeping) would be necessary if permission were to be granted.

Impact on visual amenities

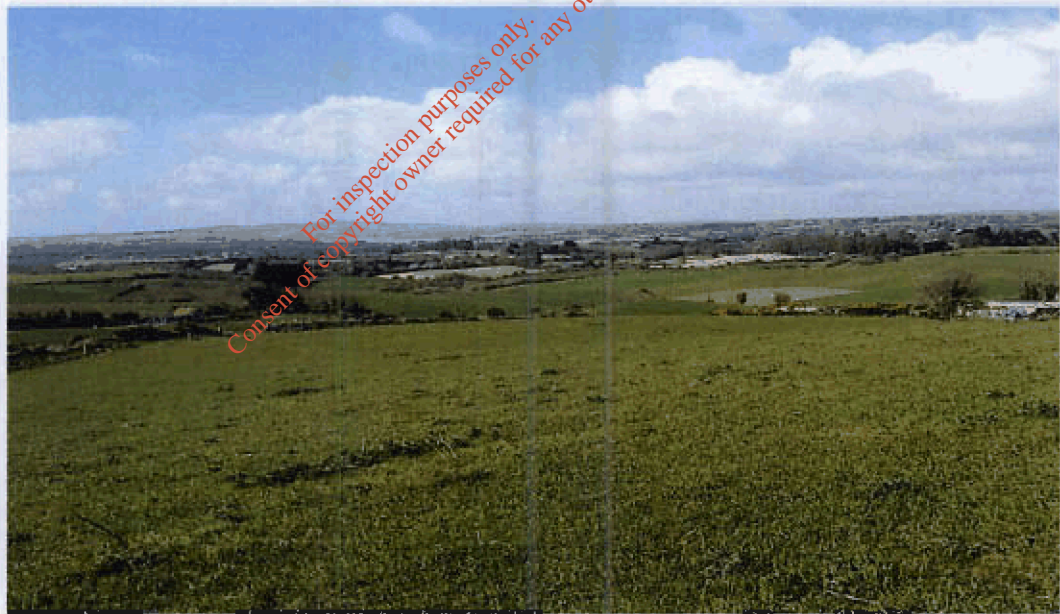
I consider that the northern portion of the proposed development would create a significant unnatural feature in the landscape and hence have a significant adverse impact on visual amenities from the south and west. It is noted that:

- Land on the northern portion of the site is at a significantly higher level (generally approximately 15-20m higher) than the southern part of the site ;
- the site is located on the highest landform on the skyline when viewed from the south;
- there are expansive views to the south and west from the northern side of the site.

Extraction on the northern portion of the proposed site would not be easily obscured by the natural landform of the southern part of the site. Restoration may eventually address some of the adverse visual impacts but this may take a significant period and circumstances outside of the applicants control (eg an economic slowdown) may also affect the ability to complete extraction and restoration work. ✓

There would be limited visibility of the proposed extraction from the north although it is noted that stockpiles etc at the northern part of the existing development are visible as an unnatural feature from the R741 to north.

The site lies within a Landscape of Greater Sensitivity as designated in the current County Development Plan. ✓



View from site towards Forth Mountain and River Slaney



View from site towards Wexford Town and Rosslare

✓ **Geology / Impact on Screen Hills**

The Screen Hills are largely comprised of a sand and gravel body deposited by retreating ice at the end of the last ice age. Known as 'kettle and kame' the landscape is unique in County Wexford and in the country. ✓

The Geological Survey of Ireland and the National Parks and Wildlife Service have been identifying geological and geomorphological sites in Ireland for intended designation as NHAs. The Screen Hills were identified as such an area within the County Development Plan 2013. ✓

As part of the Wexford County Geological Site Report, prepared further to the proposed geological / geomorphological NHA designations, the GSI have recently (April 2016) submitted a report for the Screen Hills and recommend the area for a geological NHA.

The report stated that (inter alia):

'The site is unique in the number and variety of kettle and kame forms which lie side by side in a relatively small area. The site is of international importance.' ✓

The Geological Heritage Guidelines for the Extraction Industry 2008 (prepared by the GSA and the Irish Concrete Federation) refers to potential for conflict between conservation of scientifically important landforms and their potential as a sand and gravel resource. It states that the GSI will identify the most important sites nationally which 'should be protected as part of our national heritage'. ✓

Whilst the proposed application site would not include any of the 'kettlehole' ponds/lakes which are prevalent elsewhere in the Screen Hills, the proposed development would permanently and irreversibly alter approx 14ha of an elevated part of the Screen Hills landscape, involving the extraction of approx 9ha of material in addition to the completion of extraction of an area of approximately 5ha as permitted under 20082323. ✓

It is stated in the application and EIS that the intention is to reuse topsoils

stripped to facilitate extraction in restoration and to restore the site so it reflects the kettle and kame landscape but no detailed information or drawings demonstrating this have been submitted. ✓

Objectives NH01, NH02 and ED09 of the Wexford County Development Plan 2013 read as follows:

Objective NH01

To conserve and protect the integrity of sites designated for their habitat/wildlife or geological/geomorphological importance and prohibit development which would damage or threaten the integrity of these sites, including SACs, cSAC, SPAs, NHAs, pNHAs, Nature Reserves, and Refuges for Fauna.

Objective NH02

To recognise the importance of recommended proposed NHAs and County Geological sites identified by the Geological Survey of Ireland and protect the character and integrity of these sites where appropriate.

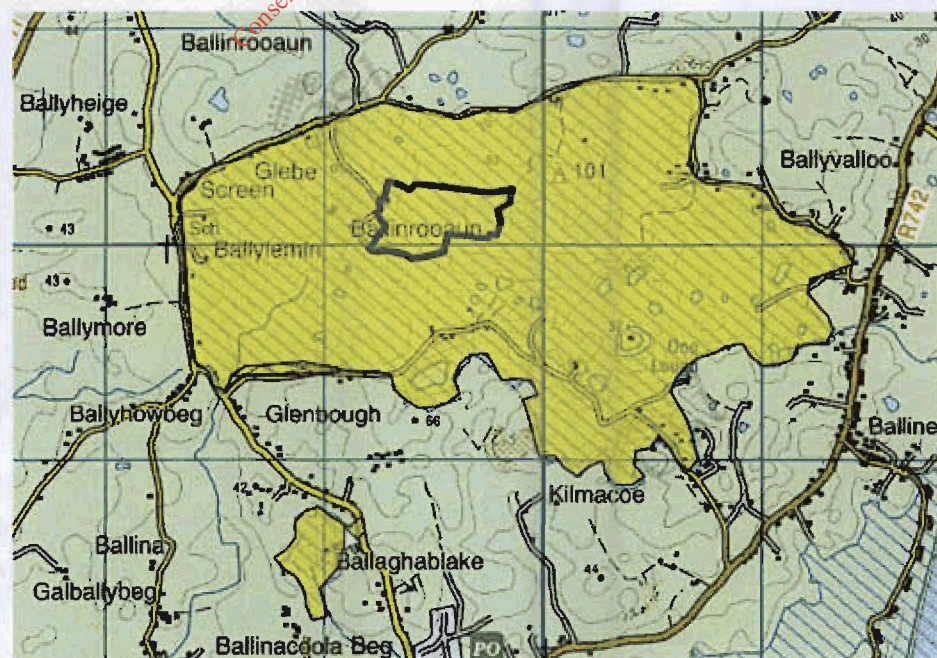
Objective ED09

To prohibit extractive industry development which could significantly impact on the areas designated as being of European and National importance (such as SACs, cSACs, SPAs, NHAs and pNHAs) where significant detrimental impacts cannot be satisfactorily mitigated, even if significant aggregate resources are identified in such areas by the GSI. A strict precautionary approach will be taken where designated sites will be affected.

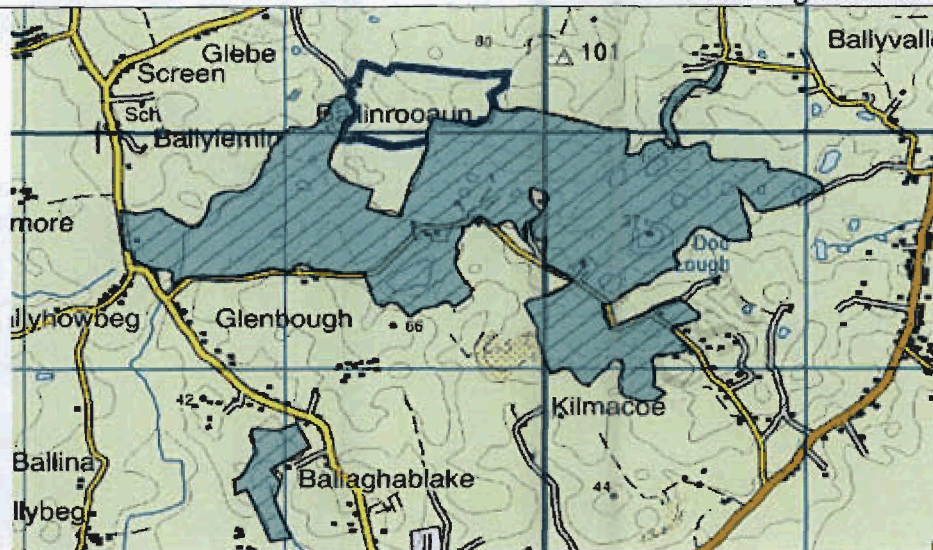
Impact on flora and fauna

✓ The application site lies within the current Screen Hills pNHA and directly adjacent to the Screen Hills cSAC.

The Screen Hills cSAC was selected primarily for the Dry Heath habitat and the habitats created within the kettlehole lakes. ✓



Current Screen Hills pNHA (shaded yellow)



Current Screen Hills cSAC (shaded light blue)

The potential impact of the proposed development on ecology is examined in some depth in the submitted EIS.

Information submitted within the application and EIS concludes that:

- the development would not have significant adverse impacts on flora;
- the development would not have significant adverse impacts on fauna;
- the development would have residual neutral imperceptible impacts on ecology;
- mitigation and enhancement measures to be undertaken in the operation of the quarry/sand pit will ensure that any potential impacts are minimised (including annual ecological inspections/recommendations, re-use of topsoil in restoration, planting to preserve/enhance hedgerows and wildlife corridors, placement of bat boxes, operations confined to certain times and dates in the year etc);
- there will be no significant impacts on the Screen Hills cSAC, The Raven SPA, Wexford Harbour and Slobs SPA and Slaney River Valley cSAC as a result of the proposed development.

An Appropriate Assessment Screening report was submitted with the EIS (prepared by Ecology Ireland Wildlife Consultants) which concludes that there would be no significant effects on the Screen Hills SAC, The Raven SPA, Wexford Harbour and Slobs SPA, and the Slaney River Valley SAC.

It is also noted that the NPWS have stated in writing that they have assessed the application and have no comments to make on it.

Impact on waters

Assessment of the potential effects on ground and surface waters needs to set in the proposed context:

- The site lies above the Kilmuckridge and Screen Hills aquifer which is considered to be regionally important with high vulnerability;
- The kettlehole ponds/lakes in the area are of significant ecological interest.

- Whilst there is an extensive network of the water mains in the area dwellings to the south of the site would not be served by these mains.
- The site is approximately 5km from the Slaney River valley cSAC and Wexford Harbour and Slobbs SPA which have been designated for their aquatic related habitats. ✓

The EIS contains a chapter on Hydrogeology and Hydrology which investigates the issues in some depth. That chapter reaches the following conclusions:

- The proposed development will not generate any surface water run-off;
- The proposed extraction will remain a minimum of 5m above the water table and will not result in any change to groundwater levels and flow direction;
- The kettlehole ponds/lakes surrounding the site are parched water features and will not be impacted by the sandpit activities;
- The site is hydrogeologically linked with the Glenbough stream to the southwest but the maximum depth of extraction will not result in any adverse impacts.

Mitigation measures (eg spill management, refuelling arrangements etc) are recommended to address any potential impacts. It is not proposed to use water directly in the processing of extracted material (eg for washing). ✓

Staff facilities are proposed within the applicant's farmhouse opposite to the access to the site and water for the wheelwash at the access is also proposed to be taken from this well. ✓

Traffic

The proposed rate of extraction is not proposed to exceed current levels (at a maximum of 125000 tonnes per annum).

Information submitted in the EIS states that:

- There would be an average of 39 two-way hgv movements per day;
- There would be 5no. two-way staff vehicles per day (based on 3no. staff);
- The existing local roads from the site to Screen village and onto the R741 (the stated haul route) have sufficient capacity and passing places and further mitigation measures are not recommended.

The local road from Screen village to the access to the site and approximately 350m of the local road linking Screen with the R741 are in a moderate condition (at best) currently. There also appears to be have been significant dust deposits on the local road from the site to Screen village. These matters could be addressed by condition if the application were to be granted. ✓

Condition compliance on 20082323

Permission 20082323 for the existing quarry/sand pit on the site was granted subject to 34 conditions on the site and in general the operator has made effects to comply with those conditions. On occasions when the planning authority has had to contact the operator with regard to compliance, the operator has generally responded positively. ✓

It is noted that a satisfactory restoration bond has yet to be submitted further to condition 9. ✓

9. Within 2 months of the date of notification of decision, the developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company, or other security to secure the satisfactory reinstatement of the site, coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory completion of the reinstatement, including all necessary demolition and removal. The amount of the security shall be two hundred thousand euro (€200,000.00) cash deposit or four hundred thousand euro (€400,000.00) bond from an insurance company.

REASON:

To ensure the satisfactory reinstatement of the site.

It is understood that it has not been possible to complete the development in the timescale proposed under 20082323 as the intervening economic downturn affected demand for the sand. This current application indicates that a further 2/3 years would be required to complete that development, which includes restoration of the northern prominent northern face. ✓

The operator has set aside and appropriately managed a field on his landholding outside of the application site to compensate for that extracted on an unauthorised basis within the cSAC prior to the grant of 20082323.

The operator has been able to undertake restoration works on the southern and a substantial part of the eastern side of the extracted area permitted under 20082323. ✓



Restoration work undertaken on southern elevation



Restoration work undertaken on part of the eastern elevation

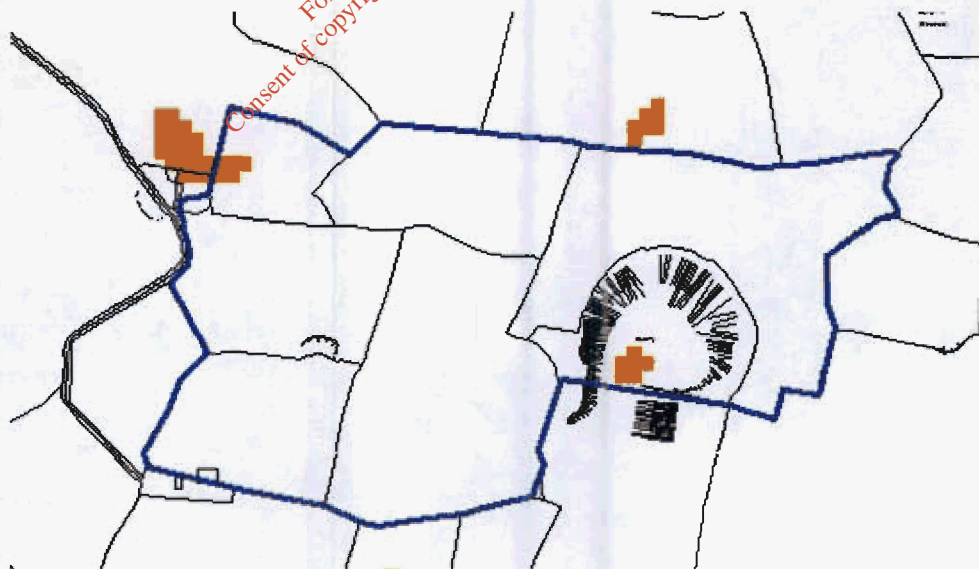
Complaints have been received from the adjoining landowner with regard to materials being stockpiled on the elevated edge of the landholding but these have now substantially been removed (and used in restoration). ✓

✓ **Overriding need / public interest**

It is not considered that there is an overriding public need and /or public interest associated with the proposed development which would warrant the setting aside of the considerations on which this application is determined. ✓

✓ **Flood Risk Assessment**

OPW Flood Map Category C



Conclusion

This is a major development proposal set within an important landscape.

The significant efforts made by the applicant to operate the existing sandpit in compliance with good practice and the conditions attached to the

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| | <p>permission are noted.</p> <p>However, it is recommended that permission be refused for reasons relating to the impacts of the quarrying proposed on the northern portion of the proposed site on adjoining land and visual amenity and as it has not been demonstrated that the proposed extraction would not have impacts on the character and integrity of the important and unique Screen Hills landscape.</p> |
| <p>Recommendation</p> <p>✓</p> | <p>REFUSE permission for the above proposed development based on the reasons and considerations set out below.</p> |
| <p>Comments of Senior Executive Planner</p> | |

MATTERS CONSIDERED

In making its decision, the Planning Authority had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters include the submitted documentation including the Environmental Impact Statement, the Appropriate Assessment screening report, Government Guidance and any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the extent of development proposed, the elevated and prominent characteristics of the site (particularly its northernmost portion) and the location of the site within the Screen Hills Landscape of Greater Sensitivity the proposed development would create a significant and unnatural feature in the landscape, which consequently would have a significantly adverse impact on visual amenities over a wide area. As such the proposed development would be contrary to Objectives L03, L04, L05 and Section 18.16 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

2. Having regard to the extent of development proposed, the elevated characteristics of the site and the proximity of the proposed quarrying (particularly its northernmost portion) to land outside of the applicant’s ownership, the proposed development would give rise to significant adverse impacts and disamenity associated with airbourne dust and sand affecting land outside of the applicant’s control. As such the proposed development would be contrary to Objective ED11 and Section 18.16 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

3. Having regard to the extent and characteristics of the quarry/sand pit development proposed, the proposed development would have a significantly adverse impact on the Screen Hills ‘kettle and kame’ landscape, which has been identified by the Geological Survey

of Ireland as being of international importance and is recommended for geological/geomorphologic Natural Heritage Area status. As such the proposed development would be contrary to objectives NH01, NH02, ED09 and ED11, and section 18.16 of the Wexford County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.



Graeme Hunt
Executive Planner

Date: *6* May 2016

Diarmuid Houston
Senior Planner

Date: May 2016

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**Planning application 20160261
Decision Makers Written Statement**

It is noted that an EIA Report was carried out by the Executive Planner and that report gives full consideration to the Environmental Impact Statement and all other information submitted with regard to this application.

It is considered that the contents of the EIA report are fair, valid and reasonable having regard to the potential for significant effects on the environment which could be effected by the proposed development.



Date 6/5/16

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