

	<b>Condition</b>	<b>Reason</b>
<b>1</b>	The proposed development, including mitigation measures shall be carried out in accordance with plans and particulars lodged with this application, as amended by further plans and particulars received by the planning authority on the 28/08/06 and 18/04/07 except as may otherwise be required in order to comply with the following conditions.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
<b>2</b>	The depth of excavation shall not go deeper than 1m above the natural winter water table level, without the benefit of further planning permission. In this regard, a permanent benchmark shall be set up on the site in a location to be agreed with the Planning authority within 4 months of the date of this order.	In the interest of environmental protection.
<b>3</b>	This permission shall cease to have effect 10 years from the date of this order.	To enable the Planning Authority to assess the affect of the quarry on the environment of the area having regard to the conditions pertaining including any relevant updated standards and technology.
<b>4</b>	At least one month before commencing development, the developer shall pay a special contribution of €91864.31 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out for the N25 upgrade and junction improvements works with the L-3626. The payment of the said contribution shall be subject to the following:  (a) where the Council has decided not to proceed with the works in question, the return of the contribution	It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development

	<p>(b) where the works in question are not commenced within 5 years of the date of payment of the contribution or final instalment thereof, or have not been completed within 7 years of that date, the return of such proportion of the contribution, as shall correspond to the proportion of the works not carried out within those periods</p> <p>(c) payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the contribution or any instalments thereof that have been paid, so long and in so far as it is or they are retained unexpended by the Council</p> <p>No development shall take place until the monies have been paid to the Council.</p>	
<b>5</b>	All plant and surface equipment shall be removed from the site within six months of the date of final cessation of operations on the site.	To facilitate reinstatement / restoration of the site.
<b>6</b>	Child and stock-proof fencing shall be provided and maintained along the perimeter of the quarry to the planning authorities satisfaction.	
<b>7</b>	Operation hours of all quarrying operations and all activity relating to quarrying operations on site, including the transportation of vehicles on site, shall be restricted to between 07:00 hours and 18:00 hours Monday to Friday and between 07:00 hours and 14:00 hours on Saturday. No operations shall take place on site on Sundays and Public Holidays.	To prevent noise nuisance.
<b>8</b>	Existing landscaped and planted berms around the site shall be retained and maintained in perpetuity to the satisfaction of the planning authority. Fully detailed proposals (including drawings and sections) of proposed mounds / berms along the site boundaries, which shall include details of construction, height and planting	To prevent noise nuisance.

	(with native species), shall be submitted and agreed with the planning authority within 4 months of the date of this order. The agreed works shall be completed to the satisfaction of the planning authority within 12 months of the date of this order and shall be maintained thereafter to the satisfaction of the planning authority.	
<b>9</b>	The separation distance of blasting to any third party property shall be increased to 50m and in blasting locations close to any residence or roadway the free face (last face) should be away from the residence or roadway	In the interest of protecting the amenities of the area.
<b>10</b>	Dust deposition levels arising out of activities on site shall not exceed 350 milligrammes per square metre per day, averaged over 30 days , when measured at the site boundaries. The location and monitoring stations shall be agreed with the planning authority and the monitoring stations shall be installed and operational within two months of grant of planning permission.	In the interest of protecting the amenities of the area.
<b>11</b>	A vehicle wash shall be installed on the site. The vehicle wash facility shall be maintained such that no deposits from the site shall be deposited on the public road.	In the interest of protecting the amenities of the area.
<b>12</b>	A fixed water spray system shall be installed to include the access road, all internal roads, all processing areas, storage yards / storage bays and bins. Mobile water browsers/sprayers shall be operated in locations where it is impractical or inappropriate to use a fixed water spray system	In the interest of protecting the amenities of the area.
<b>13</b>	All conveyor belts carrying materials of a dusty nature shall be enclosed.	In the interest of protecting the amenities of the area.
<b>14</b>	All fixed crushing and screening operations shall be enclosed.	In the interest of protecting the amenities of the area.
<b>15</b>	All water contaminated with hydrocarbons including storm water from bunded areas shall be discharged via a grit trap and appropriate hydrocarbon interceptor. Inspection	In the interest of protecting the amenities of the area.

	chamber with sump to be provided between the hydrocarbon interceptor and the settlement tank. The sump shall be of a minimum size of 500mm by 500mm and 400mm deep and shall be of watertight construction.	
<b>16</b>	All over ground tanks containing liquids other than water shall be contained in a waterproof bunded area of sufficient volume to hold 110% of the value of the largest tank within the bund. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking penstock valve which shall be opened only to discharge storm water to the interceptor. The developer shall ensure that this valve is locked at all times.	In the interest of protecting the amenities of the area.
<b>17</b>	All inflammable substances shall be stored in accordance with fire officers requirements	In the interest of protecting the amenities of the area.
<b>18</b>	All storage tank areas and drum storage areas shall be rendered impervious to the materials stored therein. In addition, storage tank areas shall be bunded, either locally or remotely, to a volume of 110% of the largest tank within each individual bunded area. Drum storage areas shall be bunded to a volume equal to 110% of the sum of the volumes of the largest five drums likely to be stored therein. The height of the bund for any drum storage area shall not be less than 300 millimetres.	In the interest of protecting the amenities of the area.
<b>19</b>	The operator shall inspect the hydrocarbon interceptors monthly and shall maintain on site at his own expense a register for each year which shall include details of monthly inspections. The register shall be made available for inspection by the Planning Authority at all reasonable times.	In the interest of protecting the amenities of the area.
<b>20</b>	All soiled water shall be directed to settlement tanks. All tanks shall be suitably sized and of secure	In the interest of protecting the amenities of the area.

	<p>construction and maintained to the Planning Authority's satisfaction so as to ensure that no soiled water is discharged to the nearby water course. A system shall be installed for recycling water for further use. The system shall be such that waters in the tanks shall be recycled for further use in the process.</p>	
<b>21</b>	<p>The development shall not impact in any way upon the water supplies of the properties in the vicinity. In the event of any such impacts, the developer shall be responsible for the restoration of the supplies to their original quantity or quality or for the provision of a replacement supply to the satisfaction of the planning authority.</p>	<p>In the interest of protecting the amenities of the area.</p>
<b>22</b>	<p>A ground water monitoring programme shall be undertaken by the operator to ensure ground water levels and quality in the vicinity of the site will not be impacted by the proposed development. The first ground water survey shall be carried out within two months of the date of this decision and at intervals thereafter to be agreed with the planning authority.</p> <ul style="list-style-type: none"> <li>• A suitably qualified competent person carrying out the survey shall prepare a report within 1 month of the date of the survey, of their findings and conclusions.</li> <li>• The report shall identify any non compliance with this condition and condition 21 above and shall set out proposals and time frame for ensuring the said conditions shall be complied with in all operations carried out on the premises, within the time frame set out, unless otherwise directed by Cork County</li> </ul>	<p>In the interest of protecting the amenities of the area.</p>

	<p>Council.</p> <ul style="list-style-type: none"> <li>• After the first report every subsequent report shall include details of the progress with implementing proposals for ensuring that this condition and condition 21 above shall be complied with in all operations carried out on the premises.</li> <li>• The report shall also identify all reports of water pollution/impacts on water quality/quantity received by the operator of the facility and should include details of the operators investigation and response.</li> <li>• All reports shall be kept on the premises by the operator for a period of 7 years and copies shall be made available to any member of the public or any officer of Cork County Council who requests them.</li> <li>• All reports which contain details of a non compliance with this condition and condition 21 above or reports of water pollution/impact on water quality/quantity received by the operator shall be forwarded to Cork County Council.</li> </ul>	
<b>23</b>	No substance shall be discharged in contravention of Water Quality (Dangerous Substance Regulations) Statutory Instrument, 12, 2001 from any activity arising on site.	In the interest of protecting the amenities of the area.
<b>24</b>	Noise levels emanating from the development when measured at the site boundaries shall not exceed 55dBA (60 minute $L_{eq}$ ) between 0800 hours and 1800. hours, Monday to	In the interest of protecting the amenities of the area.

	<p>Saturday inclusive excluding Bank or Public holidays. Noise emissions shall not exceed 45 dBa (15 minute Leq) at any other time. Measurements shall be made in accordance with ISO recommendation R.1996/1 “Acoustics - Description and Measurement of Environmental Noise, Part 1: Basic Quantities and Procedures.”</p> <p>If the noise contains a discrete, continuous tone (whine, hiss screech, hum etc.), or if there are distinctive impulses in the noise (bangs, clicks, clatters or thumps), or if the noise is irregular enough in character to attract attention, a penalty of + 5dbA will be applied to the measured noise level and this increased level shall be used in checking compliance with the specified levels.</p>	
<b>25</b>	<p>A noise monitoring survey shall be carried out by the developer. The extent and timing of the survey and monitoring sites used shall be agreed with the planning Dept. in advance. Monitoring points shall be located so as to ensure that monitoring is reflective of the noise emanating from the development.</p> <p>The results of the survey shall be submitted to the Planning Authority within one month of completion of the survey.</p>	In the interest of protecting the amenities of the area.
<b>26</b>	<p>Blasting shall only be carried out between 1000 and 1700 hours, Monday to Friday inclusive. Blasting shall not be undertaken on Weekends or Public or Bank holidays.</p>	In the interest of protecting the amenities of the area.
<b>27</b>	<p>The frequency of blasting shall not be more than two per month.</p>	In the interest of protecting the amenities of the area.
<b>28</b>	<p>Each blast shall be monitored and shall be carried out in a manner as to ensure compliance with the following requirements:-</p> <p>a) Ground vibration shall not exceed 12 millimetres per</p>	In the interest of protecting the amenities of the area.

	<p>second peak particle velocity (when measured in any one of three mutually orthogonal planes) for any blast when measured at the nearest vibration sensitive locations. If blasting occurs more than once per week ground vibration shall not exceed 8 millimetres per second peak particle velocity (when measured in any one of three mutually orthogonal planes) for any blast when measured at the nearest vibration sensitive locations.</p> <p>b) Air overpressure from any blast shall not exceed 125db (linear)<sub>max peak</sub>, with a 95% confidence limit when measured at the nearest Air Overpressure sensitive locations. No individual air overpressure value should exceed the limit value by more than 5 dB (Lin).</p>	
<b>29</b>	In advance of blasting operations, the developer shall inform all dwellings within 500 metres of the quarry that blasting will take place and for whatever period of time it is likely to continue.	In the interest of protecting the amenities of the area.
<b>30</b>	Full details of the developer's provision for blast monitoring and procedures in relation to public notice of blasting operations warning systems shall be made available to the planning authority on request whether requested in writing or by a member of the planning authority at the site.	In the interest of protecting the amenities of the area.
<b>31</b>	All solid wastes arising on site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility. Adequate on site arrangements shall	In the interest of protecting the amenities of the area.



	be made to the satisfaction of the planning authority for the storage of recyclable materials prior to collection.	
<b>32</b>	All hazardous waste generated on site shall be disposed of through licenced collection and disposal contractors. The applicant shall maintain records of the quantities generated and the routes, quantities and dates of removal of the materials off site. All records shall be made available to the planning authority whether requested in writing or by a member of staff of the planning authority at the site	In the interest of protecting the amenities of the area.
<b>33</b>	Waste oil shall be stored in a waterproof bunded area and capacity of the bund to be 110% of the tank size. The bunded area shall be fitted with a locking penstock valve which shall be opened only to discharge storm water to the interceptor. The developer shall ensure that the valve is locked at all times.	In the interest of protecting the amenities of the area.
<b>34</b>	Waste oil shall be disposed off to the planning authorities satisfaction i.e. to be recycled. Records shall be kept of the volume of waste oil produced and disposed off and the names of persons to whom such waste is transferred. The register shall be made available for inspection by the planning authority at all reasonable times.	In the interest of protecting the amenities of the area.
<b>35</b>	In the event of any spillage of polluting matter on site whether accidental or otherwise, the developer shall notify the planning authority immediately.	In the interest of protecting the amenities of the area.
<b>36</b>	An Environmental Management system shall be put in place within 6 months from the date of grant of this permission and shall be made available to the planning authority on	In the interest of protecting the amenities of the area.

	request whether requested in writing or by a member of staff of the planning authority at the site.	
<b>37</b>	The applicant shall put in place a programme to ensure that members of the public can obtain information concerning all emissions from this activity. The programme shall be agreed with the Planning Authority and in place within 3 months from the date of grant of this permission.	In the interest of protecting the amenities of the area.
<b>38</b>	The applicant shall record all complaints received relating to site operations. The record shall contain the name of the complainant, nature, time and date and a summary of the company's investigation and response including the name of the person who investigated the complaint and their relationship to the developer or operator of the site. All records of complaints shall be made available to the planning authority on request whether requested in writing or by a member of staff of the planning authority at the site.	In the interest of protecting the amenities of the area.
<b>39</b>	The applicant shall ensure that a responsible and suitably qualified person is available on the site at all times during which emissions to the environment are occurring. A designated member of the company's staff shall interface with the Planning Authority or member of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details and the relationship to the operator of this person shall be available at all times to the planning authority on request whether requested in writing or by a member of staff of the planning authority at the site. There shall also be available for inspection by the planning authority at the site the full name and address of who the operator of the site is, who is the occupier of the site and the full name	In the interest of protecting the amenities of the area.

	and contact details of any other person or persons who are carrying out activities on the site.	
<b>40</b>	All results of monitoring required by this permission shall be submitted to the Planning Authority within one calendar month, or as specified by the Planning Authority. The format for presentation of the results shall be agreed with the Planning Authority. Alternative reporting arrangements may be agreed with the Planning Authority.	In the interest of protecting the amenities of the area.
<b>41</b>	The operator of the site shall keep records of all monitoring carried out and shall retain such records for a minimum period of seven years. These records shall state clearly the full name and address of the occupier, the full name and address of the owner of the site, a full list of activities being carried out on the site and who is responsible for each activity. These records shall also have details of any other person or persons carrying out activity on the site and who is responsible for complying with the permission in relation to all activities. These records shall be available for inspection by authorised personnel representing any statutory body involved in pollution control at all reasonable times. Any non-compliance with the terms of the permission shall be high-lighted and the reason why this occurred shall also be outlined.	In the interest of protecting the amenities of the area.
<b>42</b>	Before March 1 <sup>st</sup> of each calendar year, the applicant shall submit a summary report of all monitoring carried out in the previous year. This report shall evaluate the operation of the facilities available on-site in the light of the results achieved in the previous year. The report shall also outline the intentions of the applicant with regard to the upgrading of	In the interest of protecting the amenities of the area.

	<p>treatment methods or operations should these results not fully comply with the terms of this permission. All monthly and annual reports shall be certified accurate and representative by the Plant Manager or other senior officer designated by him. Provision shall be made for the transfer of atmospheric monitoring data and related information to the Planning Authority's computer system, on request.</p>	
<p><b>43</b></p>	<p>Within 12 months of the date of this order, a fully detailed proposal for the phasing of development and for the progressive restoration / landscaping of the site and its aftercare for a period of five years following completion of restoration, prepared by a suitably qualified expert in landscape architecture / ecology and having regard to the advice / guidance provided in the EPA document, "Environmental Management Guidelines, Environmental Management in the Extractive Industry (Non-Scheduled Minerals)" shall be submitted and agreed with the Planning Authority.</p> <p>In this regard, it is required, inter alia, that the nature of the excavation be designed / amended to enable a future beneficial use to the land and to prevent the creation of a significant hazard to public safety. In particular the final gradients of the quarry faces should be designed so as to be sufficiently gentle to allow for safe pedestrian access.</p> <p>. The scheme shall provide for the following:</p> <ul style="list-style-type: none"> <li>- <i>Detailed proposals for the future use of the lands, a time frame and detailed phasing programme for the proposed restoration works;</i></li> </ul>	<p>In the interest of protecting the amenities of the area.</p> <p style="color: red; transform: rotate(-45deg); opacity: 0.5;">Copyright © For inspection purposes only. Copyright owner required for any other use.</p>

<ul style="list-style-type: none"> <li>- <i>A review of the nature conservation opportunities and constraints for the workings taking into account requirements for the conservation of Leahill Bog (pNHA site code no, 002417)</i></li> <li>- <i>Details of the proposed final landform and phased progression of workings toward this form;</i></li> <li>- <i>Details of soil movement and management;</i></li> <li>- <i>Description of target habitats and range of species appropriate for the workings;</i></li> <li>- <i>Selection of appropriate strategies for maintaining or introducing target habitats and species;</i></li> <li>- <i>Techniques and practices for establishing habitats and species;</i></li> <li>- <i>Sources of soil forming materials, plant stock and other species introductions;</i></li> <li>- <i>Method statement for ground forming, soil preparation and habitat and species establishment;</i></li> <li>- <i>Species, varieties, number and locations of all existing and proposed trees and shrubs which should comprise predominantly native species and varieties;</i></li> <li>- <i>Detailed proposals for initial aftercare and long term management;</i></li> <li>- <i>Timing of the restoration operations in relation to phased working of the mineral site;</i></li> <li>- <i>Proposals for monitoring the success of all restoration works;</i></li> <li>- <i>Proposals for ensuring prevention of contamination of the groundwater system at the site;</i></li> <li>- <i>Proposals for disposal of wastes arising from the restoration.</i></li>   <li>- <i>The overall restoration plan shall be implemented within one month of cessation of all extraction within the quarry site, and shall be completed within 12 months of its commencement.</i></li> </ul>	<p style="text-align: center; color: red; font-size: small;">Copyright in inspection purposes only. Copyright owner required for any other use.</p>
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<p><b>44</b></p>	<p>Within 12 months of the date this order, the results / report of an ecological survey of the quarry shall be submitted and agreed with the planning authority for the restoration / reinstatement / landscaping proposal required under condition no. 43 above. The ecological report shall be carried out by a suitably qualified ecologist and shall contain the following:</p> <ul style="list-style-type: none"> <li>• Description, map and evaluation of all habitats of the receiving environment; the habitat map shall include an overlay of the footprint of all parts of the development.</li> <li>• References to rare, protected or annexed (Habitats and Birds Directives) plant and animal species using or likely to be affected by the development; this should include a study of the Peregrine Falcons and Ravens and the assessment of grassland communities;</li> <li>• Reference to any previous studies and old ecological records for the site.</li> <li>• Assessment of the likely impacts on habitats and species within the pNHA of continued quarrying operations based on the results of the pumping tests and monitoring tests required under condition 19 below.</li> <li>• Mitigation measures should be proposed wherever appropriate</li> </ul> <p>A field survey will be required to complete this report and should be carried out in accordance with Heritage Council draft Guidelines for Survey of Habitats or equivalent standard. Habitats should be classified in accordance with Fossit (2000), and EU Habitats Directive Annex I Habitats should also be referenced. The receiving environment is all areas that will be impacted directly and indirectly by the</p>	<p>To ensure appropriate restoration of the site.</p>
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	<p>continued operation of the quarry. Ecological surveys shall be carried out at the appropriate time of year. The occurrence of rare, protected and Annexed species and habitats occurring within the receiving environment shall be notified to the Planning Authority immediately upon recording.</p>	
<b>45</b>	<p>Within 4 months of the date of this order, the operator shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion and restoration of the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the site. The security to be lodged shall be as follows:-</p> <ul style="list-style-type: none"> <li>(a) an approved insurance company bond in the sum of €250,000 or</li> <li>(b) a cash sum of €250,000 to be applied by the planning authority at its absolute discretion if such reinstatement is not carried out to its satisfaction, or</li> </ul> <p>a letter of guarantee by any body approved by the planning authority for the purpose in respect of the development in accordance with the guarantee scheme agreed with the planning authority and such lodgement in any case has been acknowledged in writing by the planning authority.</p>	To inform and facilitate the appropriate restoration of the site.
<b>46</b>	<p>The operator of the site shall provide ongoing mobile / fixed contact numbers for the site to the Cork County Council Area Office in Middleton.</p>	To facilitate public safety and environmental protection.
<b>47</b>	<p>Entrance recess between public road edge and entrance gate shall be set level with public road surface edge The recess and surface finish between the public road edge and the entrance</p>	In the interests of road safety

	gate shall be to the Planning Authorities satisfaction.	
<b>48</b>	Satisfactory sight distance in either direction shall be established and maintained from centre point of entrance to the satisfaction of the planning authority. No vegetation or structure shall exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
<b>49</b>	The road widening proposals along the entire road boundaries of the site shall be agreed in full with the Infrastructure and Development Department and works shall take place within 12months of the date of this order or as otherwise agreed in writing by the Planning Authority.	In the interest of road safety.
<b>50</b>	The operator shall ensure that all reasonable measures are in place to prevent fly-tipping within and along the boundaries of the site.	In the interests of protecting the amenities of the area and preventing environmental pollution.
<b>51</b>	On-site sanitary facilities for site staff shall be to the Planning Authority's satisfaction. There shall be no sewage disposal on site, i.e. the sanitary facilities shall incorporate the installation of portoloo(s) and suitable sized holding tanks. Detailed proposals for compliance with these requirements shall be submitted and agreed with the Planning Authority within 4 months of the date of this order. These details shall include proposals for the operation/maintenance of these on-site sanitary facilities.	To prevent water pollution.
<b>52</b>	The access road and entrance shall be maintained in a clean condition free of accumulations of dusty or muddy substances. No such material shall be carried onto the public road by traffic from the site. The operator shall prevent the spillage/spread of dust and aggregates onto public roads, from all vehicles associated with the development. The operator shall clean up any spillages on public roads from vehicles associated with the development as soon as such spillage arises or is notified.	In the interests of protecting the amenities of the area, preventing dust pollution and traffic safety.



<b>53</b>	Satisfactory on-site truck parking shall be provided. There shall be no queuing of trucks outside the entrance to the site.	In the interests of traffic safety.
<b>54</b>	The wheels and undersides of all vehicles exiting the site shall be washed in a wheel/vehicle washing facility prior to exiting the site. The facility shall be maintained such that no deposits from the site shall be deposited on the public road. The system shall include for the treatment and recycling for all soiled waters from the wheel/vehicle washing system. There shall be no off-site discharges of soiled water. The wheel/vehicle washing system shall be operational to the satisfaction of the Planning Authority within 6 months of the date of this order. Full details and drawings of the wheel/vehicle washing system, including the site specific system of treatment and recycling of associated soiled waters, as well as layout and location details, shall be submitted and agreed with the Planning Authority with 4 months of the date of this order.	In the interests of protecting the amenities of the area and preventing environment pollution.
<b>55</b>	The surface of the site road between the wheel/vehicle washing facility and the site entrance shall be hard surfaced to the Planning Authority's satisfaction.	In the interests of protecting the amenities of the area, preventing environmental pollution and traffic safety.

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