

PB/0046/13  
**COMHAIRLE CONTAE FHINE GALL**

**RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER**

Reg Ref FW12A/0022

**Register Reference:** FW12A/0022

**Date of Registration:** 26 November, 2012

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

**Development:** Permission / permission for continuation of use of all existing authorised facilities and activities within a planning application area of c 167.5 hectares as followings

- Extraction, crushing, screening and processing of rock (authorised by Reg Ref No F03A/1430 / PL 06F 206789) from the Northern, Western, Central and Southern Deposits for a period of 35 years
- Total Extraction area of c 55.9 hectares within a total landholding of c 211 hectares
- Crushing, Screening and Processing Plant
- Block Manufacturing Facility & Block Yard
- Paving Display Centre & Offices
- Machinery Maintenance Building
- Offices, Staff Facilities, Laboratory
- Concrete Batching Plant & Associated Plant
- Asphalt Plant & Associated Plant
- Stockpile Materials Shed associated with Asphalt Plant, granted under P Reg Ref F06A/0923 (ABP Ref PL 06F 219655)
- Weighbridge, Bunded Fuel Storage & Oil Interceptor
- Security Huts (3 no ), Truck Wash Bays & HGV Load Spray Bars (P Ref FW09A/0099 in respect of amendment to Condition 14 of F03A/1430)
- Bord na Mona Moving Bed Biological Reactor & Percolation Area
- Stockpiles Storage Areas & Plant Storage Yard
- Stables (22 no ) & Horse exercise paddock
- Existing Site Accesses (2 no ) onto the R135 North Road (Revised Entrance P Ref F06A/0164 & ABP Ref PL 06F 217413P) & Kilshane Road
- Restoration of any worked out extraction areas, including for 5 years after the cessation of quarrying activities
- All other ancillary buildings, plant and facilities for the production of building products, including aggregates, ready-mix concrete, asphalt, tarmacadam and architectural blocks and all ancillary site works

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

**SIGNIFICANT FURTHER INFORMATION HAS NOW BEEN RECEIVED**

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

**Applicant:** Roadstone Wood Ltd

**Application Type:** Permission

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

### Planning Officers Report:

LM/MM

Report of the Planning Officer dated 26<sup>th</sup> April 2012

This is an application for **PERMISSION** for continuation of use of all existing authorised facilities and activities within a planning application area of c 167.5 hectares at Huntstown Quarry, Huntstown, Johnstown, Coldwinters & Kilshane, Grange & Cappogue Townlands, North Road, Finglas, Dublin 11

#### **Site Description**

The site forms part of 167.5 hectares. The southern boundary is circa 320 metres north of the M50 at its nearest. The site is bounded by the R135 to the east and the Kilshane and Cappagh Roads to the west. Accesses exist from the R135 and the Kilshane and Cappagh Roads. Dublin airport is c 1.5 km to the north east.

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

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

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

### Proposal

#### The proposed development consists of the following:

Permission / permission for continuation of use of all existing authorised facilities and activities within a planning application area of c 167.5 hectares as followings

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

Total Extraction area of c 55.9 hectares within a total landholding of c 211 hectares

Crushing, Screening and Processing Plant

Block Manufacturing Facility & Block Yard

Paving Display Centre & Offices

Machinery Maintenance Building

Offices, Staff Facilities, Laboratory

Concrete Batching Plant & Associated Plant

Asphalt Plant & Associated Plant

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

Weighbridge, Bunded Fuel Storage & Oil Interceptor

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

Bord na Mona Moving Bed Biological Reactor & Percolation Area

Stockpiles Storage Areas & Plant Storage Yard

Stables (22 no ) & Horse exercise paddock

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Existing Site Accesses (2 no) onto the R135 North Road (Revised Entrance P Ref F06A/0164 & ABP Ref PL 06F 217413P) & Kilshane Road

Restoration of any worked out extraction areas, including for 5 years after the cessation of quarrying activities

All other ancillary buildings, plant and facilities for the production of building products, including aggregates, ready-mix concrete, asphalt, tarmacadam and architectural blocks and all ancillary site works

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

### Submissions/Observations

A submission has been received from William Byrne of Kildonan House, Coldwinters

Issues raised are as follows

Environmental conditions

Health has suffered

House has been damaged

Damaging water supply

Lack of monitoring

Condition not being fulfilled

### Relevant Planning History

*FW09A/0099*

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

*F06A/0923 (ABP Ref PL 06F 219655)*

Planning permission was *granted* for Stockpile Materials Shed associated with Asphalt Plant

*F06A/0164 (ABP Ref PL 06F 217413)*

Permission was *granted* for the construction of a new 7.3m wide vehicular access located approx 140 metres to the north of the existing permitted access at North Road (former N<sup>o</sup> National Route) to link into existing access road, the proposed outbound lane measures approx 3.65m wide x 200m long and the proposed inbound lane measures approx 3.65m wide x 240m long, all ancillary site works and to amend Condition No 11 of permission Reg Ref No F03A/1430 so the operational hours for processing and manufacturing activities in the central plant area only shall be between 0530 hours and 2000 hours Monday to Saturday. The proposed access will be used by quarry traffic and Huntstown Power Plant traffic. The existing access at the former N2 North Road will be closed. Existing access will continue.

*F03A/1430 (ABP Ref PL 06F 206789)*

Permission and retention was *granted* for the continuation of extraction, crushing, screening and processing of rock (authorised by Reg Ref No F93A/1134), from the northern, central, western and southern deposits for 20 years (c 57.5ha total extractive area in a c 205 ha

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

*F02A/0602 (ABP Ref PL 06F 200623)*

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

*F01A/0231 (ABP Ref PL 06F 130638)*

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

*F98A/1313 (ABP Ref PL 110954)*

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

*93A/1134 (ABP Ref 06N 09262241)*

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

*93A/0114*

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

*WA 2282 (1981)*

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

*H/1054 (1973)*

Approval *granted* for quarrying operation on these lands

*A/0825 (1969)*

Outline permission *granted* for quarrying operations

*F00A/0862*

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

Reports

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

*Transportation Report* A report has been received requesting Additional Information

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

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

*Parks* No report received to date

*Bio-Diversity Officer* No report received to date

*Conservation Officer* Report received, no comment

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

*An Taisce* No report received to date

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

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

*IAA* No observations

*HSA* No objection

*RPA* No report received to date

*NRA* No report received to date

*NTA* No report received to date

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

*DAA* Report received with concerns regarding bird hazard at the airport, it is recommended that a suitable conditions be attached

Heritage Council No report received to date

### **Pre-Planning**

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

### **Relevant Policy in Development Plan**

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

“RU” Rural, the objective is to “*Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*” (Majority of the site)

The vision is as follows

*Protect and promote the value of the rural area of the County This rural value is based on*

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

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

**"HI"** Heavy Industry, the objective is to *Provide for heavy industry*

The vision is as follows

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

**"GE"** General Employment, the objective is to *Provide opportunities for general enterprise and employment*

The vision is as follows

*Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment General Employment areas should be highly accessible, well designed, permeable and legible* (Small sections of the southern and south eastern boundary)

*Specific Objectives in the Development Plan*

### Objective EE35

*Consider proposals for aggregate extraction only where the Council is satisfied through an environmental assessment that environmental quality and amenity will be protected and appropriate provision for the restoration of the landscape and habitat is being made*

### Objective EE36

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

### Objective LR02

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

### Objective LR03

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

### Objective BD13

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



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

### **National Guidance/Legislation**

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

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

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

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

*3) Regional Planning Guidelines Section 5 43 for the Greater Dublin Area 2010-2022*

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

### **Environmental Impact Statement**

A short outline of each relevant chapter is given below

#### **Human Beings Chapter 3:**

The Ward DED is generally rural in nature and demographic trends in the area generally mirror those in Fingal and North County Dublin There has been a marked increase in the population 296% from 2002-2006 (It is noted the pervious Regional Planning Guidelines were quoted and not the most recent RPG's 2010-2022 )

Employment by industry in Fingal follows a national pattern with the highest participation in the clerical and government workers sector, professional sector and sales sector reflecting the generally urbanised nature of the area The main employment locations surrounding the quarry area are the business and technology campus facilities of Northwest Business Park, Ballycoolin Business Park, Millennium Business Park, Rosemount Business Park and Blanchardstown Corporate Park

Agriculture and industry are the two principle activities. The type of agriculture is tillage and grazing The lands surrounding the quarry are zoned for industry development with the

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exception of the lands to the northeast on the eastern side of the N2 Dual carriageway, which remains zoned as greenbelt in order to demarcate the northern urban limit of Dublin City. The site is not located within nor forms part of a NHA, SPA or SAQC, however due to geological exposure the site is of geological interest.

13 private residential properties and Millennium Business Park are located within 250m of the application site boundary. Eleven other residential properties, a dog kennelling business, Northwest and Rosemount Business Park are located up to 500m from the application site. The continued operation of the quarry will have positive effect on the local economy. There are 49 people directly employed and 12-15 people indirectly employed by the quarry. The socio-economic benefits are more pronounced when considering the 174% increase in unemployment in the Fingal area since October 2006. This has a significant positive contribution to the local economy.

Potential negative impacts to humans would be dust, traffic, noise, nuisance and visual issues. Recommendations are made in the respective chapters relating to dust and noise control. A traffic assessment is provided within the EIS, the general conclusion is the site is well located in terms of strategic access to the main road network for HGV's. The vast majority of the extraction works are to take place within the existing footprints of the quarries on site, none of the extraction will be visible from outside the site. The restoration will have a positive impact on the landscape. Information within the restoration plan deals with birds and the prevention of attracting birds to the site.

### **Ecology (Flora and Fauna) Chapter 4:**

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

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

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

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

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

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

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

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

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

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

*Reptiles* No historical recorded, and no animals were observed

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

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

No other rare, protected or notable species were recorded

Based on the size of the site, the habitats present and the known and potential species that it supports it is considered that Huntstown Quarry at least has local value with component calcareous grassland of up to district value The valuable ecological receptors are the dry calcareous and neutral grassland, the hedgerows and a number of bird species

An overall restoration plan was submitted in 2003, condition 19 of F03A/1430 refers There are no proposals to significantly alter the agreed restoration plan, therefore it is considered not necessary to assess potential impacts arising from the restoration activities on the site post infilling of this quarry void The restoration plan will continue to take into account positive gains for wildlife at this site post quarrying operations

The majority of the high value dry calcareous and neutral grassland and hedgerows are outside the main extraction areas, no significant direct losses

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

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

### Soils & Geology Chapter 5:

#### *Regional Geology*

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

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

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

#### *Local Geology*

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

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

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

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

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

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

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

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

Karstification A number of minor solutionally enlarged and clay infilled joints have occurred in the central quarry A wide joint of 0.5m-2m has been revealed in the eastern part of the south quarry The quarry manger reports these do not interfere with quarrying operations

### *Assessment of Impact*

The quarry footprint will not be extended so no large scale removal and placement of soil or overburden is anticipated Any soil or overburden material removed will be used to create berms the topsoil will be used for the restoration of the site will be filled back to the original ground level detailed in the restoration plan Stripping and removal of soil will not take place in prolonged periods of dry weather Mounding will only be done with an angle of repose of no greater than 1:1.5, screening berms will be planted, re-handling of soil will be minimised The area of geological interest, the exposure between the Waulsortian and Tober Colleen formations should be retained

### Hydrology/Hydrogeology Chapter 6:

The quarry has four extraction areas. The site is drained into two surface water catchments, the northern half is part of the River Ward and the southern half is part of the River Tolka Detailed hydrogeological investigations have taken place, which include 6 ground water monitoring boreholes and a flow recording device to measure discharge to the Tolka River from the southern discharge The limestone bedrock is considered to be locally important karst aquifer by secondary fissure permeability There are no recorded karst landforms within 5km of the site The limestone bedrock is considered to have relatively high permeability, with low storage Discharge from the northern quarry has reduced in volume from an average of 2,600m<sup>3</sup>/d (2009) to a winter flow of 1,470m<sup>3</sup>/d (Feb 2010) The average ground water flow for 2010 is estimated to be 750mm/day The central quarry no longer intercepts ground water and all rainfall infiltrates to ground Direct rainfall to the south quarry excavation and intercepted groundwater inflow is directed to the central sump and from here it is pumped to settlement lagoons for treatment Discharge from the south quarry is estimated to range from a summer average of c 2000m<sup>3</sup>/d to a winter average of c 3500m<sup>3</sup>/d Of this volume an annual average of c 1000m<sup>3</sup>/d is intercepted groundwater The seasonal fluctuation in the water table at the site ranges about 1.5m to 5m A groundwater cone of depression surrounds the site, which is deeper surrounding the South and North quarries Groundwater flows in the region will have a generally southern direction Drawdown from the South and North quarries extends for 1 km at drawdown of c 2m Water supply in the region is mainly from mains supply A well survey has identified three local groundwater supplies, including the supply Huntstown power station

### *Impact on quantity of groundwater levels*

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

### *Impact on quality of groundwater levels*

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

### *Potential impacts on surface water*

The potential impacts on the surface water are medium such as petroleum products, alkalis, eutrophicans and ammonia based reagents. The mitigation measures currently in place are in line with the best practice/possible mitigation measures, outlined in Section 3.4 of the DoEHLG (2004) Quarries and Ancillary Activities Guidelines for Planning Authorities and licence requirements. The following management measures are included:

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

Fuel is stored in a designated bunded area.

All chemicals are to be stored on spill pallets.

Speed limit enforced to reduce potential collisions.

Plant regularly maintained and inspected daily for leaks.

Refuelling only to happen on surfaces areas.

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

Spill kits made available on site.

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

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

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

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If quarry operations are demonstrated to have an adverse impact on third parties water supply, the operator will undertake appropriate remedial measures to restore/replace the water supply at their own expense

Due to the proximity of Dublin Airport the DAA do not wish the quarries to be filled with water as it would attract a large number of birds. On going surface and groundwater monitoring is proposed

### Climate Chapter 7:

Ireland's climate has a typical maritime climate

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

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

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

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

### Air Quality Chapter 8:

Dust in the air is a natural occurrence. Man made dust occurs from road users, aggregate and mineral extraction as well as industrial activity. The Guideline for Planning Authorities produced by the DoEHLG states that "residents living in proximity to quarries can potentially be affected by dust up to 0.5 km from the source, although continual or severe concerns about dust are most likely to be experienced within about 100m of the dust source". The nearest sensitive locations are residences located immediately to the west along the Kilshane Road and to the east of the site along the R135 Regional Road. A dust deposition monitoring programme has been established on site, a total of 5 no. locations were chosen, two of which (that have contaminated dust) are proposed to be relocated to the site boundary to be more representative of the levels at the periphery of the site. The dust monitoring levels (excluding the contaminated samples) are within the dust threshold limits recommended in the DoEHLG Guidelines. The quarries being excavated are worked on a bench system, the levels are stepped up to 18m in eight by means of in-situ blasting. The material is then moved to the central processing area for crushing and screening or in case of the south quarry this is carried out by mobile plant on the quarry floor. All overburden has been stripped and was utilised in the existing screening berms. The emission of fugitive dust from mineral workings

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

### *Mitigation measures*

A mobile crushing plant is located within the south quarry, minimising internal haulage requirements. This is fitted with dust suppression systems.

The quarry faces act as screening barriers.

Plant and machinery are regularly maintained.

Dust suppression (water bower) is used on the internal haul road surfaces.

Existing site boundaries, hedgerows and berms will be retained.

Stockpiled products will be sprayed in dry weather.

Overburden storage areas and landscaped screening berms will be constructed with relatively low slope angles 1:15 to reduce the turbulence along their surface.

Internal haul road will be maintained.

Vehicle speeds will be controlled.

Internal entrance and all access are paved and speeds are maintained.

### **Noise & Vibration Chapter 9:**

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

### *Mitigation Noise*

The predicted cumulative noise levels arising from the quarrying operations are considerably lower than the background noise levels arising from traffic on external road network. The following mitigation measures are recommended.

Provision of landscaped screening berms and preservation of existing hedgerows and vegetation.

Regular maintenance of all plant and haulage vehicles. All plant and equipment conforms with noise emissions limits set out in Statutory Instrument No 320.

Stripping of topsoil/overburden materials only takes place during quarry operating hours.

Internal haul roads have a low gradient as possible to reduce engine/brake noise from HGV's.

Use of mobile processing plant enables the processing activities to be carried out on the quarry floor.

Enclosing plant and machinery where possible.

### *Mitigation Vibration*



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The mitigation measure conforms with best practice mitigation measures set out in Section 3.2 of the DoEHLG Guidelines

Blasting is carried out between 09:00-18:00 Monday-Fri with the exception of emergencies or health and safety reasons

Inhabited dwellings located within 500m of a blast will be given advance notice when blasting operations are due to take place

Blasting operations are carried out by a certified shotfirer

The optimum blast ratio will be maintained and the maximum instantaneous charge will be optimised

The groundborne vibration levels from blasting will not exceed a peak particle velocity of 12mm/sec measured at the nearest inhabited dwelling

The existing noise monitoring programme will continue. The blast results will continue to be submitted to Fingal County Council for review and for their records

### **Landscape & Visual Chapter 10:**

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

### ***Mitigation measures***

The mitigation measures to be implemented during the extraction stage include additional screening berms and screen planting along parts of the western site boundary and the protection of any existing vegetation, outside the proposed quarry footprints

Infilling of the quarry voids to previous ground levels with inert material. This will avoid the creation of a large water body which would have a negative effect on the nearby airport

Restoration of the infilled quarry voids to be beneficial agricultural after use

Planting of hedges made up of native species, to re-create the hedgerow pattern as it was present in this area prior to any quarrying activity

The vast majority of the proposed extraction will take place within the existing footprints of the north, central, western and south quarry. The impact on the landscape will be minor

None of the extraction works will be visible from any location outside the development site

Only the construction of a screening berm and planting works along parts of the western boundary will be temporarily visible from a small number of viewpoints. These works will ensure that all extraction works will be permanently screened from public areas and the additional planting will have a positive effect on views from adjoining roads

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### Cultural Heritage Chapter 11:

The proposed extraction areas cover 55.9 hectares. The historical and archaeological background has been assessed. The prehistoric period, the early medieval period, the medieval period and the post medieval period were assessed. The remnants of these periods have been indicated. The archaeological heritage of the area was assessed by cartographic sources, place name evidence, aerial photography and previous excavation reports. Protected structure No 663 is located within the site area, this is Kilshane Church (in ruins) and Holywell off North Road. Recorded monument (RMP DU014-012) is also present with the following description, ecclesiastical remains, church possible, graveyard, holy well. The Church does not exist and the area has been extracted to geological levels. The well will not be impacted by the current proposal, there are no protected structures within 300m of any of the areas proposed for continued extraction.

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

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

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

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

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

No 621 enclosure R122 earthwork (RMP DU14-017)

No 320 Burial earthworks (RMP DU14-015)

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

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

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

### *Mitigation*

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

### Material Assets Chapter 12:

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

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approximately 7.3m wide. The western entrance from Kilshane Road is 6m wide, the gated entrance is 8m wide and is set back from the road by 10m. Mitigation measures

Where not in place warning notices, speed restriction signs and construction traffic signposting will be erected.

All necessary health and Safety precautions will be implemented when plant and machinery are operating in the vicinity of overhead power lines.

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

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

*Dublin Airport* The airport is located c 2.5km to the west of the end of runway 10/28.

*Ground water* Out of the three bedrock formations exposed at the quarry two are considered to be locally important aquifers (Waulsortian and Malahide (Boston Hill) Formations). Mitigation measures

The restoration plan will infill the worked out areas to the original ground level and reinstate the hedgerows.

These will be carried out in tandem, these works have already commenced in the north quarry reducing the areas for any potential standing water.

Any quarry voids will continue to be pumped top prevent the formation of large areas of standing water.

*Housing* Most of the housing in there area has been established for several years (>5). No lands within the site are zoned RS, under the 2011-2017 Development plan. The nearest large scale settlements to the site is a Finglas c 2.5km to the southeast and Blanchardstown 4km to the west.

### Traffic & Transportation Chapter 13:

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

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### "Access"

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

### Traffic Impact Assessment

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

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

The trip attraction/generation calculation is partly unclear and seems to be unnecessarily artificial. The source data for Table 13.6 is not specified. Also, the calculation for concrete loads is not clearly explained. It appears that each load has a volume of approximately 6.9 m<sup>3</sup>. It is not clear what the average payload is in terms of weight. The HGV trip forecasts in Table 13.7 are based on the calculation in Table 13.6, the LGV trip forecasts are calculated using the proportion of LGV to HGV from Table 13.4. This seems to be unnecessarily artificial. Table 13.5 shows historic traffic flows for four years and the applicant should have used this data to calculate the annual trip attraction/generation rates for the assumed level of production. It appears that this would have given a significantly higher number of HGVs. The analysis in the TIA concludes that the development would have no significant traffic impact due to the small low increase in traffic volume and the spare capacity on the existing road network, especially since the opening of the N2/M2.

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

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

### Road Pavement Damage

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

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

### **Opening Hours**

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

### **Internal Layout and Car Parking**

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

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

### **Assessment**

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

### ***Principle***

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

### ***Removal of phasing***

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

### **Extraction Depths**

#### **North Quarry**

All overburden has been stripped, the area to the southeast will be extracted down to the existing quarry floor of c 39mOD The southern half of this quarry will be lowered a further c 21mOD The current permitted depth is c 29mOD The proposed area of extraction is 4.2 hectares to a proposed depth of c 23m OD

#### **West Quarry**

All overburden and topsoil has been stripped, only one investigative blast has occurred The current permitted depth of extraction is c 29mOD The proposed area of extraction is c 10.3 hectares to a proposed depth of 25mOD

#### **Central Quarry**

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

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is c 44m OD The proposed area of extraction is 16.4 hectares to a proposed depth of c 18mOD

### Southern Quarry

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

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

### *Noise*

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

Section 9.42 of the EIS states that *"for the purposes of the assessment, a reduction of -20dB(A) for full noise screening has been adopted (to take account of the high topographical features present between the activity on the site and the receptors) "*

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

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

### *Dust*

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

### *Surface Water and Groundwater*

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

It is stated within the Section 6.116 of the EIS that the 2m drawdown cone of the southern quarry will extend outwards from 1.1km to approximately 2km. There will be a slight extension in drawdown cone of depression westwards as the West Quarry deepens. It is stated that ground water levels are depressed in the area due to ongoing dewatering from the South Quarry and North Quarry, *"the quantities of water to be abstracted from the West quarry will remain low until such a time that it deepens below the level of the North quarry "*

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

Section 6.41 & 6.48 of the EIS outlines the on average discharge quality.

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

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

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*"it is not clear if replacement lagoons would be constructed at another location from the application and how this decommissioning will be achieved and any waste created is managed "* Clarification of these works is required

### *Appropriate Assessment*

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

### *Wheel wash*

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

### *Geology*

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

### *Lifetime of permission*

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

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

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

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*original permission was granted. In considering whether a further permission should be granted, the planning authority should have regard (inter alia) to the following factors*

- (a) The extent of the remaining mineral resources and*
- (b) The extent of existing capital investment in infrastructure, equipment, etc “*

Having regard to the existing facilities and infrastructure on the subject site, it is considered significant capital investment has been taken place on the site, therefore a 35 year permission is not considered appropriate. It is considered reasonable that a period of 15 years in this instance is acceptable, as it would allow the Planning Authority and Environmental Authorities to review changes in standards and legislation.

The applicants have stated that all ancillary facilities are to be retained indefinitely for the duration of extraction operations on site, however it is considered more appropriate that all ancillary facilities will be tied into the life of extraction.

### *Opening hours*

The applicants have proposed to change the opening hours from 7am to 6am.

Section 4.7 (b) of the Quarries and Ancillary Activities Guidelines for Planning Authorities outlines conditions relating to operation times.

*(b) Times of operation. The duration of quarrying operations (other than blasting, which needs separate controls – see (d) below) may require to be controlled in order to protect the amenities of residential properties in the area. It is recommended that normal operations should be confined to the hours between 07.00 and 18.00, Monday to Friday inclusive (excluding Bank Holidays) or as may be agreed with the planning authority, and between 07.00 and 14.00 on Saturdays, with no quarrying, processing or associated activities being permitted on Sundays or public holidays. Where market conditions or the nature of particular ancillary processes (such as concrete batch manufacture) would require greater flexibility of working hours, it is imperative that such flexibility be discussed with the planning authority at the pre-application stage, and addressed in the planning application.*

Having regard to the number of adjoining residential properties and nearby business parks, it is considered reasonable to maintain the existing opening hours.

### *Traffic/Transportation*

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

### *Archaeological monitoring*

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

### *Block Tower*

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

### Adequacy of EIS



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

### **Conclusion:**

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

### **Submissions/Observations:**

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

### **Reports:**

Water Services Report An updated report has been received with no objection subject to a number of conditions.

Transportation Report An updated report has been received with no objection subject to a number of conditions.

EHO An updated report has been received with no objection subject to a number of conditions.

Environment An updated report has been received with no objection subject to a number of conditions.

Parks No report received to date.

Bio-Diversity Officer No report received to date.

Conservation Officer No further comment.

Heritage Officer An updated report has been received with no objection subject to a number of conditions.

An Taisce No report received to date.

Inland Fisheries Ireland An updated report is received, which states the following *"fisheries concerns include the long term maintenance of flow in the Ballystrahan stream and its contribution to the headwaters of the River Ward. In line with our obligations under National and European legislation in particular WFD it is imperative that all measures should be taken to prevent further deterioration in the existing status of waters and that degraded surface and ground water are restored to good status. We would urge the Local Authority to consider including a condition which requires that all watercourses are reinstated to their pre development (pre 1970) condition during site restoration."*

HSA Significant additional information is noted.

RPA No report received to date.

NRA No further comment.

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NTA No report received to date

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

DAA Report received with concerns regarding bird hazard at the airport, it is recommended that a suitable conditions be attached An updated report has been submitted recommending suitable condition regarding restoration plan in order to minimize bird hazard

Heritage Council No report received to date

Irish Aviation Authority No further observations

LM/YT

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

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

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

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

Applicants response

### Dust

It is proposed to relocate monitoring location D3 from its existing position to the southwest site boundary adjacent to the nearby residences It is proposed to relocate monitoring location D5 from its existing position to the eastern site boundary Two new dust monitoring location are also proposed, D6 on the southern site boundary between the nearby residences and the operational south quarry and D7, along the north-eastern site boundary between the adjacent residences and the existing processing area/north quarry

### Noise

It is proposed to relocate monitoring location N3 to the southwest site boundary adjacent to the nearby residences An additional noise monitoring location is proposed on the northeastern boundary between the adjacent residences and the existing processing area/north quarry

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

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2 It is noted in the methodology used for the noise prediction assessment that a reduction of -20dB(A) for full noise screening has been adopted. The Planning Authority considers that the noise prediction assessment should provide for a more detailed analysis of each quarry on site having regard to noise sensitive receptors.

**Applicants response** The principle noise sources generated by quarrying activities with respect to nearest residences are machinery, the processing plant, loading and transport of aggregate and drilling blast holes. The stone extraction/processing is the noisiest activity. The processing plant sand machines will be fully screened by a combination of the following, existing topography between the quarry and receptor, screening berms and quarry faces. When drilling takes place at the upper levels as the quarry develops, these operations will be fully screened by the perimeter berm. Detailed noise calculations are provided. The maximum noise reading in this area was 82dB.

High topographical features such as quarry faces and screening berms provide significant attenuation.

The predicted cumulative noise levels arising from quarrying/stone processing/loading activities/blast hole drill rig are within the daytime noise emission limit value of 55dB(A) at sensitive locations recommended by DoEHLG Guidelines.

The predicted cumulative noise levels arising from quarrying activities are considerably below the existing background noise levels arising from traffic on the external roads network. The resultant noise levels identified area considered to be worst case scenario, as it assumes plant and machinery will be running 100% of the time. The average ambient noise levels would be expected to be significantly below predicted.

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

3 The Planning Authority notes that Section 4 of the EIS does not include screening for an Appropriate Assessment in accordance with the requirements of Article 6 of the Habitats Directive and the requirements of the Fingal Development Plan 2011-2017 (Objective BD13). You are requested to submit proposals to address the above.

**Applicants response** A qualified ecologist has carried out an appropriate assessment (AA) screening for the overall site. Fingal County Council heritage office was consulted during the preparation of this response. The AA Stage 1 screening concludes:

*This assessment has considered the potential effects associated with the continuation of the quarrying operations and ancillary processing and manufacturing facilities at Huntstown Quarry.*

*The assessment has concluded that the continuation of quarrying operations is not likely to have an adverse effect on the integrity of any Natura 2000 site, or on any of the qualifying features for which these sites have been classified/designated, either as a stand-alone development or in-combination with other plans or projects within its zone of influence.*

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

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*Impact Statement, Stage 1 Screening Assessment", Ref 4sa 02036 00189, dated November 2012, prepared by Steve Judge, ecologist*

*I am in agreement with the conclusions reached, based on the current discharge regimes to the Ballystrahan Stream and the Finglas Stream, that there will be no significant adverse impacts to any Natura 2000 sites as a result of the proposed development*

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

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

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

5 Please submit the following details

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

Applicants response

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

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iii) Roadstone confirms that they propose to close the Kilshane Road access. The Kilshane Road entrance will therefore only be used by vehicles in the event of an emergency.

iv) The profile of the axle loadings of the vehicles accessing the site is provided. These figures constantly changing, a sample for the period July to September 2012 inclusive is provided.

v) All visitors to the retail paving centre and the quarry site will be directed by signage to the visitor car-park. Signage at the paving centre will direct all visitors to the site to check in at the paving center reception. A dedicated pedestrian pathway is to be provided from the paving display area past the paving centre office and the visitor car park, across the main central site access road to the weighbridge office/reception building. The pathway is to be demarcated by solid white lines and standard pedestrian symbols. Drawings are provided. Planners appraisal.

A report from the transportation department has been received which states the following:

*"5(i) Maximum Annual Production and Consequent Traffic Generation*

*This matter has been dealt with adequately. The revised HGV trip attraction and generation figures are based on the worst case scenario, which is appropriate.*

*5(ii) Revised Traffic Impact Assessment*

*The revised methodology for calculating trip attractions and generations is acceptable. The Additional Information provides a clearer explanation for the conclusion that the proposed development would have no significant transportation impact.*

*5(iii) Access to Kilshane Road*

*The Additional Information clarifies that the access will only be open for emergency situations, which is the Transportation Planning Section's preferred option.*

*5(iv) Profile of Axle Loadings*

*Based on the data supplied in Appendix D, the average axle loading is less than 5 tonnes. There is no indication that average axle loadings would increase.*

*5(v) Segregation of Pedestrians from Plant and Machinery*

*The revised/clarified proposals are acceptable."*

It was noted that the conclusion of the report states that there is no objection to the development.

6 a) Please clarify the amount of soils in the existing berms which is intended to be used as backfill for the quarry.

b) Please outline how progressive restoration of the site will be achieved and when the production of a post quarry plan is triggered.

c) Please confirm if replacement lagoons are to be constructed within the southern quarry. If lagoons are to be decommissioned please include details of the decommissioning process and the management of the waste created.

d) Please outline the management of the extractive wastes on site.

e) Please confirm the intended storage periods and locations of aggregate products produced on site.

f) Please detail the management of stockpiles in terms of stability and run-off from storage areas used within the site.

Applicants response

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

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

It is noted that the intended quarry extraction areas cover ~ 55.9 hectares and c 1 million tonnes will be extracted annually over the life of the development (35 years) subject to market conditions which implies extraction capacity of ~ 35 million tonnes but this figure has not been quantified. Extraction is planned at all four areas within the quarry (north, south, west and central) at the same time. However, the extraction planned could potentially impact on the protection of the ground water resource. The applicant is requested to address the issue of completing restoration works while protecting the ground water resource.

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

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

These comments are noted

7 Please submit the following

### *Foul Sewer*

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

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

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

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

### *Surface Water*

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

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

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

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

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Site Assessment report from the Irish SUDS website (IrishSuds.com) demonstrating the following

Interception Storage  
Treatment Storage  
Attenuation Storage  
Long-term storage

### *Ground Water Pollution Control*

vii) Please submit details of measures to adequately control run-off from spillages and from cleaning operations arising from the manufacture of aggregate-based construction products  
In this regard please demonstrate that

All access ways, road ways and any area intended to carry a vehicle are adequately paved or sealed

The access ways, road way and plant area are surrounded by kerbs or "speed bump" type lands and that all water run-off from those areas is directed to an adequately sized oil and silt interceptor

viii) Please outline the impact the proposed activities will have on the quality of the discharge to the catchment areas of the Ward and Tolka Rivers

ix) Further analysis of the 2km drawdown cone of the southern quarry and tables 6.6, 6.7 and 6.10 of the EIS is required

x) Please demonstrate that flows in the Ballystrahan Stream are maintained at a sustainable level into the future

### *Water Supply*

xi) Please submit details of the connection to the public water main. These details should include the water metering arrangements for the development

Applicants response: Details have been submitted to address the aforementioned issues

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

8 It was noted on the site visit that the existing round block tower is not in use and does not appear to have been in use for a number of years. You are requested to outline your intentions for this building over the life time of the quarry

Applicants response: It is proposed to maintain the existing round block tower for the duration of the quarry operations at the site for the intermittent and temporary storage of aggregates. Upon cessation of the quarrying activities on site this tower will be demolished in tandem with the adjacent crushing plant and other ancillary facilities on site

Planners appraisal: This is noted and considered to be acceptable

9 Prior to the formal response to this further information request you are invited to liaise with the Planning Authority, please contact Louise Murphy on 01 8905710

Applicants response: A consultation meeting was held on the 21/06/12, and further consultation were carried out with each department



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### Conclusion:

The proposed development is considered to be acceptable given its planning history and Rural "RU" zoning. The applicants have adequately responded to the Additional Information request. Having regard to the scale, extent and nature of the development and its potential impact upon adjoining lands, it is considered reasonable to restrict the 'lifespan' of the quarrying and ancillary manufacturing and recycling/recovery operations to a period of 20 years from the date of this decision.

Having regard to the dynamic nature of the site, it is considered reasonable that the restoration plans be submitted to the local authority within 12 months from the final grant of planning permission.

### RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000-2010, subject to the following (25) condition(s) -

### Conditions and Reasons

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

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

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

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

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

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

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

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

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

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

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

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

REASON In the interest of maintaining the amenity of adjoining landowners

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

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**REASON** In the interest of maintaining the amenity of adjoining landowners

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

**REASON** In the interest of public health

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

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### Authority

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

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

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

REASON In the interest of protecting the amenities of the area

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

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

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

REASON In the interest of protecting the amenities of the area

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

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

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

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

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

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

REASON In the interests of traffic safety

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

REASON In the interest of public safety

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

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

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

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

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

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circumstances

ii) The foul drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6 0" FCC April 2006

Surface Water

iii) No surface water/ rainwater shall discharge into the foul sewer system under any circumstances

iv) The surface water drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6 0" FCC April 2006

Water Supply

v) All water fittings and installations shall incorporate best current practices in water conservation

vi) The water supply for the development shall comply with the "Guidelines for Drinking Water Supply" FCC February 2009 Revision 1

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

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

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

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

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

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

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

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

Endorsed: *[Signature]*  
**Administrative Officer**

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

**Dated** *7<sup>th</sup>* February, 2013

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*[Signature]*  
**Senior Planner**  
*Director of services*

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

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