

CHAPTER 11

MATERIAL ASSETS

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INTRODUCTION

Background

- 11.1 This chapter of the Environmental Impact Assessment Report (EIAR) relates to the potential effects of the recommencement / deepening of the existing quarry and recommencement of aggregate processing activities at Aghamore Near, Aghamore Far and Carrownamaddoo townlands in Co. Sligo on material assets.
- 11.2 The proposed development provides for:
- Recommencement of quarry operations within the previously permitted quarry extraction area (c. 10.9ha);
 - Deepening of the previously permitted quarry area by 2 no. extractive benches from c. -21m OD to -50m OD;
 - Recommencement of aggregate processing (crushing and screening) within the existing processing area, located to the east of the local road that bisects the site;
 - The provision of a settlement lagoon (c. 2,830m²);
 - The provision of 2 no. wheelwashes;
 - The provision of a double stacked portacabin office;
 - The provision of a wastewater treatment system;
 - Additional stockproof / trespass proof boundary fencing;
 - All within an application area of c. 22.5 Ha.
- 11.3 For further detail of the proposed development and the application site context, refer to chapter 2 of this EIAR.

Scope of Work

- 11.4 According to the EPA (EPA (2003) Advice Notes on Current Practice,
- “Resources that are valued and that are intrinsic to specific places are called ‘material assets’. They may be of either human or natural origin and the value may arise for either economic or cultural reasons”.*
- 11.5 Under Schedule 6 of the Planning and Development Regulations (2001) as amended, material assets also refers to architectural and archaeological heritage and cultural heritage.

- 11.6 The EPA guidelines in relation to the preparation of EIAR¹ note the following in respect of material assets:
- “Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes roads infrastructure.”*
- 11.7 The specific headings in the guidelines in relation to material assets refer to built services, roads and traffic and waste management.
- 11.8 Chapter 14 of this EIAR addresses roads & traffic and Chapter 12 addresses architectural heritage, archaeological heritage and cultural heritage separately to this chapter.
- 11.9 This material assets impact assessment comprises the consideration of existing resources pertinent to the proposed development and the application area that are not addressed elsewhere in this EIAR and the likely development impacts on those resources. On this basis, this section addresses built services and waste management. Built services are understood to refer to electricity, telecommunications, gas, water supply infrastructure and sewerage.

Consultations / Consultees

- 11.10 A number of pre-planning consultation meetings have been held between officials of Sligo County Council and representatives of SLR Consulting Ireland and Lagan Materials Limited.
- 11.11 At the meetings, details of the proposed development were presented and issues likely to be of interest or concern were identified and discussed.
- 11.12 Following a review of published development plans and the site survey, it was considered that there was no requirement for any further formal consultations to be carried out in respect of material assets for the purposes of this assessment.

Contributors / Author(s)

- 11.13 This section of the EIAR was prepared by Peter Kinghan, who is a Technical Director with SLR Consulting Ireland. Peter is a Chartered Mineral Surveyor and has previously worked on numerous extractive industry planning applications and EIAR.

Limitations / Difficulties Encountered

- 11.14 No limitation or difficulties were encountered in the preparation of this chapter of the EIAR.

ADDITIONAL INFORMATION

- 2.1 As outlined in Chapter 1, a planning application was submitted to Sligo County Council (Plan File Ref. No. 18/345 / ABP Ref. 305821-19) in August 2018 for similar development to that proposed as part of this application. In October 2019 Sligo County Council granted planning permission for the development (subject to 23 no. conditions). 2 no. third party appeals of the decision by Sligo County

¹ Environmental Protection Agency (2017). *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*

Council to grant permission for the proposed quarry development were made to An Bord Pleanála (ABP-305821-19). An Bord Pleanála refused permission for the proposed development on the 30th June 2020 for the 2 no. reasons – refer to Chapter 1 for further details.

- 2.2 In order to comprehensively address the reasons for refusal, and further comments contained within the An Bord Pleanála Inspectors Report a number of additional surveys / site investigations, field work and assessments have been carried out.
- 2.3 This Chapter 11 of the EIAR has been updated as follows:
- Site Context and Sensitive Receptors have been updated to account for the changes to the application area;
 - This assessment takes account of the revised planning application area and considers all activities associated with the revised application area, such as the recommencement of aggregate processing activities;
 - The assessment takes account of cumulative impacts associated with the existing asphalt plant on-site;
 - Updated planning searches have been undertaken in respect of lands in the vicinity of the application site.

REGULATORY BACKGROUND

Guidelines

- 11.15 This chapter of the EIAR has been prepared on the basis of the draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports by the EPA (2017).

Technical Standards

- 11.16 There are no technical standards relevant to this section of the EIAR.

RECEIVING ENVIRONMENT

Study Area

- 11.17 The study area relates to the vicinity of the application site and to those dwellings and buildings on the roads surrounding the application site.

Baseline Study Methodology

- 11.18 The baseline study comprises a desk-top review of online and published resources, information provided by the applicant and information contained in the other sections of this EIAR. Ordnance Survey maps and aerial photography were also examined.

Sources of Information

- 11.19 Baseline information was obtained from the following sources:
- Myplan.ie (<http://myplan.ie/index.html>);
 - Historic Environment Viewer (<http://webgis.archaeology.ie/historicenvironment/>);
 - Sligo County Development Plan 2017;
 - The environmental topic chapters of this EIAR;
 - OS Maps;
 - aerial photographs;
 - Openstreetmap.org.

Site Context

- 11.20 The application site is located south of Sligo town, off the R287 regional road in the town lands of Aghamore Near, Aghamore Far and Carrownamaddoo. Although there is a dispersed pattern of housing development in the vicinity, there is no distinctive village or settlement in the immediate vicinity: refer to EIAR Chapter 4 Population and Human Health.
- 11.21 The quarry area on the western side of the local road that bisects the application site is bounded on all sides by agricultural land and there are a number of dwellings located along the roads in the vicinity. The processing area located on the eastern side of the road is bounded by agricultural lands to the east, and industrial land uses to the north and south. There is a sports ground located to the northwest of the application area. The site is accessed from a local road (L3603). Lough Gill is located c. 365m north-east of the application site.
- 11.22 Existing facilities at the site include the weighbridge & weighbridge office and a garage / workshop. These facilities are located within the processing area on the eastern part of the application site. There is an existing asphalt plant located to adjacent to the aggregate processing area.

Built Services

- 11.23 Electrical power is currently provided to the application site via mains supply. Electricity will provide the principal source of energy for office lighting and heating.
- 11.24 Site based staff at the application site are contactable by mobile phone, landline and email and broadband connections to the site office are provided via a mobile network.
- 11.25 It is proposed to install a new wastewater treatment system that will service toilets from the proposed double stacked portacabin office – refer to Site Characterisation report submitted with the Planning Application documentation, and Figure 2.1 showing the proposed location. Details of the proposed system (Oakstown BAF 6 PE wastewater treatment system) are provided with the Site Characterisation report.

- 11.26 A supply well in the processing area will be used for water supply (see **Figure 7-1**); water from the well will be used for wheelwashes, dust suppression and non-potable use in the office canteen and toilets.
- 11.27 Potable water will be provided to the site via a water cooler dispenser system.

Waste Management

General Waste Management

- 11.28 Lagan Materials Ltd., as a member of the Irish Concrete Federation commits themselves to the principles of the Federations Environmental Code. The code states:-

“ICF members will minimise production of waste and where appropriate consider its beneficial use including recycling. They will deal with all waste in accordance with the relevant legislation and other controls in place, including using waste contractors with valid Waste Collection Permits”

- 11.29 Potential waste produced and the measures used to control it are described as follows:-
- Scrap metal – these materials are chiefly produced from the maintenance of the possessing plants and can cause a nuisance if allowed to build up in an uncontrolled manner. A designated scrap metal area will be demarcated on site and the build-up of scrap is controlled by the regular removal by licensed scrap metal dealers.
 - Used Oil and Oil Filters – any waste oil/oil filters that may arise from servicing of fixed or mobile plant will be removed from the site by a licensed waste contractor.
 - Used Batteries – similarly all used batteries will be removed from site for collection and recycling by a licensed waste contractor in accordance with the Waste Management Regulations.
 - Domestic Style Waste (Canteen Waste) – domestic waste generated at the offices and employee’s facility will be collected by a licensed waste collection contractor.

Extractive Waste Management

- 11.30 Almost all products and by-products arising from the aggregate processing have commercial value. Any waste materials from the site are stored, collected, recycled and/or disposed of in accordance with any requirements of Sligo County Council.
- 11.31 Topsoil and overburden stored within the application site is not considered waste; such materials are an essential component of the restoration programme. These materials are required for the reshaping and landscaping of the worked out area to make it more suitable for after-use.

Sensitive Receptors

- 11.32 The application site is located in a rural area, but the nearby roads and in particular the roads to the north-east and north-west display a pattern of ribbon development. There is a more dispersed pattern of residential development along the local road to the south of the site north. There are a

number of industrial and commercial developments to the south-east of the site associated with the manufacturing area of the site and the nearby business park.

- 11.33 The closest residential dwelling to the development area is located approx. 105 metres to the south of the access road of the quarry area. There are no residences within 150 metres of the quarry void.
- 11.34 There are no schools, churches or shops in the vicinity. The St John's Football Club is located to the north-west of the application site.
- 11.35 Figure 4.1 identifies residential properties, community facilities and commercial operations within the locality and shows 500m and 1km bands from the application boundary.

IMPACT ASSESSMENT

Evaluation Methodology

- 11.36 The evaluation of effects on built services and waste comprises a qualitative assessment based on the quantitative and qualitative analysis of potential effects on the environment undertaken in other sections of this EIAR. The assessment also takes into account a review of relevant literature and professional judgement in relation to impacts on built services and waste.

Built Services

Operational Stage Impacts

- 11.37 The operational phase of the development would comprise the extraction of aggregate from the extraction area and the recommencement of processing within the quarry and the processing area located on the eastern portion of the site. It also includes the restoration of the site.
- 11.38 No significant effects are anticipated in relation to built assets or waste management.

Post-Operational Stage Impacts

- 11.39 During the post operational period, all works on the site would have ceased and the site would have been restored. Any activity on the site would be limited to post-restoration uses and any aftercare required for a limited period following restoration.
- 11.40 No significant effects are anticipated in relation to built assets or waste management.

Waste

Construction and Operational Stage Impacts

- 11.41 During the operational stage, aggregate will be extracted from the quarry and will be processed within the quarry void using mobile plant before being transported to the eastern side of the road for further processing using mobile plant. Following the cessation of extraction operations, the relevant areas will be restored.
- 11.42 As outlined above, there are existing waste management arrangements in place in relation to general waste, ancillary operational waste and extractive waste. These arrangements will remain

in place for the duration of the construction stage. The waste produced by the operational stage will be limited to the domestic style waste generated by the employees operating the facility and any ancillary generation of operational waste (e.g. batteries, tyres, waste oil).

- 11.43 It is considered, therefore, that the generation of waste will be medium term, temporary and slight in its effects.

Post-Operational Stage Impacts

- 11.44 During the post-operational stage, extraction and restoration operations will have ceased and activities will be limited to intermittent aftercare for a limited period. Any waste generated on the site will be limited to general waste produced by any employees that are engaged in aftercare on an intermittent basis and any ancillary operational waste related to aftercare. Any such waste will be handled in accordance with the established practices on site and will be removed by a licenced contractor.
- 11.45 It is considered, therefore, that the generation of waste during this period will be short-term, temporary and slight in its effects.

Unplanned Events

- 11.46 According to the EPA guidelines, unplanned events, such as accidents, can include *“spill from traffic accidents, floods or land-slides affecting the site, fire, collapse or equipment failure on the site”*. The 2014 EIA directive refers to *“major accidents, and/or natural disasters (such as flooding, sea level rise, or earthquakes)”*.
- 11.47 In this instance, the vulnerability of the proposed development to accidents, unplanned events or natural disasters is relatively limited owing to the relatively simple nature of the development works, the established nature of the techniques, regulations and procedures to be followed, the material to be handled on site and the relatively rural location of the proposed works.
- 11.48 Unplanned events in relation to the proposed development could potentially relate to:
- instability following the extraction of rock;
 - spill from traffic accidents;
 - flooding.
- 11.49 Adhering to the HSA Safe Quarry Guidelines to the Safety Health and Welfare at Work (Quarries) Regulations 2008 should limit the potential for unplanned events in the form of instability in the quarry faces. In any event, instability following the extraction of rock would be unlikely to have any significant impacts on employment, human health or amenity, particularly beyond the site. On completion of quarrying activities the application area will be left for natural recolonisation by locally occurring grass and shrub/scrub species and the quarry void will fill with water., all existing boundary fences and hedgerows will be retained to ensure that the site is secure and all plant and machinery will be removed from the quarry void.
- 11.50 Chapter 7 (water) notes that spillages of fuels or chemicals during site activities could happen without proper control and supervision. Discharged water off-site could potentially breach water quality limits without monitoring. Pump failure in the quarry could result in the quarry floor flooding leading to the potential for groundwater pollution by plant and equipment; uncontrolled discharge

of water to the Aghamore Stream could potentially lead to localised flooding off-site in the worst case. Appropriate mitigation measures and monitoring have been proposed to ensure that there are no potential impacts on the water environment as a result of unplanned events at the site.

- 11.51 The traffic and transport assessment, carried out as part of the EIAR (Chapter 14), indicates that existing road network can accommodate the proposed development. Chapter 14 also recommends the erection of warning signage and the improvement of sightlines at the entrance to the application area. It is considered that the risk of an accident resulting in a spillage would be no greater in relation to this development than it is for any other form of development that relies on the transportation of goods and materials by HGVs.
- 11.52 It is considered that the material assets as outlined in this section are not particularly vulnerable to such unplanned events and unplanned events would be unlikely to cause significant, sudden environmental effects in respect of built services or waste.

Cumulative / Synergistic Impacts

- 11.53 A search of the Sligo County Council online planning search facility indicates that there are no other planned developments in the vicinity of the application site and in the adjoining townlands of Carrownamaddoo, Cuilbeg, Aghamore Near, Tullynagracken South, Drumaskibbole, Ballydawley, Castledargan, which were granted planning permission in the last five years² and have the potential to have any significant adverse cumulative impacts on the local environment. It is noted that planning permission has recently been granted for development consisting of the filling of lands with construction and demolition waste in Carrownamaddoo townland c. 450 metres from the application area (Plan File Ref. No. 18/49) subject to 7 no. conditions. This proposed development is considered small scale, short term in duration (5 years) and is located sufficient distance from the application area and therefore no cumulative impacts are considered.
- 11.54 The potential for cumulative impacts from the existing asphalt plant located within the landholding has been assessed in the relevant chapters of the EIAR.
- 11.55 It is considered that the only impact that has the potential for significant cumulative impact on material assets is traffic. The traffic impact of the proposed development and the existing asphalt plant is assessed and discussed in chapter 14 of this EIAR. The assessment concludes that the relevant junctions and links will have sufficient capacity for the traffic generated by the quarry development and the existing asphalt plant.

Transboundary Impacts (if any)

- 11.56 It is not anticipated that the impacts of the proposed development would have any significant transboundary effects on material assets.

Interaction with Other Impacts (if any)

- 11.57 It is not anticipated that the effects of the proposed development on material assets would interact significantly with other impacts.

² Planning search conducted on 21st April 2021 on Sligo County Council website.

‘Do-nothing Scenario’

- 11.58 In a ‘do-nothing scenario’, operations at the quarry would not recommence.
- 11.59 A ‘do-nothing scenario’ would not result in any significant adverse impact in relation to built services and on-site waste generation and the effect of a ‘do-nothing scenario’ would be neutral in relation to these factors.
- 11.60 However, in the medium term an alternative source of aggregates would need to be found.

MITIGATION MEASURES

Construction and Operational Stage

- 11.61 As no significant effects are anticipated in relation to built assets or waste management during the construction and operational stage, no specific mitigation measures are proposed.
- 11.62 Waste generated at the site will continue to be appropriately stored and removed by licenced contractors.

Post – Operational Stage

- 11.63 As no significant effects are anticipated in relation to built assets or waste management during the post-operational stage, no specific mitigation measures are proposed.
- 11.64 Waste generated at the site will continue to be appropriately stored and removed by licenced contractors.

RESIDUAL IMPACT ASSESSMENT

Construction Stage

- 11.65 As no significant effects are anticipated in relation to built assets or waste management and no mitigation measures are required during the construction stage, no residual impact is anticipated.

Operational Stage

- 11.66 As no significant effects are anticipated in relation to built assets or waste management and no mitigation measures are required during the operational stage, no residual impact is anticipated.

Post – Operational Stage

- 11.67 As no significant effects are anticipated in relation to built assets or waste management and no mitigation measures are required during the post-operational stage, no residual impact is anticipated.

MONITORING

11.68 Monitoring is not proposed in relation to material assets.