

APPENDIX 6

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

St. Catherine's House, Catherine Street, Waterford, Ireland
Email: info@Waterford.MORce.ie Web: www.maloneoregan.ie
Tel: 051-876855 Fax: 051-876828



Mr Ambrose Madders
Senior Engineer Roads
Wexford County Council
County Hall
WEXFORD.

SUBMITTED TO
ADRIAN DOYLE,

2nd August 2006

3 AUG 2006

DIRECTOR OF SERVICES

Re: W03157 Access Road and Railway Overbridge at Park/Carcur, Wexford.

Dear Ambrose,

We refer to the above and in particular the interface with the proposed new road being designed by RPS on behalf of the Council.

At a meeting on Friday last with Roadstone and Wexford County Council we were instructed to advance the detailed design of the road and roundabout through the Council lands from Ferrycarrig Road to the railway in accordance with the preliminary alignment contained in the Part 8 documentation. Confirmation of the level and location of the roundabout on Ferrycarrig Road is critical to the design of this road and that information is required urgently from RPS if we are to achieve the Council's commitment to Roadstone in relation to the finalisation of the design and budget costings by the end of August 2006.

The other matter that needs to be clarified and confirmed concerns the nature of the road classification. Originally the road was specified to include 2 no. 3.0m wide lanes, 2 no. 1.5m wide cycle lanes and 2 no. 1.8m wide footpaths. However we now understand that the road is again being considered as part of an inner ring/relief road with a possible bridge crossing of the estuary and in those circumstances you may wish to reconsider the specification. Obviously this matter has the potential to impact on the design.

We trust these matters can be addressed quickly and that the relevant information can be made available. Perhaps a meeting with RPS might prove beneficial to resolve the interface issues and we are available at short notice if required. In the meantime we are seeking to arrange for some further ground investigations along the revised alignment and will advise you in advance of instructing any contractors in that regard.

Yours sincerely
for **Malone O'Regan**


Brian Mackey.

c.c. Adrian Doyle
Derry O'Sullivan

Offices also in Dublin and Galway

Directors Liam Fennelly BE MEngSc MBA CEng FIEI MStructE Eugene Kelly BA BA1 MSc CEng MIEI Francis Moran BSc CEng MIEI John Norris BE Dip EIA Mgmt CEng MIEI MICE
Associate Directors Noel Dillon BSc(Eng) CEng MIEI MStructE Tony Flattery CPA Brian Mackey BE MEngSc MIEI Pat Rohan BE MIEI
Consultant Dermot Donovan BE Dip Env Eng CEng MIEI

REMCO Ltd. /a Malone O'Regan Consulting Engineers Reg. Office Dublin. Reg. No. 189940 IRL.



Park Lands Development

Meeting with Malone O'Regan, Consulting Engineers - 1st December 2006

Present: Liam Fennelly, Brian Mackey, Derry O'Sullivan

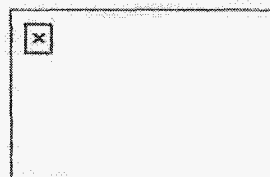
1. The costings for the roundabout, road & bridge were discussed. LF said that there was no progress possible on this as the alignment and width of road still had not been decided. Wexford County Council still have to decide:
 - a. whether the design road speed will be 50kph or 85kph, the selected speed will determine road curvatures.
 - b. Width of carriageways to be 6m or 7.3m + 1.5m cycle track.
2. The position of the roundabout is still not certain. However this can be established later and need not delay auction. We can make a working assumption that is going in the middle of Redmond Road.
3. Only when the road details are decided on as per 1. above can the detailed design and costings be done. This will take 6 weeks from that decision.
4. The road length is approx. 560m long and LF gave a *working estimate* of €3 to €3.5million for the construction cost.
5. The cost will also have to include the Irish Rail requirements for the existing bridge as set out in the first 4 bullet points of their *Special Conditions*. MO'R are to cost these and include them in the total costings.
6. DO'S expressed some concern at the possibility of the old dump resulting in future claims unless its exact location is confirmed. BM agreed to request Geotech to carry out 7 or 8 borehole to confirm ground conditions on the new alignment and to dig a series of trenches to establish the exact boundaries of the old dump. This is to be done before Christmas. Geotech are to include in their work an assessment of the treatment works area as being suitable for embankment building for the new bridge.
7. BM to organise OS maps and superimpose land ownerships and location of roundabout, route of road and position on new bridge. Copies to be made available to Ken Egan, Des Purcell and Wexford County Council.

Derry O'Sullivan
1st December 2006

Dolores Whitty

F n: Malone O'Regan (Brian Mackey) [bmackey@waterford.morce.ie]
Sent: 03 January 2007 16:46
To: DOSullivan@Roadstone.ie
Cc: lfennelly@waterford.morce.ie; Adrian Doyle; Breda@purcellproperties.ie
Subject: Park/Carcur

Email



Job No.

Attached files:

Derry,

Liam passed your e-mail to me in relation to the programme issues.

As advised at our meeting of 1/12/06 the development of the road and bridge design and the preparation of the cost estimate would take approximately 6 working weeks from confirmation of the Road Design Specification by Wexford County Council. There was also the need to have supplementary site investigation work undertaken to establish the outline of the land-fill in the vicinity of the proposed road corridor with the programming of that work contingent on establishing the road alignment.

We received the final road design criteria from Wexford Co. Co. on 5/12/06 and completed our preliminary design before Christmas with the exception of some details in relation to the roundabout. We are awaiting survey information in this area which RPS carried out for Wexford Co. Co. and Ambrose Madders is pursuing this with them as he is also awaiting same. The site investigation is due to commence next week and the results should be available by 26/01/07 with a final report due in early February. We are currently developing the cost estimate but we will not be in a position to confirm any figures until the site investigation results are to hand and on the assumption that no unforeseen matters arise.

In relation to the supplementary site investigation

Can you please clarify that matter with Adrian Doyle and get back to us.

Regards,

Brian Mackey.

St. Catherine's House,
Catherine Street,
Waterford.

2B Richview Office Park,
Clonskeagh,
Dublin 14.

13 Mill Street
Galway.

+353 91 531069

04/01/2007

Dolores Whitty

From: O'Sullivan Derry (Director) [DOSullivan@Roadstone.ie]
Sent: 25 April 2007 18:34
To: bmackey@waterford.morce.ie
Cc: lfennelly@waterford.morce.ie; Adrian Doyle; Breda Breen
Subject: Park/Carcur Road Infrastructure

Brian,

Thanks for meeting me with Liam today to discuss the above.

Items discussed were as follows:

1. We are now targeting auction date of 14th June 2007.
2. Road alignment and costings have been completed. The alignment needs to be signed off as a matter of urgency by Wexford Co Co.
3. Costings (subject to checking etc) are as follows:
 - o Main Road € 1.700m
 - o Spur Road € 0.450m
 - o Roundabout € 0.600m
 - o Bridge incl.CIE/IR costs € 0.750
 - o **Total € 3.5 million**
4. Confirmation of costings to be forwarded to Wexford Co Co in coming week and copied to me.
5. BM to confirm borehole(s) and trial pit at old treatment works to be OK.
6. MO'R to prepare 'Design Package' to include:
 - o Provisional designs for road, roundabout & bridge.
 - o Geotech report including site drawing showing borehole & positions.
 - o Package to be available 4 weeks prior to auction i.e. 17th May
7. Park Land: DO'S requested BM to get Geotech to carry out an *Environmental & Site Investigation Report*. This report will be required by prospective developers at least 2 weeks prior to auction. Therefore report urgently not later than 31st May.
8. MO'R to invoice Roadstone for agreed share of work done up to date of appointment by Wexford Co Co.(Aug 2006?)

Brian/Liam would you kindly keep me informed of progress and in particular any slippage in achieving the above timetables.

Kind regards,
Derry

Attention:

This e-mail is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. Any views or opinions presented are solely those of the author.

Roadstone Provinces Ltd
Registered in Ireland, No. 11228
Registered Office Saggart, Co Dublin.
Website: www.roadstone.ie

26/04/2007

O'ores Whitty

From: O'Sullivan Derry (Director) [DOSullivan@Roadstone.ie]
Sent: 14 May 2007 11:09
To: Adrian Doyle
Cc: Kenneth Egan; Breda Breen; lfennelly@waterford.morce.ie
Subject: Park - Carcur Lands

Adrian,

We discussed this morning by phone the following:

1. The design speed for the road will now be 50 kph
2. The road alignment will therefore revert to the previous alignment i.e. pinch point between GAA grounds and Dump area.
3. The overall construction cost for the roundabout, road including spur, and bridge is expected to remain at about €3.5 million as calculated for the 80 kph alignment by Malone O'Regan.
4. The agreed Wexford Co Co contribution will therefore be €1.75million plus VAT.
5. MO'R will get Geotech to complete the site investigation for the now agreed alignment, this to include trenching to ensure the edge location of the old dump is fully known.
6. Should a part of the old dump extend into the now agreed road alignment consideration will be given to seperately excavating this material out and backfilling with suitable fill.
7. We agreed that the above should not prevent the auction date of Roadstone lands going ahead which is now 26th June 2007.
8. The Development Agreement & The [REDACTED] should now be finalised and a date agreed possibly for next week for signing (EB - County Manager on holidays but back next week)

I trust the above correctly reflects our discussion.

Kind regards,

Derry

Attention:

This e-mail is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. Any views or opinions presented are solely those of the author.

Roadstone Provinces Ltd
Registered in Ireland, No. 11228
Registered Office Saggart, Co Dublin.
Website: www.roadstone.ie

14/05/2007

From: O'Sullivan Derry (Director) [DOSullivan@Roadstone.ie]
Sent: 24 May 2007 10:26
To: lfennelly@waterford.morce.ie
Cc: Alan Mooney - Ensor O'Connor Solicitors; Adrian Doyle; Brian Mackey; Kenneth Egan
Subject: RE: Roadstone- Park - Infrastructural works

Liam,
I would suggest that the alignment of the road should be such that the encroachment onto the old landfill area is minimised by pushing the road as close as possible towards the GAA pitch with the corner being 'pinched' and supported by a retaining wall if necessary.

Adrian suggested the possibility of having Ambrose Madders having a look at the alignment when completed with a view to excavating out the offending material and backfilling with inert suitable material. In this way the access road development by the developer would remain straightforward as originally envisaged.

Regards,
Derry

-----Original Message-----

From: Malone O'Regan (Liam Fennelly) [mailto:lfennelly@waterford.morce.ie]
Sent: 24 May 2007 09:36
To: 'Kenneth Egan'
Cc: 'Alan Mooney'; O'Sullivan Derry (Director); adrian.doyle@wexfordcoco.ie; Brian Mackey
Subject: RE: Roadstone- Park - Infrastructural works

Ken,
We are currently finalizing the alignment of the 50 km/hr road and will amend the mapping in due course taking into account the lands in Folio 1618F as requested. We are also getting confirmation of the extent of the Section A Works and will revert to you when we have that confirmed. An issue related to the realignment of the road and the €1.75m contribution is the fact that the road will now be partially constructed over part of the landfill site. There will be some additional expenditure in dealing with the removal of waste from that area and we have no instructions from Wexford County Council as to how that matter will be addressed. Please confirm the latest date by which the mapping is required.

Regards,
Liam Fennelly
For Malone O'Regan.

-----Original Message-----

From: Kenneth Egan [mailto:Kenneth.Egan@arthurcox.com]
Sent: 21 May 2007 10:20
To: lfennelly@waterford.morce.ie
Cc: Alan Mooney; DOSullivan@Roadstone.ie; adrian.doyle@wexfordcoco.ie
Subject: Roadstone- Park - Infrastructural works

Liam

I understand that our respective clients have now agreed that the road alignment will revert to the previous alignment which agrees with the title maps.

I would be grateful if you could prepare a revised version of the attached map to show the correct road re-alignment passing through Wexford County Council property.

Could you also show on that map the location of the lands comprised in folio 1618F County Wexford, a copy of which I attach.

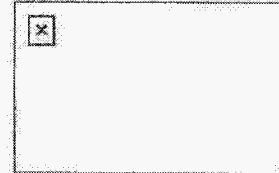
I would also be grateful if you could assist in compiling the following which will be

Dolores Whitty

From: Malone O'Regan (Brian Mackey) [bmackey@waterford.morce.ie]
Sent: 29 May 2007 22:23
To: Ambrose Madders
Cc: Adrian Doyle; lfennelly@waterford.morce.ie; DOSullivan@Roadstone.ie
Subject: Access Road at Park/Carcur
Attachments: ParkCarcurSK2007-05-29.pdf

Email

*gfb
Carcur*



Job No.	W03157	Attached files:	

Ambrose,

Further to our meeting on site and subsequently with Adrian Doyle and Eamon Hoare at County Hall we attach a revised proposed alignment for the access road to the above lands. This has been established following completion of a new survey and additional trenching on site and is provided to avoid encroachment onto the GAA Pitches while minimising the volume of landfill material to be removed to facilitate construction of the road. The road has a design speed of 50kph as discussed at the meeting in County Hall.

Based on this alignment and the trial trenches excavated since our meeting we estimate that approximately 3,000m³ of landfill material will need to be removed off site and replaced with suitable fill material to facilitate construction of the road. Could you please review the proposal and comment as soon as possible.



Regards,

Brian Mackey.

St. Catherine's House,
Catherine Street,
Waterford.

☎: +353 51 876855
☎: +353 51 876828
e-✉: info@waterford.morce.ie

2B Richview Office Park,
Clonskeagh,
Dublin 14.

☎: +353 1 2602655
☎: +353 1 2602660
e-✉: info@morce.ie

13 Mill Street
Galway.

☎: +353 91 531069
☎: +353 91 531084
e-✉: tbolgermor@eircom.net

30/05/2007

1. Let me have a copy of the agreed specification and drawings of the road and bridge to be attached to the agreement between Wexford and Roadstone.
2. You will recall that Wexford required part of the works (the "Section A Works") to be completed earlier than the entire, and agreed to make a contribution accordingly. Could you let me have a description of the works to be comprised in the "Section A Works" and/or a map showing the extent of the works required.
3. I understand that the agreed contribution by Wexford in respect of the entire works is €1.75 million plus VAT. Can you confirm a figure attributable to the Section A Works?

Please give me a call if you have any queries.

Regards.

Kenneth Egan.

The information contained in this email and in any attachments is confidential and is designated solely for the attention and use of the intended recipient(s). This information may be subject to legal professional privilege. If you are not an intended recipient of this email, you must not use, disclose, copy, distribute or retain this message or any part of it. If you have received this email in error, please notify us immediately and delete all copies of this email from your computer system(s).

Arthur Cox
Earlsfort Centre
Earlsfort Terrace
Dublin 2
Ireland

Tel: 353-1-6180000
Fax: 353-1-6180618

<http://www.arthurcox.com>

Attention:
This e-mail message is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender.
Any views or opinions presented are solely those of the author.

Roadstone Provinces Ltd
Registered in Ireland, No. 11228
Registered Office Saggart, Co Dublin.
Website: www.roadstone.ie

#####

From: O'Sullivan Derry (Director) [DOSullivan@Roadstone.ie]
Sent: 30 May 2007 09:08
To: lfennelly@waterford.morce.ie
Cc: Adrian Doyle; Kenneth Egan; Ambrose Madders
Subject: RE: Roadstone- Park - Infrastructural works

Importance: High

Liam,

Thanks for the copy of the 'final draft road alignment' and the proposal to excavate approx. 3,000m3 of old landfill material to facilitate the construction of the road.

We are now on a very tight schedule and we will need Wexford Co Co approval on the above by our meeting Friday next 1st June at 9.15am. We also need details on points 1, 2 & 3 from Ken Egan's email below.

Kind regards,
Derry

-----Original Message-----

From: Kenneth Egan [mailto:Kenneth.Egan@arthurcox.com]
Sent: 21 May 2007 10:20
To: lfennelly@waterford.morce.ie
Cc: Alan Mooney; O'Sullivan Derry (Director); adrian.doyle@wexfordcoco.ie
Subject: Roadstone- Park - Infrastructural works

Liam

I understand that our respective clients have now agreed that the road alignment will revert to the previous alignment which agrees with the title maps.

I would be grateful if you could prepare a revised version of the attached map to show the correct road re-alignment passing through Wexford County Council property.

Could you also show on that map the location of the lands comprised in folio 1618F County Wexford, a copy of which I attach.

I would also be grateful if you could assist in compiling the following which will be necessary for finalising the relevant documents, and you may need to liase with Derry and Adrian in this respect:

1. Let me have a copy of the agreed specification and drawings of the road and bridge to be attached to the agreement between Wexford and Roadstone.
2. You will recall that Wexford required part of the works (the "Section A Works") to be completed earlier than the entire, and agreed to make a contribution accordingly. Could you let me have a description of the works to be comprised in the "Section A Works" and/or a map showing the extent of the works required.
3. I understand that the agreed contribution by Wexford in respect of the entire works is €1.75 million plus VAT. Can you confirm a figure attributable to the Section A Works?

Please give me a call if you have any queries.

Regards.

Kenneth Egan.

The information contained in this email and in any attachments is confidential and is designated solely for the attention and use of the intended recipient(s). This information may be subject to legal professional privilege. If you are not an intended recipient of this email, you must not use, disclose, copy, distribute or

Dolores Whitty

From: O'Sullivan Derry (Director) [DOSullivan@Roadstone.ie]
Sent: 01 June 2007 17:08
To: Adrian Doyle
Cc: Ifennelly@waterford.morce.ie; Kenneth Egan; Breda Breen; alan@ensoroconnor.ie
Subject: Park Carcur - Infrastructural Works
Importance: High

Adrian,

I refer to our meeting in Malone O'Regan Offices this morning in Waterford on the above.

We discussed the new agreed access road alignment as tabled by Malone O'Regan:

1. In particular, we discussed the fact that this alignment avoids, for the most part, the GAA lands but encroaches somewhat onto the old landfill site (ref. email 29th May Brian Mackey, MO'R to Ambrose Madders, WexCC plus attachment)
2. To facilitate the construction of the road about 3000m³ of landfill material would have to be removed off site and replaced with suitable fill material.
3. We estimated the cost of (2) above to be €500,000 and it was agreed that this cost would be shared on a similar basis to that of the overall infrastructure i.e. 50:50 split.
4. It was agreed that the Wexford County Council Contribution in the CRH - Wexford CoCo Development Agreement would therefore increase by €250,000 to €2 million plus VAT and that CRH/Developer would carry out the works.
5. We further agreed that:
 - o The specimen road design drawings would identify the requirement to remove 3000m³ of landfill material and replace with suitable fill material.
 - o At some later stage Wexford Co Co could negotiate with CRH/Developer a reduction in the Contribution in exchange for Wexford Co Co assuming responsibility for this work. The idea here being that this element of the works might be a better fit with the Public Park works contract.

I trust the above correctly represents our discussion and agreement and would ask you to kindly confirm your acceptance of same.

Kind regards,
Derry

Attention:

This e-mail is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. Any views or opinions presented are solely those of the author.

Roadstone Provinces Ltd
Registered in Ireland, No. 11228
Registered Office Saggart, Co Dublin.
Website: www.roadstone.ie

05/06/2007