

Local Government (Planning & Development) Acts  
County Council of the County of Kildare



Comhairle  
Chondae  
Chill Dara  
Planning Section  
St. Mary's, Naas.  
Phone (045) 897071  
Fax (045) 879772

RECEIPT NO: 16517 + 17027

AMOUNT: £765.30 + €4140

MANAGERS ORDER NO: 7274

REGISTER REFERENCE NO: 95/1236

APPLICANTS NAME: Goode Concrete Ltd. c/o

ADDRESS: John Barnett & Assocs Ltd  
Parkview House Beech Hill  
Clonskeagh Dublin 4

NATURE OF APPLICATION: Permission for Concrete block batching  
plant & readymix plant, truck wash, block  
yard, truck & car parking facilities &  
retention of office, wheel wash & weigh  
bridge

LOCATION OF DEVELOPMENT: 2.1 hectares of land at Kilglass Carbury

RECOMMENDATION: That Permission be granted

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963 to 1993 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Councils Technical Officers thereon, the Council hereby decides to grant Permission for the said development subject to the 25 conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 22nd March 1996

Signed:   
COUNTY MANAGER  
KILDARE COUNTY COUNCIL

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RE: Concrete block batching plant and readymix plant, truck wash, block yard, truck and car parking facilities and retention of office, wheel wash and weigh bridge on 2.1 hectares of land at Kildglass, Carbury, Co Kildare - GOODE CONCRETE LIMITED - 1236/95

DRAWINGS, LAYOUT AND SPECIFICATION

1. The development shall be carried out in accordance with drawings submitted to the Planning Authority on 19/9/96 and 25/1/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

SEPTIC TANK

2. The existing septic tank is inadequate and is to be replaced by a new two chamber septic tank constructed in accordance with NSAI:SR6:1991. The effluent from the septic tank shall be discharged to a percolation area constructed in accordance with NSAI:SR6:1991.

REASON: To meet public health requirements.

SIGHT VISIBILITY

3. Sight visibility shall be provided along the lines marked in red on the attached drawing number 95/1236.

REASON: In the interests of traffic safety.

CAR PARKING

4. Car parking and truck parking shall be provided in accordance with the submitted drawing, JBA 3, dated 19/9/95.

REASON: In the interests of proper planning and development.

ACCESS ROAD

5. The section of access road between the wheel wash and the public road shall be paved in a durable permanent material, (concrete or DBM) so as to minimise the amount of site material being deposited onto the public road, by vehicles leaving the site.

REASON: In the interests of traffic safety and proper development.

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SURFACE WATER  
6. No surface water run off from the site shall discharge onto the public road.

REASON: In the interest of traffic safety.

7. Existing land and roadside drainage shall not be impaired and the new entrance shall be designed and shaped to ensure the uninterrupted flow of existing land and roadside drainage and to prevent water ponding at the entrance.

REASON: In the interest of traffic safety and to prevent interference with existing land and roadside drainage in the interest of proper development.

#### BUNDING

8. All overground oil, chemical storage tank(s) shall be adequately banded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.5 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

REASON: To ensure proper development.

#### WASTE AND CONTAMINATED WATER

9. Contaminated water arising on site from this development shall be contained on site and shall not be allowed to discharge to any open drain or water course.

REASON: To meet public health requirements.

10. All wastes shall be collected and disposed of in accordance with the E.C. (Waste) Regulations 1979; E.C. (Toxic & Dangerous Waste) Regulation 1982 and E.C. (Waste Oils) Regulations 1992.

REASON: To meet public health requirements.

#### LANDSCAPING

11. The mounding and landscaping details indicated on Drawing Number JBA 3A received on the 25/1/96 shall be implemented within 6 months of the date of this permission.

REASON: In the interest of visual amenity.

12. Existing boundary hedgerows shall be retained in full.

REASON: In the interests of visual amenity.

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Government (Planning & Development) Acts  
County Council of the County of Kildare

Continued/.....  
1236/95

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HOURS OF USE

13. Use of the site shall be limited to 8am - 6pm weekdays and 8am - 12 noon Saturdays with no work on Sundays or bank holidays, nor outside the specified hours.

REASON: In the interests of residential amenity.

SOURCE OF MATERIAL TO BE USED

14. Material from outside the application site and outside the area delineated by the limit of excavation up to August 1995 as indicated in green on Drawing Number JBA 2A site shall not be used in the batching plant.

REASON: To prevent the uncontrolled intensification of use of the site, in the interest of the proper planning and development of the area and to prevent the creation of an industrial site.

FINANCIAL CONTRIBUTIONS

15. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of €95,000 towards road improvement works, which will benefit the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

ARCHAEOLOGY

16. The applicant shall employ a qualified archaeologist to carry out Archaeological Testing within the proposed development site, prior to site preparation works and in advance of any construction works on site. This will involve the archaeological excavation of trenches within the vicinity of any proposed sub-surface works associated with development, such as services, drainage, foundations for installation of plant machinery. Machinery may be used for the excavation of such trial trenches under the supervision of the archaeologist.

Should archaeological material be discovered during the course of Archaeological Testing, the applicant shall facilitate the archaeological testing in fully recording the archaeological material. The applicant shall be prepared to be advised by the Office of Public Works with regard to the appropriate course of action should archaeological material be discovered. Archaeological monitoring of all sub-surface works during the site preparation and construction phase of the development shall also be necessary. The archaeologist shall prepare and submit a report, describing the results of Archaeological testing, to the Local Authority and the Office of Public Works, within six weeks following the completion of archaeological testing.

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1236/95

16. continued...

REASON: The site is within the area of archaeological potential as defined by the Office of Public Works, Urban Archaeological Survey and it is reasonable and in accordance with the provisions of the County Development Plan that any archaeological strata or artefacts be recorded and retained and not damaged as a result of the development works on this site.

**SAFETY FENCING**

17. Prior to the commencement of development details of safety fencing around the water sump shown on drawing number JBA 3A submitted on 25/1/96 shall be submitted to the Planning Authority for agreement in writing.

REASON: In the interest of safety.

**EXTENT OF SAND/GRAVEL WORKINGS**

18. No working whatsoever shall be allowed outside the area indicated in green on drawing number JBA 2 submitted on the 19/9/95.

REASON: To prevent the uncontrolled expansion of the existing working and in the interest of the proper planning and development of the area.

**DUST CONTROL MEASURES**

19. The block batching and readymix plants shall be enclosed units.

REASON: To prevent the spread of dust.

20. A wheel wash facility along the site access road shall be regularly maintained and cleaned out to ensure its correct functioning. A 600 gallon water bowser shall be maintained on site and all internal haul roads shall be sprayed with water twice daily during dry windy weather.

REASON: To prevent the spread of dust.

21. A recycling water system shall be used in the truck wash.

REASON: To ensure minimum use of water and reduce the impact on the water table.

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22. All the measures outlined in Section 2.1 of the report from the Consultant J Barnett & Associates Limited in relation to the control of dust shall be implemented.

REASON: To prevent the spread of dust.

23. The total dust emission arising from the on-site operation associated with the proposed development shall, when measured as deposition of insoluble particulate matter at any boundary of the site, not exceed 130 milligrams per square metre over any period of 24 hours.

REASON: To prevent the spread of dust.

**NOISE**

24. The equivalent continuous sound level (Leq) attributable to the operations associated with the proposed development shall, when measured outside any habitable dwelling in the vicinity of the site, not exceed 50db(A) over the period 08.00 hours to 18.00 hours on Mondays to Fridays, inclusive or over the period 08.00 hours to 16.00 hours on Saturdays.


REASON: In the interests of proper development and to prevent noise nuisance.

25. The noise abatement measures proposed in Section 2.2 of the Consultants report (John Barrett & Associates Limited) shall be implemented.

REASON: In the interests of proper development and to prevent noise nuisance.

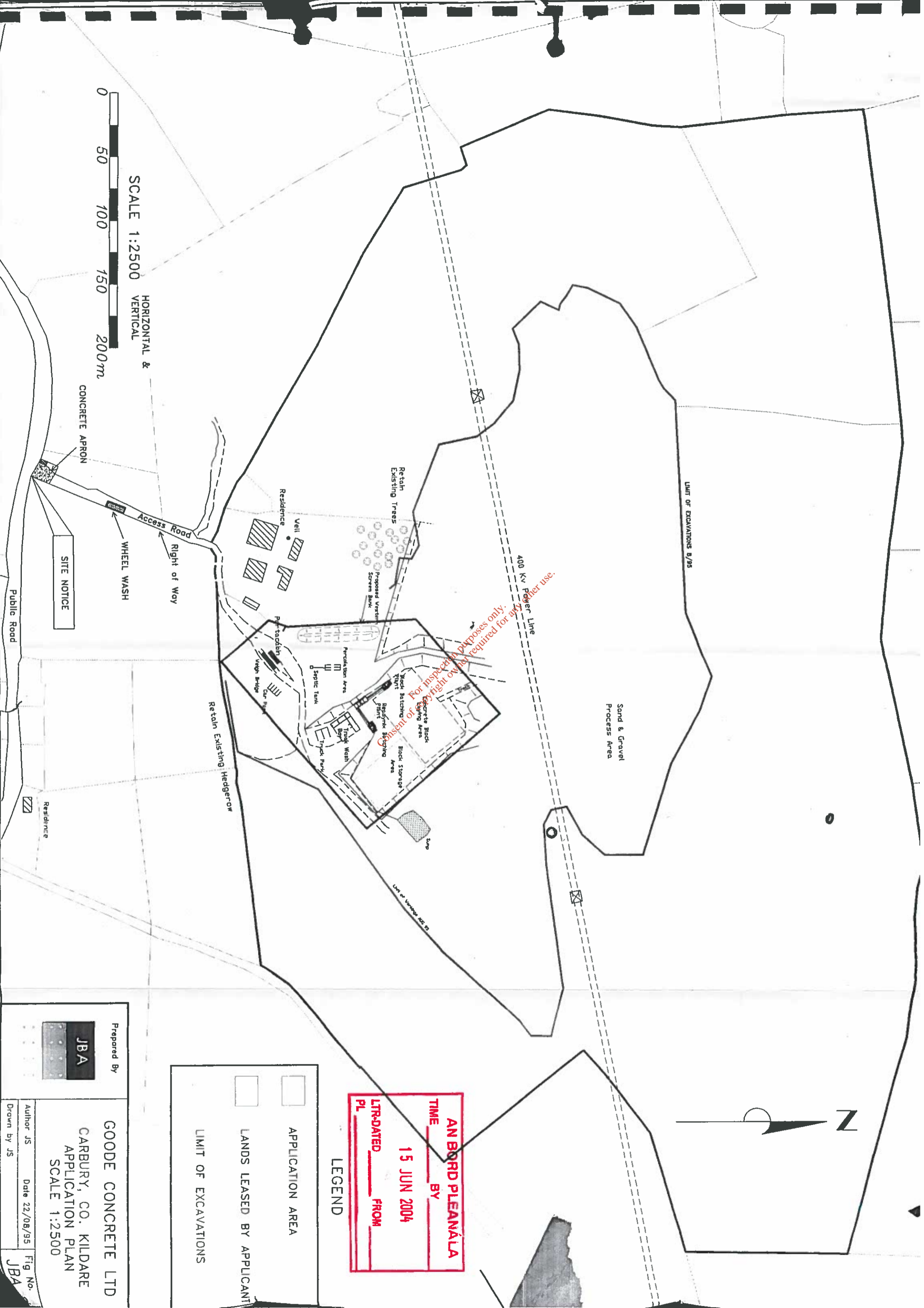
Date: 22nd March 1996

Signed:

  
COUNTY MANAGER

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Prepared By  
**JBA**

GOODE CONCRETE LTD  
 CARBURY, CO. KILDARE  
 APPLICATION PLAN  
 SCALE 1:2500

Author JS Date 22/08/95 Fig No.  
 Drawn by JS JBA

APPLICATION AREA  
 LANDS LEASED BY APPLICANT  
 LIMIT OF EXCAVATIONS

**LEGEND**

**AN BORD PLEANÁLA**

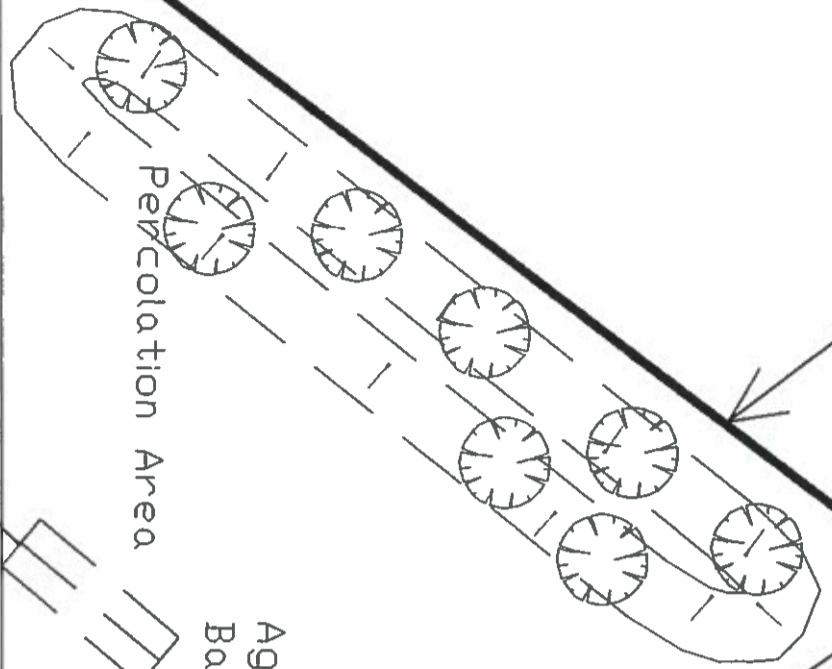
TIME BY  
 15 JUN 2004

LTR-DATED FROM

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Proposed Western  
Screen Bank  
(Ht. 3m)

92.5



Aggregates to  
Batching Plant

Septic Tank  
Ø95.0

Barrier

Portacabin

95.9

Weigh Bridge



Top of Bank

92.4

Pit Floor

Block Batching  
Plant

Agg. Storage  
Hoppers

Ready Mix Batching  
Plant

87.0

Wash Settlement

Truck Wash  
Bay

90.3

Truck Park

90.0

Process Water Supply

87.3

Track

86.0

Concrete  
Laying

Se

Bl

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