

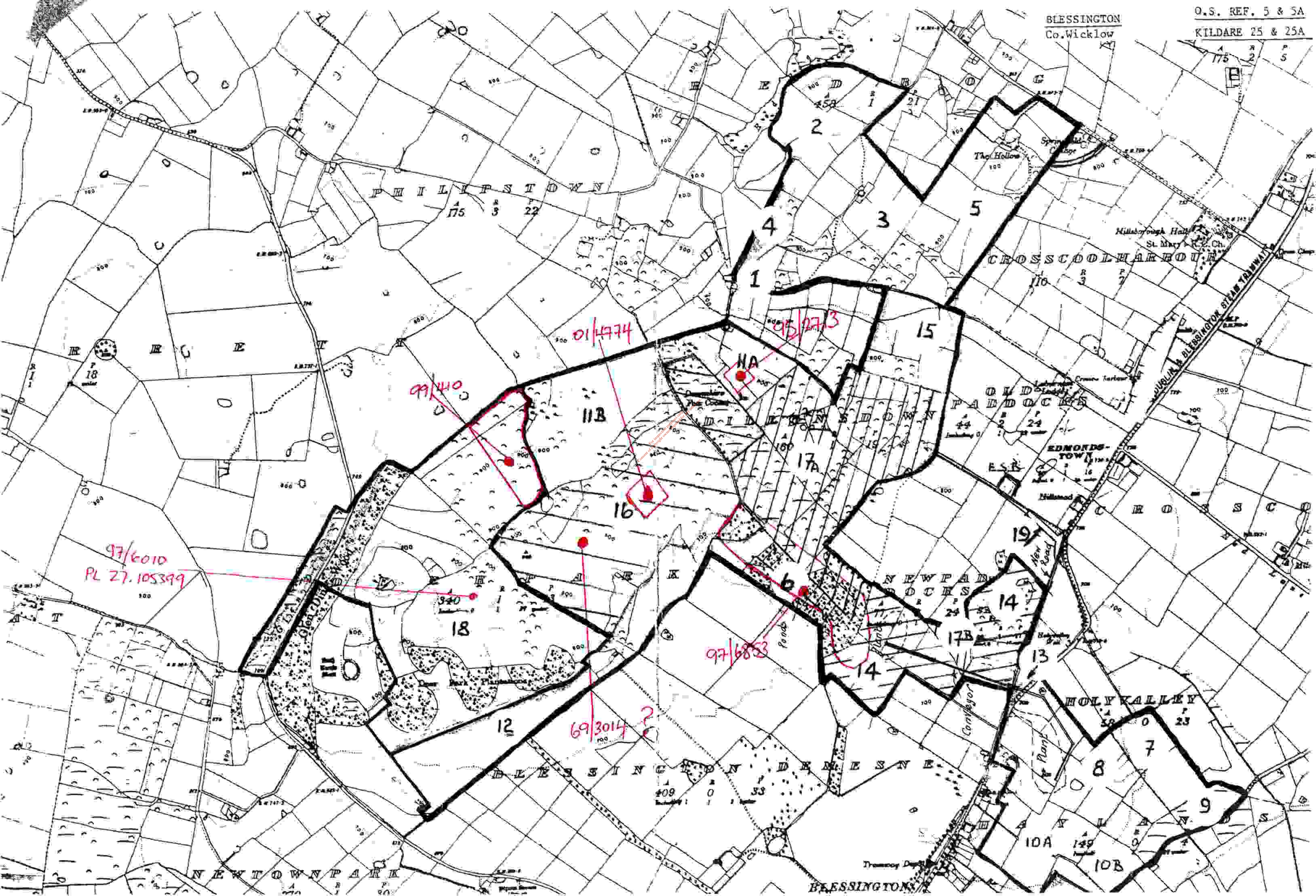
ATTACHMENT B3
EXISTING PLANNING PERMISSIONS

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DORANS PIT PLANNING APPLICATIONS

BLESSINGTON
Co. Wicklow

O.S. REF. 5 & 5A
KILDARE 25 & 25A



NEWTOWNPARK

BLESSINGTON

HOLYKALLEY

CROSSCOOLHARBOUR

PHILIPSTOWN

BLESSINGTON

NEWFARM

PADDOCKS

EDMONDS-TOWN

Hillborough Hall
St. Mary's Ch.

DUBLIN & BLESSINGTON STEAM TRAMWAY

The Hollow

Confeyor

Plant

Tramway Depot

99/410

01/4774

95/273

97/6010
PL 27.105399

97/6853

69/3014 ?

HA

11B

16

18

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17A

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A 175

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P 5

NOTIFICATION OF GRANT OF A PERMISSION/XXXXXXXXXXXX (SUBJECT TO CONDITIONS) UNDER SECTION 26/27 OF THE ACT.

COUNCIL OF THE COUNTY OF WICKLOW

To: Roadstone Ltd.
Head Office,
Naas Road,
DUBLIN, 12.

Reference Number in
Planning Register: 3014/70
Application
Received: 22nd December, 1969; further
information required received 13th April.

In pursuance of the powers conferred upon them by the abovementioned Act the Wicklow County Council have by Order dated 11th July, 1970. granted a permission/~~XXXXXXXXXX~~ for the development of land/~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ namely:-

Removal of gravel from existing deposit at Deerpark, Blessington.

SUBJECT TO the conditions set out in the Schedule hereto.

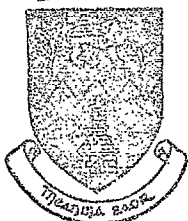
Signed on behalf of Wicklow County Council.


COUNTY SECRETARY.

Date: 11th July, 1970.

SCHEDULE

- (1) The existing tree cover shall be retained on the slope towards Blessington in a seventy yard strip along the south-eastern boundary.
- (2) The developer shall at the commencement of the extraction at Deerpark plant approx. 10,000 trees, pine, larch, spruce, or other suitable species in a 70 yd. strip along the north-western boundary adjoining the proposed workings.
- (3) The applicant to rehabilitate the area to the satisfaction of the County Council during the operating of and on cessation of work on the pits.



COMAIRLE CONDOAE CÍTLE MANNÁIN

Wicklow County Council

Telephone—Wicklow 2324

Roinn Pleanála
Planning Section

Teach na Cúirt
Courthouse

Cill Mhannáin
Wicklow

Ref.....3014/70.....

11th June, 1970.

Roadstone Ltd.,
Head Office,
Naas Road,
DUBLIN, 12.

A Chara,

Enclosed is notification of decision to grant planning permission, subject to conditions, for the removal of gravel from an existing deposit at Deerpark, Blessington. In the interests of preserving the amenity of the existing farm dwelling and farm yard it is recommended that you endeavour to acquire an alternative right of way to that which passes through the farm yard though the existing exit onto the public road should be used.

Mise, le meas,

AH/CR.

COUNTY SECRETARY.

COUNCIL OF THE COUNTY OF WICKLOW.

To: Roadstone Ltd.,
Head Office,
Naas Road,
DUBLIN, 12.

Reference No. in
Planning Register: 3014/70
Application
Received: 22nd December, 1969; further information required received 13th April, 1970.

In pursuance of the powers conferred upon them by the above-mentioned Act, the Wicklow County Council have by Order dated 11th June, 1970. decided to grant a permission/~~approval~~ for the development of land/~~development~~ ~~the site of the existing gravel deposit at Deerpark, Blessington,~~ namely:-

Removal of gravel from existing deposit at Deerpark, Blessington.

SUBJECT TO the conditions set out in column 1 of the Schedule hereto. The reasons for the imposition of the said conditions are set out in column 2 of the Schedule.

If there is no Appeal against the said decision a grant of permission/~~approval~~ in accordance with the decision will be issued after the expiration of the period within which an Appeal may be made to the Minister for Local Government (see footnote).

It should be noted that until a grant of permission/~~approval~~ has been issued the development/~~development~~ in question is NOT AUTHORISED.

Signed on behalf of Wicklow County Council.

[Signature]
COUNTY SECRETARY.

Date: 11th June, 1970.

SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for conditions

The existing tree cover shall be retained on the slope towards Blessington in a seventy ft. strip along the south-eastern boundary.

In the interests of preserving amenity in a landscape area of outstanding natural beauty.

The developer shall at the commencement of the extraction at Deerpark, plant approx. 100 trees, pine, larch, spruce, or other suitable species in a 70 yd. strip along the western boundary adjoining the proposed workings.

"

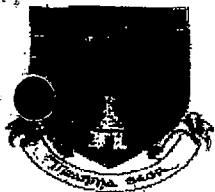
Applicant to rehabilitate the area to the satisfaction of the County Council during the carrying out and on cessation of work on the site.

"

NOTE: Any appeal against a decision of a Planning Authority under Section 26 or Section 27 of the Act of 1963 may be made to the Minister for local Government. The applicant for permission may appeal within one month beginning on the day of receipt by him of the decision. Any other person may appeal to the Minister within three weeks beginning on the date of the decision.

Appeals should be addressed to the Secretary, Department of Local Government, (Planning appeals Section), Custom House, Dublin 1. An appeal by the applicant for permission should be accompanied by this form. In the case of an Appeal by any other person the name of the applicant, particulars of the proposed development, or of the structure to be retained, and the date of the decision of the Planning Authority should be stated.

copy taken 5.10.01 11.20



Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae,
Cill Mhantáin.
Telefón : (0404) 67324
Fax.No : (0404) 67792

Your Ref.....

Our Ref.....

County Secretary.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1993

NOTIFICATION OF FINAL GRANT

Roadstone Dublin Ltd
c/o Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock, Co. Dublin

PLANNING REGISTER NUMBER: 95/2713

APPLICATION RECEIPT DATE: 21/08/1995

In pursuance of the powers conferred upon them by the above mentioned Acts, Wicklow County Council have by order dated 17/10/1995 granted Permission to the abovementioned, for the development of land, namely:-

concrete batching plant at Dillonsdown, Blessington

Subject to the 10 condition(s) set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.

For COUNTY SECRETARY

Date: 23/11/95

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(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.)

All correspondence should be addressed to County Secretary
Seoltar freagraí go dtí an Rúnaí Chontae



29/11 '95 12:02

TX/RX NO.1024 P.001

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1993

Reference Number in Register: 2713/95

SCHEDULE

1. Development shall be carried out in accordance with the documents lodged, as revised by the documents submitted on the 21st August, 1995, save as the conditions hereunder otherwise require.

REASON: In the interests of proper planning and development and clarification.

2. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a contribution for road improvements to provide acceleration and deceleration lanes at the road entrance in an amount to be determined at the construction stage, or in default of agreement by An Bord Pleanála shall be paid by the developer to the Council which will facilitate the servicing of the proposed development. Amendment of this contribution based on actual or estimated increases in costs of providing the services may be made by the Council after the expiry of a period of one year from the date of the grant of this permission, so long and in so far as the contribution remains unpaid.

Payment of the said contribution shall be subject to the following:

- (a) Where the proposed works are within a specified period, not commenced the return of the contribution or the instalments thereof paid during the period, as may be appropriate.
- (b) Where the proposed works are, within the said period, carried out in part only in such manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments, thereof, paid during that period, as may be appropriate.
- (c) Payment of interest on the contribution or instalments thereof that have been paid, as may be appropriate, so long and in so far as it is or they are retained unexpended by the Local Authority.
- (d) The specified period shall extend seven years from the date of the grant of permission.

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Alternatively, the applicant can carry out this work to the specifications, and under the supervision, of Wicklow County Council.

REASON: In the interests of traffic safety.

3. Before development commences trial holes and certified percolation tests, as required by NSAI document SR6:1991 ("Septic Tank Systems Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House") shall be carried out, and the effluent disposal system designed in accordance with the results of these tests and SR6:1991. Revised layout drawings showing the septic tank system designed as above shall be submitted to and agreed acceptable in writing by the Planning Authority, and the system shall be installed in accordance with these agreed plans.

* REASON: In the interests of public health.

4. Existing contours around the site shall be preserved sufficiently to ensure the development remains screened from public areas.

REASON: In the interests of visual amenity.

5. Before development commences revised plan of the testing lab/canteen indicating an intervening ventilated lobby between the canteen and the sanitary accommodation shall be submitted to and agreed acceptable in writing by the Planning Authority. The works shall be carried out in accordance with this plan.

REASON: In the interests of public health.

6. (a) Machinery equipment or other facilities used for the production of concrete (e.g. crushing, sizing, mixing) shall be completely encapsulated. Where dust-tight constructions, especially at feeding, removal of transfer points are not possible, dust-containing air streams shall be collected and fed to a deduster.
- (b) Closed facilities, like conveyor belts, exhausts or chain conveyors, shall be used for the transportation of dusty materials. Where encapsulation is not or is only partly possible, dust containing air streams shall be collected and fed to a dust collector.
- (c) The developer shall control the total dust emitted from the site, including all fugitive emissions, in such manner that dust deposition at the site boundaries shall not exceed 130mg/metres square/day.

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- (d) Dust deposition at the northwest and northeast site boundaries shall be monitored over a 30 working day period bi-annually (at least two measurements per calendar year with at least four months between successive measurements, summer and autumn). The Planning Authority shall have discretion to reduce the frequency of dust monitoring as it sees fit. The limit value of 130mg/metres square/day in condition 6(c) above shall be averaged over each such 30 working day measurement period.
- (e) The measurement results for each survey period shall be submitted to the Planning Authority within 10 days of becoming available.

REASON: To control dust emissions.

7. Daytime noise emissions from the site shall not exceed 50 leq. dBA (when measured at the nearest residence). Nighttime noise emissions from the site shall not exceed 35 leq. dBA (measured at the nearest residence).

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

8. Water requirements for the proposed development shall be from a bored well to be constructed on site. Before commencement of any development yield tests shall be carried out on the proposed water supply source to ensure that the requisite water demand can be satisfied by this source. The water supply shall be tested for compliance with the EC Drinking Water Regulations, 1988. A copy of the analysis report confirming compliance shall be submitted to the Planning Authority within three months of the commencement of operations.

REASON: In the interests of public health.

9. (a) All contaminated water arising from washing, cleaning etc. shall be directed to settling tanks (as proposed in the application). All settling tanks shall be adequately sized to provide suitable retention time. Effluent shall be pumped to the site settling pond as proposed in the planning application documentation.
- (b) The settling tanks shall be desludged at regular intervals and disposed of elsewhere on site in a satisfactory manner.

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- (c) The discharge of any effluent including soiled water from the proposed development to any adjoining stream, ditch or watercourse shall be expressly prohibited under the terms of this permission.

REASON: In the interests of proper planning and development.

10. (a) All oil/diesel storage tanks shall be adequately bunded to protect against oil spillage. The bunding shall be impermeable and capable of retaining a volume of 110% tank capacity. The filling and draw-off points shall be located within the bund.
- (b) The compressor machines and other diesel engines shall be located on concrete bases with their independent drainage channels and oil/grease traps.
- (c) Oil interceptors shall be installed at suitable locations on the surface water drainage system. These interceptors shall be checked regularly and maintained in good working order.

REASON: To prevent oil pollution and in the interests of proper planning and development.

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Recd. 11/12/98
S.B.

Copy to P.M.
S.B. 11/21/98



Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

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E-Mail : wicklowcoco.ie
Web : www.wicklow.ie

Your Ref:

Our Ref:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1993

NOTIFICATION OF FINAL GRANT

Roadstone Dublin Limited
c/o Brady Shipman Martin
26 Temple Road,
Dartry, Dublin 6.

PLANNING REGISTER NUMBER: 97/6853


APPLICATION RECEIPT DATE: 25/08/1997

In pursuance of the powers conferred upon them by the above mentioned Acts, Wicklow County Council have by order dated 19/12/1997 granted Permission to the abovenamed, for the development of land, namely:

retention of 3 settling ponds (total area 10.0 hectares) within existing pit complex at Dillonsdown, New Paddocks, Deerpark & Blessington

Subject to the 3 condition(s) set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.


for COUNTY SECRETARY

Date: 3/2/98

(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.)

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1993

Reference Number in Register: 6853/97

S C H E D U L E

1. Development shall be carried out in accordance with the documents lodged, save as the conditions hereunder otherwise require.

REASON: In the interests of proper planning and development and clarification.

REASON: In the interests of proper planning and development and clarification.

2. On cessation of extraction in adjoining pit the lands encompassing the settlement ponds shall be reinstated in accordance with the details in paragraph 11.7 of the Environmental Impact Statement submitted on the 8th August, 1997.

REASON: To ensure restoration of the site in the interests of visual amenity.

3. Planting shall be carried out in accordance with the details of paragraph 11.8 of the Environmental Impact Statement submitted on the 8th August, 1997. The tree planting shall be carried out during the first planting season or part thereof occurring after this grant of permission. Any plants which become seriously damaged shall be replaced by others of similar size and species.

REASON: In order to assimilate development on this site into the surrounding area, in the interests of visual amenity and proper planning and development.

19/11/97



Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

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Our Ref:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1999

NOTIFICATION OF FINAL GRANT

Roadstone (Dublin) Ltd
C/O Brady Shipman Martin
26 Temple Road,
Dartry, Dublin 6.

Planning Register Number: 99/410

Valid Application Receipt Date: 01/04/1999

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 22/10/1999 GRANTED permission to the abovenamed, for the development of land, namely:-

extract sand and gravel from 5.9 hectares at Deerpark, Blessington.

Subject to the 20 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.

for COUNTY SECRETARY

Date: 14 DEC 1999

(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.)



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1993

Reference Number in Register: 410/99

SCHEDULE

1 This permission refers to the development described in the documents lodged, in particular:-

- a) Site location Map Scale 1/10650 submitted on 1 April 1999
- b) Site as existing drawing no. 3112103
- c) Planning Application Area drawing no. 3112100, 3112101, 3112102
- d) Landscaping Proposals Key Drawing no. 3112104
- e) Landscaping Proposals Drawing nos. 3112-106, 3112-105.
- f) Environmental Impact Statement submitted on 6 April 1999, as amended by submission of 24 August, 1999 and in particular sections 3.13 to 3.20 outlining the nature and extent of proposed development and sections 11.57 - 11.60 outlining restoration works and section 12.12 - 12.13 outlining mitigation measures in relation to Woodlands

Save as the conditions hereunder otherwise require.

REASON: For clarification

- 2 (a) This permission for extraction and restoration is limited to a period of 11 years. Extraction shall cease 10 years from the date of this permission and restoration shall be completed within 11 years of the date of this permission
- (b) Extraction shall not exceed 300,000 tonnes per annum and shall not take place below a depth of 235m above Ordnance Datum.
- (c) Working hours shall be as outlined in section 8.5 of the revision to the EIS submitted on 24 August, 1999 - i.e. 8.00 am to 6.00pm Monday to Friday.

REASON: To permit a review of this development in light of circumstances and facts then existing and to protect ground water and residential amenity.

- 3 Excavation shall be limited to sand and gravel only and no bedrock shall be excavated.

REASON: To ensure that deep water-filled holes do not remain as a source of danger.

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4. All plant, machinery and structures shall be removed from the land on cessation of operations.

REASON: In the interests of visual amenity

Financial

Development shall not be commenced on any phase until security is provided by the developer for the satisfactory rehabilitation of the land surface of that phase to agricultural use. The form of the security related to phase 1 of the development shall be:-

- (a) Lodgment with the Planning Authority of a cash sum of £118,000 (5.9ha = 14.5789 acres @ £2 per m²) which shall be lodged before commencement of work. The security shall be renewed before each subsequent phase of development is commenced.
- (b) For future phases, the Council shall calculate the appropriate sum for financial security based on the current costs of the rehabilitation works required. In default of agreement on the amount of financial security, it shall be determined by An Bord Pleanála.
- (c) If development has not commenced within one calendar year from the date of the grant of this permission, the amount of the bond shall be increased in line with the Wholesale Price Index - Building & Construction (Capital Goods) published by the Central Statistics Office.
- (d) If any phase has not been completed within three years, the Council may, at its discretion, require an increase in the amount of a current bond in line with the Wholesale Price Index - Building & Construction (Capital Goods) published by the Central Statistics Office.

REASON: To ensure the satisfactory rehabilitation of the site in the interests of amenity of the area and proper planning and development.

5. BEFORE DEVELOPMENT COMMENCES, the developer shall pay the sum of £100,000.00 (pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods) published by the Central Statistics Office) to the Planning Authority as a contribution to expenditure that was and/or is proposed to be incurred by the Planning Authority towards the cost of providing road infrastructure facilitating the proposed development.

.... /3

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be seven years from the date of the receipt of the full payment of the contribution.

REASON: The said works will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

6. BEFORE DEVELOPMENT COMMENCES, the developer shall pay the sum of £15,000.00 (pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods) published by the Central Statistics Office) to the Planning Authority as a contribution to expenditure that was and/or is proposed to be incurred by the Planning Authority towards the cost of providing acceleration/deceleration lanes facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be seven years from the date of the receipt of the full payment of the contribution.

REASON: The said works will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

Environment

7. (a) The noise level arising from this development shall not exceed 55 dB(A) Leq (1 hour) between 0800 to 1800 hours, Monday to Friday inclusive, but excluding public holidays, when measured at any residence in the vicinity of the site. At all other times the noise level shall not exceed 45 dB(A) Leq (1 hour) measured at the same locations. No pure tones should be audible at any time.

.... /4

- (b) As and when required by the Planning Authority, a survey of noise levels at monitoring stations on adjacent properties (to be agreed with the Planning Authority) shall be undertaken by an agreed professional (at the expense of the developer) and the results submitted to the Planning Authority within one month of such a request.

The results of such surveys shall include, inter alia:-

- (i) Type of monitoring, equipment used, sensitivity or calibration evidence, and the methodology of the survey.
- (ii) Prevailing climatic conditions at the time of the survey.
- (iii) The time interval over which the survey was conducted.
- (iv) What machinery was operating at the time of the survey.

The results should be submitted to the Planning Authority within 2 weeks of the survey date in each case. If the noise survey has not been carried out, or the results not submitted to the Planning Authority within one month, the Planning Authority shall arrange to have such a survey carried out and the cost of the survey shall be recouped from the developer.

REASON: In the interests of proper planning and development, residential amenity and to prevent noise pollution.

8. Sand and gravel washing shall not be carried out on the site. Water shall not be used for any industrial purpose, except in so far as it is required for suppressing dust.

REASON: To conserve the existing natural water supply in the area and in the interests of proper planning and development.

9. Any potable domestic water supply within 250m of the quarry face which is adversely affected by the operation of the quarry, either due to pollution or loss of supply, shall be replaced by an alternative potable water supply at the developers expense.

REASON: In the interests of public health.

10. The following dust suppression measures shall be carried out by the developer:-

- (a) No stripping of topsoil or overburden shall be carried out in periods of dry weather.
- (b) Dust suppressors shall be used on drills at the face.

..../5

- (c) The quarry floor and internal haul roads shall be sprayed during periods of dry weather.
- (d) Water sprays fitted before and after all crushers and at head drums in the plant area shall be maintained in good working order at all times.
- (e) The practice of tipping onto stock piles from the top of the quarry face shall be prohibited and low level tipping shall be permitted to prevent stock mounds projecting above the face itself.
- (f) A wheelwash facility shall be provided in the vicinity of the plant area. All vehicles leaving the site must pass through the wheelwash, which shall be provided with a continuous water supply facility together with a suitable sump arrangement for the drawing off of waste waters arising.
- (g) Dust levels shall not exceed 30mg/sq.m/day, averaged over 30 days, when measured at the site boundary. A detailed dust monitoring and dust control programme shall be agreed in writing with the Planning Authority prior to the commencement of extraction from this section of land. Within one month of the commencement of operations the developer shall install dust monitoring stations, the location of and number of which shall be agreed with the Planning Authority and these shall be maintained for the lifetime of the workings.

REASON: To protect the amenities of the area.

11.No blasting shall be carried out on the site.

REASON: In the interests of amenity.

12. Adequate precautions shall be taken to prevent surface water run-off from open cut areas directly to any stream or watercourse. All such water shall be trapped and held in settling ponds until such time as the suspended solids are deposited and the colour of the water dropped to a level that will not cause discolouration of the receiving waters. Details of locations of settling ponds shall be agreed with the Planning Authority before development commences.

REASON: In the interests of public health and protection of watercourses.

Safety

13. Fencing shall be provided and maintained to prevent access to the edge of all steep slopes exceeding 3m in height.

REASON: In the interests of public safety.

14. The developer shall be responsible for maintaining the public roadway serving the site in a clean state, free from mud and other debris caused by the haulage of gravel, sand or other material to and from the site.

REASON: In the interests of traffic safety and amenity.

15. (a) Prior to the use of any chemicals, herbicides or pesticides on site the approval of Dublin Corporation, Liffey Works, Ballymore Eustace shall first be obtained.

(b) Adequate care shall be taken to prevent oil, diesel, petrol and other contaminant spillages on site. Any spillages shall be cleaned immediately

REASON: In the interests of orderly development and to protect the public water supply.

Archaeology / Restoration

16. The developer shall facilitate the National Monuments Service in preserving, recording or otherwise protecting archaeological materials or features that may exist within the site. In this regard the developer shall:

(a) Send written notification to the National Monuments Service, Duchas The Heritage Service, of his / her intention to carry out site preparation works at the proposed development site at least four weeks in advance of the commencement date.

(b) Employ the services of a suitably qualified and experienced Archaeologist, licenced by the Department of Arts, Heritage, Gaeltacht and the Islands who shall

(i) supervise all tree felling, root removal and vegetation clearance on site

(ii) inspect the development site/cleared areas following removal of trees/vegetation/roots

(iii) Monitor all sod and topsoil stripping and ground disturbance.

- (iv) Identify and record any structures or feature of archaeological significance which may have been revealed.

The archaeologist shall have the power to postpone works pending a more detailed investigation of the site. The costs of any archaeological investigations shall be at the developers expense. If detailed investigation of the site is necessary, the Planning Authority shall inform the developer in writing when works may recommence.

- (v) Submit to the Planning Authority and the National Monuments Service a report on the examination of the site by the archaeologist after tree and vegetation removal has occurred.
- (vi) Submit to the Planning Authority and the National Monuments Service a report on the archaeological monitoring of the site with respect to topsoil removal and ground disturbance on completion of same.

REASON: To facilitate the investigation of any remains of archaeological or historic interest discovered on the site in the interests of the proper planning and development of the area.

17. A full record comprising photographic, descriptive and any appropriate drawings of the existing Deerpark Wall along Boundary 1 as described in section 14.104 of the EIS shall be made in advance of the commencement of development.

REASON: To facilitate the investigation of any remains of archaeological or historic interest discovered on the site in the interests of the proper planning and development of the area.

18. Prior to the commencement of development detailed proposals shall be submitted for the written agreement of the Planning Authority in relation to the protection from wind blow of the new edge of the existing stand of trees and thinning of the Beech, Larch and Conifers, as detailed in section 12.12 and 12.13 of the EIS and in relation to the on going monitoring of the effect of the extraction of the remaining trees.

REASON: In the interests of visual amenity and proper planning and development.

19. Tree planting being undertaken during the reinstatement of the site shall be phased in line with the reinstatement of each section and shall not be left to be completed in one phase, at the end of the workings, as proposed in section 5.27 of the

amendments to the EIS submitted on 24 August, 1999. Prior to the planting of each section proposals detailing the type, number and location of trees to be planted shall be agreed in writing with the Planning Authority.

REASON: To ensure the tree planting is undertaken in line with the phased reinstatement of the site

20. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT the forest track along the western site boundary shall be re-routed towards the existing beech plantation so that it connects to the internal path/ track network of the Glen Ding Forest to the satisfaction of the Planning Authority, as outlined in section 11.36 of the EIS. The path shall be suitably marked to identify its location.

REASON: In the interests of protecting and preserving recreational amenity and in the interests of proper planning and development of the area.

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(Handwritten signature)

Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL



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Our Ref:

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1999

NOTIFICATION OF FINAL GRANT

Cookehill Ltd
C/O P. D. Lane Associates,
1 Church Road,
Greystones,
Co. Wicklow.

Planning Register Number: 00/3687

Valid Application Receipt Date: 20/12/2000

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 13/03/2002 GRANTED permission to the abovenamed, for the development of land, namely:-

housing development (598 houses), retail, educational & leisure facilities and construct portion of Blessington Inner Relief Road at Newpaddocks, Holyvalley, Haylands & Santryhill

Subject to the 39 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.

H Purcell.
for SENIOR EXECUTIVE OFFICER
PLANNING & ECONOMIC DEVELOPMENT

Date: 26/8/02.

(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.)

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 2000

Reference Number in Register: 00/3687

S C H E D U L E

A: General :

1. This permission refers to the development as described in the documents lodged on the 12th April 2001, 19th April 2001, 2nd November 2001, 16th January 2002 and the 25th February, 2002. In particular the development shall be in accordance with the following drawings:-
 - (a) Site Location Map Drawing No. M-89-2 submitted on the 2nd November 2001.
 - (b) Map of Hinterland Drawing no. M-89-71 submitted on the 2nd November 2001.
 - (c) Site Layout Masterplan (1:2000) drawing no. M-89-25 rev submitted on the 2nd November 2001.
 - (d) Site Layout Zone 1 drawing no. M-89-26 rev submitted on the 2nd November 2001.
 - (e) Site Layout Zone 2 drawing no. M-89-27 rev submitted on the 2nd November 2001.
 - (f) Site Layout Zone 3 drawing no. M-89-28 rev submitted on the 2nd November 2001.
 - (g) Site Layout Zone 4 drawing no. M-89-29 rev. submitted on the 2nd November 2001.
 - (h) Landscape Masterplan (Housing Area) drawing no. 601 rev D submitted on the 2nd November 2001.
 - (i) Landscape Masterplan (Meadow Park) drawing no. 602 rev C submitted on the 2nd November 2001.
 - (j) Public Lighting and Water Supply layout in accordance with drawing number M-89-63 submitted on the 2nd November 2001.
 - (k) Plan of proposed storm and foul sewers Drawings 1 to 10 submitted on the 2nd November 2001.
 - (l) Plan of proposed roads and watermains Drawings no. 1 to 8 submitted on the 2nd November 2001
 - (m) Plan of proposed roads and watermains drawings number 1 to 8 submitted on the 2nd November 2001.

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Residential Units in accordance with the following:-

- House Type B drawing no. M-89-30rev submitted on the 2nd November 2001.
- House Type C1,D1 and D5 drawing numbers M-89-31rev & M-89-32rev submitted on the 2nd November 2001.
- House Type C2,D2 and D6 drawing numbers M-89-33rev & M-89-34 submitted on the 2nd November 2001.
- House Type C3,D3 and D4 drawing numbers M-89-35rev & M-89-36 submitted on the 2nd November 2001.
- House Type S drawing no. M-89-67 submitted on the 2nd November 2001.
- House Type T drawing no. M-89-68 submitted on the 2nd November 2001.
- House Type V drawing no. M-89-70 submitted on the 2nd November 2001.
- House Type E1 & E2 drawing numbers M-89-37 submitted on the 20th December 2000.
- House Type E3 & E4 drawing number M-89-38 submitted on the 20th December 2000.
- House Type E5 & E6 drawing numbers M-89-39 submitted on the 20th December 2000.
- House Type F drawing numbers M-89-40 submitted on the 20th December 2000.
- House Type G1 drawing numbers M-89-41 submitted on the 20th December 2000.
- House Type E1 & E2 drawing numbers M-89-37 submitted on the 20th December 2000.
- Apartment Block details in accordance with drawing numbers M-89-44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/ 59/ 60 submitted on the 20th December 2000.
- (o) Childcare Facility in accordance with drawing numbers M-89-64/65/66 submitted on the 20th December 2001.
- (p) Plan of proposed Inner Relief Road drawing numbers 9007/IRR/01 rev A & 9007/IRR/02 rev A submitted on the 2nd November 2001.
- (q) Details of tie-in of inner relief road to N81 & Deerpark Road drawing no. 9007/IRR/ 07 submitted on the 2nd November 2001.
- (r) Details of culverts for CRH conveyor & stream at roundabout No.2 drawing no. 9007/IRR/08 submitted on the 2nd November 2001.
- (s) Layout and details of attenuation basin drawing numbers 9007/AL/01 rev.A & 9007/AL/ 02 rev A submitted on the 2nd November 2001.
- (t) Layout and sections through footbridge drawing numbers 9007/FB/01 rev A.

- (u) Cross Sections Drawing no. M-89-69 submitted on the 16th January 2002.
- (v) Environmental Impact Statement submitted on the 12th April 2001.

REASON: For Clarification.

- 2. This permission shall have effect for a period of ten years, beginning on the date of grant of permission.

REASON: To allow for the phased development of the project and in the interests of proper planning and development.

- 3. (a) The proposed residential units shall be restricted to persons who have been resident in County Wicklow or the hinterland area for at least one year and/ or those currently in full-time employment in County Wicklow or the hinterland area or other such class of persons as may be considered acceptable to Wicklow County Council

For the purposes of this condition the hinterland area is taken as the area outlined in red on the 1: 50,000 Ordnance Survey Extract submitted on the 2nd November 2001)

- (b) Confirmation from a solicitor or other suitably qualified professional with indemnity insurance that the dwellings have been sold in accordance with this condition shall be submitted to the Planning Authority upon the sale of the dwellings.

REASON: To ensure that the dwellings are suitably restricted to meet local growth needs as opposed to regional needs, to ensure the development meets with the requirements of the Strategic Planning Guidelines and the County Development Plan with respect to development in the Hinterland areas, in the interest of proper planning and sustainable development.

- 4. 20% (twenty per cent) of the proposed residential units shall be dedicated to social/ affordable housing as required by paragraph 2.6.2 of the County Development Plan 1999, of a type to be agreed by the Planning Authority prior to the commencement of any development.

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REASON: To comply with the policy objective in paragraph 2.6.2 of the County Development Plan, in the interest of proper planning and development.

5. The overall development shall be phased in accordance with the development of the proposed Blessington Inner Relief Route and with the provision of the civic elements of the development. In this regard phasing shall be on the following basis :

Phase 1. :

- Phase 1 development shall consist of the development of Zone 1 (145 houses) only
- No development shall be occupied in Phase 1 until such time as the Blessington Inner Relief Route from the Naas Road to Roundabout No. 2 has been constructed and the link into the existing road in the Industrial Estate has been commissioned to the satisfaction of the Roads Authority.
- No residential unit shall be occupied until the theatre and Civic Building have been constructed and the amenity park laid out.

Phase 2 :

- Phase 2 shall consist of Zones 2,3 and 4. The construction of each zone shall be on a sequential basis starting with Zone 2 and development shall not commence on the next zone until all the houses within the previous zone have been constructed.
- No development shall commence on Phase 2 until
 - i. The full Blessington Inner Relief Route as far as N81 Roundabout No. 3 and Slip Roads adjoining Roadstone have been commissioned to the satisfaction of the Roads Authority.
 - ii. The proposed footbridge has been installed.
 - iii. The Theatre and Civic Building on Main Street have been constructed.
 - iv. The proposed amenity park has been landscaped in accordance with the submission received.
 - v. The tender documents have been signed for the Waste Water Treatment Plant for Blessington.

REASON: To ensure a sustainable integrated development.

6. The Developer shall construct the link road from the Proposed Blessington Inner Relief Route Roundabout 2 to the existing estate road to the East on Wicklow County Council lands. The construction of this access shall be to the agreement of the landowner

Wicklow County Council and may be subject to a charge for the use of this road.

REASON: To ensure the provision of an adequate access to the development in the interest of proper planning and development..

7. BEFORE DEVELOPMENT COMMENCES, the developer shall pay the sum of (a) €635.00 per dwelling unit and (b) €1,648 per dwelling unit and per dwelling equivalent for non-residential units (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods) published by the Central Statistics Office) to the Planning Authority as a contribution to expenditure that was and/or is proposed to be incurred by the Planning Authority in respect of the provision of (a) civic amenity facilities and (b) sewerage facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be seven years from the date of the receipt of the full payment of the contribution.

REASON: The said works will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

8. BEFORE DEVELOPMENT COMMENCES, the developer shall pay an amount to be established on investigation of the required works to eliminate restrictions on the receiving stream or in the absence of an agreement by An Bord Pleanala (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods) published by the Central Statistics Office) to the Planning Authority as a contribution to expenditure that was and/or is proposed to be incurred by the Planning Authority in respect of the provision of facilities facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963

generally, and in particular, the specified period for the purposes of paragraph (h) shall be seven years from the date of the receipt of the full payment of the contribution.

REASON: The said works will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

9. BEFORE DEVELOPMENT COMMENCES, the developer shall pay the sum of €8,750 per dwelling unit and per dwelling equivalent for non-residential elements (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods) published by the Central Statistics Office) to the Planning Authority as a contribution to expenditure that was and/or is proposed to be incurred by the Planning Authority in respect of the provision of road infrastructure in the area facilitating the proposed development.

However, if the Blessington Inner Relief Road is provided by the Developer from the Naas Road to (and including) the Dublin Road Roundabout (as indicated in submitted drawings and agreed in writing with the Roads Section of Wicklow County Council) this contribution shall be reduced to €1,160 per dwelling unit/dwelling equivalent for non-residential element.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be seven years from the date of the receipt of the full payment of the contribution.

REASON: The said works will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

10. The construction of the Inner Relief Road to the extent indicated within the submissions received and as amended by the conditions hereunder shall be carried out in full by the Developer. Upon construction/completion of the Blessington Inner Relief Route to the satisfaction of the Roads Authority and subject to the necessary investigation

this route shall be handed over to Wicklow County Council.

REASON: This infrastructure is necessary to accommodate this development and for clarification.

11. NO DEVELOPMENT SHALL BE COMMENCED until cash security for the provision of and satisfactory completion of open space, roads, footpaths, sewers (including house connections), watermains, public lighting, other public facilities, including maintenance until taken in charge by Wicklow County Council, and the satisfactory compliance with the conditions of this permission, has been given. This security is required by the Council for application at its absolute discretion if such facilities are not duly provided to its satisfaction. The security shall be given by:-

Lodgement with the Council of the sum of €1,790,965.56 Cash. If development has not commenced within one calendar year from the date of the grant of this permission, or if it remains incomplete within three years of the commencement of development, the Council may at its discretion require an increase in the amount of the security in line with the Wholesale Price Index - Building & Construction (Capital Goods) published by the Central Statistics Office or the cost of completing the outstanding works, whichever is the greater.

This sum may be reduced to 50% of this figure, provided watermains, sewers, kerbs and road construction to base course level, are installed to an agreed programme, and ahead of the construction of any houses.

Where the developer proposes in writing to the Planning Authority to carry out the proposed development in phases, a reduced security will be computed by the Planning Authority proportionate to the development works required so as to make each phase viable. This security may be partially rolled from one phase to another depending on the Planning Authority's assessment of works outstanding in each phase.

The return, or the reassignment, of the security shall be subject to, inter alia, the report of an independent chartered engineer (with professional indemnity insurance) that all materials, and

workmanship of site infrastructure is in accordance with the plans and specifications submitted, based, inter alia, on pressure tests and CCTV surveys.

The partial reassignment of the security from one phase to another shall be based on the total possible costs of repairing/completing works in the previous phase.

REASON: To ensure (a) satisfactory completion of the site development works, (b) that the security is adequate to cover the cost of recuperative works, (c) that the security is index linked, in the interests of residential amenity and the proper management of roads and services.

12. The overall management/maintenance of the landscaped areas and the Amenity Park area shall continue to be carried out by the developer for a period of three years after the planting/ landscaping of the individual areas. During that period any tree failures shall be replaced by the developer.

REASON: To ensure the landscaping is established before the development is taken in charge, in the interests of proper planning and development.

B: Roads/ Services Infrastructure:

13. With respect to the internal estate roads the following shall apply:

The proposed housing estate roads and footpaths shall be constructed in accordance with specifications of Section 2 "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government November 1998) with the following amendments:-

(a) Sub-base: The sub-base thickness shall be computed in accordance with paragraph 2.11 and Table 2.8 of the above publication. Alternatively, the thickness shall be as determined by the Council on the basis of test holes carried out by the developer.

(b) Road-base: Road base materials shall conform to any of the Clauses 809 to 813 inclusive of "Specifications for

Road Works" published by the Department of the Environment. The road base shall have a minimum compacted thickness of 130mm. Alternatively, if dense bituminous macadam road base (Clause 812) is used, the minimum compacted thickness shall be 80mm.

- (c) Surfacing: Surfacing shall consist of a minimum of 75mm thick and shall consist of two courses consisting of basecourse, 50mm thick, of 20mm nominal size dense basecourse bitumen macadam complying with B.S. 4987 and a wearing course, 25mm thick of 10mm nominal size dense wearing course bitumen macadam complying with B.S. 4987, for Category B traffic.
- (d) Footpaths opposite vehicular openings to individual house sites and at street intersections shall be dished and shall have a 35mm step and bull nose edge above adjoining road drainage channels.
- (e) All trees planted on grassed margins of roads or within 15m of the apex of all road junctions shall be of a variety which will be clean stemmed to a height of 2.1m above ground level at time of planting and when fully grown. These shall be mountain ash, whitebeam or hornbeam unless otherwise agreed in writing by the Planning Authority. Street trees shall be planted at not less than 10m centres.
- (f) Roads shall be kerbed on both sides.

BEFORE ANY DEVELOPMENT COMMENCES the results of CBR tests and the exact specification of the road shall be submitted to and agreed acceptable in writing by the Planning Authority.

The developer shall arrange to have the road making materials tested at his own expense, at a reputable laboratory, as and when requested by the County Council.

REASON: In order to ensure a satisfactory standard of development in the interests of amenity and traffic safety.

14. At the junction of the estate with the public road a "Yield Right of Way" shall be provided, together with the necessary road markings, and advance advisory 'T' junction sign.

REASON: In the interests of traffic safety.

15. PRIOR TO COMMENCEMENT OF DEVELOPMENT, revised design details for the proposed Dublin Road Roundabout upgraded so that it's design capacity is not exceeded shall be submitted to and agreed in writing by the Roads Authority.

REASON: In the interest of traffic safety/ capacity and proper planning and development.

16. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT, the following details with respect to the Blessington Inner Relief Route shall be submitted to and agreed in writing by the Roads Authority and the development shall be carried out in accordance with such agreements:

- (a) Alignment of BIRR
- (b) Pavement depths, following results of CBR testing by developer
- (c) Road drainage details, including location of outfalls, and provision of oil interceptors and sediment traps at outfalls, taking into consideration the findings of the report by K. T. Cullen & Co. Ltd.
- (d) Route lighting
- (e) Cycleway layout and construction details
- (f) The layout of the proposed temporary access to CRH Premises.
- (g) Provision of Bus stops

REASON: In the interest of traffic/pedestrian/cyclist safety and proper planning and development.

17. Right turn lane at chainage 500 on Blessington Inner Relief Route between roundabouts 2 and 3 to be excluded.

REASON: In the interest of traffic safety to preserve the capacity of the Blessington Inner Relief Route.

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18. The proposed footbridge shall be constructed prior to commencement of construction on Zone 2, 3 or Zone 4 of this development and prior to the construction of Phase 2 of the Town Centre development granted under planning permission 01/ 4436.

REASON: To prevent pedestrian/ traffic conflicts and to ensure the overall park is integrated into the development and is available to meet the needs of the Town, in the interest of proper planning and development.

19. The proposed water supply, foul sewers and surface sewers shall be constructed in accordance with the specifications of Sections 3 and 4 of "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government November 1998) with the following amendments:-

(a) The main shall be fitted with a sluice valve and a flow meter (to Wicklow County Council requirements) near its point of connection to the public main.

REASON: To enable the development to be isolated for maintenance purposes and water consumption to be monitored.

(b) A hydrant (or scour valve) shall be fitted at the lowest point of the development and adjacent to a surface water manhole. Air valves shall be fitted as required at high points in the watermain distribution network.

REASON: To enable the mains to be emptied to carry out repairs and entrapped air to be expelled from the watermain.

(c) Hydrants shall be valved with London Round Thread connectors.

REASON: In the interests of proper planning and development.

(d) Each dwelling shall have a separate 12mm diameter water service pipe and a stopcock and service control unit (with facilities to accommodate a meter and reflux valve) on the footpath. A separate stopcock or shut-off valve shall be fitted within each house.

REASON: To enable the householder to isolate the house water supply and in the interests of the proper management of the public water supply.

- (e) The minimum size sewer or combined drain shall be 150mm and the minimum size sewer serving a road gulley shall be 225mm.

REASON: To prevent blockages.

- (f) Rear faces of road gulleys shall be located 75mm from the kerb face throughout the development. Gulley gratings and frames shall comply with I.S. 261.

REASON: In the interests of proper planning and development.

- (g) Manhole covers in publicly accessible areas shall be heavy duty cast iron, or heavy duty ductile iron of a lockable type, complying with Grade A type as specified in either I.S. 261:1984 or B.S. 497:Part 1:1976.

REASON: For public safety

- (h) A closed circuit television camera survey shall be carried out at the completion of the works to the specifications and under supervision of Wicklow County Council.

REASON: To ensure sewers are laid appropriately.

- (i) Plumbing arrangements shall be provided within the dwellings for washing machines and dishwashers and these shall be connected to the foul sewer system.

REASON: To prevent pollution of the surface water system.

- (j) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council in its role as a Sanitary Authority beyond stating that services can be provided. Details of connections and specification of materials to be used are a matter for the Sanitary Authority.

REASON: For clarification.

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20. No dwelling shall be occupied until the works necessary to overcome the restrictions on the receiving stream have been carried out.

REASON: To prevent flooding downstream, in the interests of proper planning and development.

21. With respect to the proposed Interim Well the following amendments/ restrictions/ submissions shall apply:

- (a) The proposed interim well BH2 shall be located 20m from the proposed Blessington Inner Relief route by locating the well in the adjacent field owned by Wicklow County Council.
- (b) Where a new production well is bored it must be demonstrated that an adequate screen filter pack has been installed. The source and pump house must be secured and a cordon sanitaire of 10m maintained around the well.
- (c) All surface and foul water should be collected in sealed concrete pipes. It is particularly important that surface water runoff from the proposed Inner Relief road to the north and west of the road should be collected in this manner to protect both groundwater and water quality in the stream itself. The proposed testing procedure of these pipelines should be submitted to and agreed in writing by the Planning Authority prior to commissioning.
- (d) The outfall for all collected surface water should be clearly defined at a location down gradient of the production well. It should be demonstrated that groundwater quality in the vicinity of the outfall would not be adversely affected. The location of oil interceptors and sediment traps should be indicated.
- (e) Standard landuse restrictions issued by the DoELG/ EPA/GSI with respect to well protection should be employed in regard to other potential pollution activities such as landspreading and location of on-site treatment systems/ septic tanks.
- (f) A sampling regime and emergency contingency plan should be proposed and agreed upon with the Planning Authority prior to the commencement of any development. The Contingency Plan should be implemented should contamination of the well occur.
- (g) Well head protection shall be so designed that the stream in flood cannot enter the well head.
- (h) Upon upgrade of the public water supply by Wicklow County Council the overall development shall be fed by the upgraded public supply and the interim well shall be de-commissioned at the expense of the

developer. A contribution shall be paid at this time for connection to the public water supply at a price to be agreed with WCC or in the absence of an agreement with An Bord Pleanala.

REASON: In the interest of public health and proper planning and development.

C: Archaeology :

22. (a) BEFORE ANY CONSTRUCTION TAKES PLACE, the developer shall give the Planning Authority at least 4 weeks notice in writing.
- (b) The construction works shall be supervised by a competent archaeologist nominated as its representative by the Office of Public Works or the National Monuments Advisory Council. The nominated archaeologist shall have power to postpone works, pending a more detailed investigation of the site. The costs of any archaeological investigation shall be at the developers expense.
- (c) All excavations and monitoring to be carried out under licence issued under the provisions of the National Monuments Act, 1930 to 1994 and the required reports to be submitted to the Planning Authority and to Dúchas the Heritage Service of the Department of Arts, Heritage, Gaeltacht and the Islands.

REASON: To facilitate the investigation of any remains of archaeological or historic interest discovered on the site in the interests of proper planning and development.

23. The developer shall ensure the following shall be undertaken under the supervision and to requirements of the on-site archaeologist and the Office of Public Works.
- i. Ensure that the buffer zone to be established around the Recorded Monument WI005-019 Barrow shall be 20 metres wide and that no works shall be carried out within that zone.
- ii. Carry out archaeological test excavations at WI005-020 possible Rectangular Enclosure to determine the exact nature of this site. Should the results of this test excavation show that there are archaeological features

- or deposits at the site further archaeological requirements will follow.
- iii. Carry out archaeological test excavations on the main avenue and the crows-foot avenue to record those elements of these features that will be destroyed by the development works.
 - iv. Carry out archaeological test excavations at the site of the house and farmyard to ascertain the exact location of the surviving structures.
 - v. Carry out archaeological monitoring of all ground works associated with the development.

REASON: To facilitate the investigation of any remains of archaeological or historic interest discovered on the site in the interests of proper planning and development.

24. (a) An archaeological/architectural survey and record should be made of any sections of walling or buildings to be demolished as a result of the construction of the proposed Inner Relief Route. The stone boundary walls should be made good around the new breaches and the demolished material used to construct new boundary walls along the road margin, details to be agreed with the planning authority and Dúchas.
- (b) An archaeological investigation should be carried out to establish the extent of original farm buildings within the site area including the feature marked as 'possible demesne buildings' on drawing no.224-03.

REASON: To facilitate the investigation of any remains archaeological or historic interest discovered on the site in the interests of proper planning and development.

D: Miscellaneous:

25. The roof finish throughout the development shall be (a) blue/black slate, (b) blue/black or grey, or (c) turf brown tiles, unless other roof finish is agreed in writing by the Planning Authority

REASON: In the interests of visual amenity.

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17/3/02

26. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT, details of the proposed external wall finishes shall be submitted to and agreed in writing with the Planning Authority.

REASON: In the interests of visual amenity.

27. (a) In order to ensure the integrity of this important archaeological landscape the vista of the houses fronting onto road numbered 3200, 3210 and 3100 shall be submitted to the Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT for its written agreement. This prospective shall indicate finish colours and materials to be used and any required amendments to the finishes shall be provided as necessary as a result of this submission.
- (b) Only timber-sash windows shall be used on the houses fronting onto roads numbered 3200, 3210, 3100.
- (c) The front elevation of House Type F within Roads 3200, 3210 and 3100 shall be redesigned to compliment House Type B in this regard the top storey gables should be minimised/ redesigned to reduce their dominance. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT, revised details shall be submitted to and agreed in writing by the Planning Authority.

REASON: In the interest of visual amenity and to ensure the status of this historical landscape.

28. (a) Estate and street names and numbering system shall be agreed with the Planning Authority in writing before the occupation of the first dwelling.
- (b) House numbers shall be erected/installed at the driveway entrance to each house, so that they are clearly visible to visitors.
- (c) Name and/or house number plates shall be erected by the developer on each road in the estate. The design and contents of the name plates shall be agreed with the Planning Authority.

REASON: In the interests of proper planning and development and residential amenity.

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29. Where existing hedges are to be retained and used as garden or estate boundaries, these should be reinforced with additional planting, and a temporary timber screen fence shall be erected pending the establishment of the additional screen planting.

REASON: In the interests of residential amenity and privacy.

30. Privacy walls shall be provided, 1.8m in height, cement rendered and capped, and shall extend 4m along the dividing boundary from the rear building line of semi-detached dwellings.

REASON: In the interests of residential amenity and privacy.

31. No Gates shall be erected at entrance to any of the zones of residential development.

REASON: In the interest of residential amenity, to integrate this element into the overall scheme, in the interest of proper planning and development.

32. At the completion of the development, or each sector thereof, and prior to the taking in charge of the estate, as constructed drawings of the development, to the requirements of paragraph 1.8 of Recommendations for Site Development Works in Housing Areas (Department of the Environment and Local Government, 1998) at a scale of 1/1000 shall be supplied to the Council on computer diskette and shall be in a "DXF" format or other format agreeable to the Planning Authority and shall not be scanned images. They shall show the as constructed position of each site, house, road, watermain (including the location of sluice valves, scour valves, air valves and hydrants), foul and surface water sewers (including gullies, and invert levels of manholes to ordnance datum) and all pipe sizes and they shall show the Irish National Grid co-ordinates of the four corners of the drawing and shall be relative to the Irish National Grid.

REASON: In the interests of the proper management and maintenance of the roads and services.

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13/3/02

33.(a) All open space shall be levelled, drained, cultivated, and topsoiled as necessary to provide a minimum of 200mm depth of vegetative soil and shall be consistent with the levels of all adjoining roads. Planting with trees and shrubs appropriate to the area shall be carried out and the remaining areas shall be sown with grass seed to give a uniform pasture land condition. In areas of steep embankments, dense ground cover shrubs shall be established to be protected by temporary fencing until the growth is established.

(b) Open space areas shall be dedicated to the use of the residents. The maintenance of the open space shall be the responsibility of the developer until one year after the completion of all houses in the entire development and until the grassed areas and ground cover shrubs are firmly established. The developer shall enter into a licence in a form similar to that set out on the following page. This licence shall be registered in the appropriate registry and a certified copy submitted to the Planning Authority within one year of the commencement of development.

LAND REGISTRY

COUNTY WICKLOW FOLIO

A grant dated the _____ day of _____ 19 ____ .

A.B. the registered owner of the property described in Folio _____ of the County Council hereby irrevocably grants to all the residents of _____ Estate, their heirs and assigns in respect of that portion of the Folio _____ County Wicklow where shown on the map annexed hereto and thereon outlined in red full right, liberty and permission at all times to use the said lands for recreational and amenity purposes, AND _____ hereby assents to the registration of the said right as a burden on the said Folio _____ County Wicklow to the intent that the said right should be enforceable by any of the said residents, their heirs and assigns, the Local Authority or the Planning Authority for the area.

Signed, sealed and delivered by

in the presence of:- _____ Dated: _____

13/3/02

REASON: To ensure that the amenity open space shall be left in a satisfactory and useful condition on completion of the development and will be available for amenity and recreational purposes to the residents of the estate.

34. The developer shall plant at least one deciduous tree on half standard nursery stock size in the front garden of each house site.

REASON: In the interests of residential and visual amenity.

35. Public lighting to roads, footpaths and open spaces shall be provided in accordance with Section 5 of Recommendations for Site Development Works for Housing Areas (Department of the Environment and Local Government, 1998). The lamps shall be 55 W SOX. Where alternative lighting is proposed, lighting equipment must conform to B.S. 4538 and it must receive the written agreement of the Planning Authority.

REASON: In the interests of proper planning and development and residential amenity.

36. The developer shall provide and lay underground all telephone, electricity and piped television cables at the time of construction to the satisfaction of Telecom Eireann, E.S.B. and the cable television undertaker and shall provide ducts from the footpaths to the building line of each dwelling.

REASON: In the interests of proper planning and development and amenity.

37. Effective composting facilities, capable of dealing with all organic and garden waste that will be generated by each house, shall be provided for each house before occupation.

REASON: To reduce waste in the interests of proper planning and development.


38. Letterboxes shall be installed in accordance with I.S. 195:1976 and shall be a minimum of 1m above floor level.

REASON: In the interests of health and safety of postal workers.

39. Landscaping/treeplanting shall be carried out on site in accordance with the details submitted on the 2nd November 2001, and in accordance with the EIS submission.

REASON: In order to assimilate development on this site into the surrounding area, in the interests of visual amenity and proper planning and development.

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13/3/05