

Kildare County Council
Request for additional
information

RE: Planning Permission is sought for development at site at Drummin Td., Carbury, Co. Kildare, the development will consist of the following: Demolish part of their existing facility and to develop a new facility for the indoor production of phase 1, 2 and 3 mushroom substrate, currently being produced outdoors on the site, as detailed hereunder: a Demolish only those existing growing tunnels required to make way for proposed development and demolish existing outdoor phase 1 composting facility, b Construct a new building to facilitate the indoor production of phase 1 mushroom substrate, comprising of 1. A double portal framed structure fully enclosing the raw material storage and handling area for the phase 1 composting process and 2. An adjoining mass concrete walled, flat roofed structure enclosing sealed phase 1 composting bunkers with 3. Covered conveyor belts and ancillary plant on flat roof area together with 4. Ventilation stack to flat roof area all as part of a single building. C Construct a new building to facilitate the production of phase 2 and phase 3 mushroom substrate, comprising of a double portal framed structure enclosing 1. Loading and unloading areas 2. Fully enclosed phase 2/3 composting tunnels, 3. Ancillary processing rooms, 4. Ancillary plant and ESB rooms and 5. Ancillary staff and administration facilities all as part of a single building. D. Construct new systems for dealing with roof water, yard water and foul water including: 1. New 400,000 gallon over ground clean water storage tank for storage of surface water runoff from roofs, 2. Diversion point for roof water runoff to new outfall into existing surface water drain, 3. Collection Stumps, 4. Oil/Fuel interceptor, 5. Wheel washes. G. Construct new hard surfaced areas for manoeuvring of vehicles and temporary storage of dry straw. H. Construct covered diesel fuel tank and bund for fuelling station. I. Upgrade site entrance and front boundary as required to achieve greater sight distance splays onto public road. This planning application will include an Environmental Impact Statement and will require a Waste Management License all together with associated site works - Carbury Compost Ltd., - 06/912.

Only one reply to Further Information requests will be accepted and the documents submitted will be taken as a full and final response to the Further Information request. Failure to fully address all items of Further Information may lead to Clarification of Further Information and/or a decision may be made in the absence of the information requested.

1. Notwithstanding the mitigation measures contained in the Environmental Impact Statement, it is considered that the potential visual implications of the development have not been adequately demonstrated. In particular you are requested to address the visual impact of the proposed development on both the visual amenity of the adjoining land uses and the greater local landscape setting. This visual impact assessment shall include the following:
 - Significant use of colour photomontages from appropriate vantage points on all boundaries of the site and in the wider vicinity of the site to demonstrate the potential impact of the proposed development.
 - Cross sections shall also be required, demonstrating the relationship of adjacent dwellings and public roads to the proposed development.
 - Please submit a full set of coloured elevational drawings, at a suitable scale, indicating in detail the proposed external finishes and colour. The chosen material finish shall reflect the proportions and detailing of the whole building, which shall break down the bulk of the proposed structures. The chosen colour scheme shall ensure the proposed development is visually unobtrusive and set into the rural landscape.
 - A detailed focus on the visual impact of the proposed 17.5m high emission stack in the context of both the adjoining landholdings and the wider vicinity of the site.
 - Full and detailed proposals to mitigate against all negative visual impacts.

2. Please submit a detailed and comprehensive landscaping plan, prepared by a suitably qualified landscape architect/horticulturist indicating how you intend to landscape the proposed development and shall include the following:

- Details of existing mature hedgerow & trees to be maintained, reinforced or removed on site.
- The names of species in both Latin and English and a schedule for implementation for the proposal. Species shall be predominantly native, deciduous, indigenous to the area, and should incorporate the use of mature and semi-mature tree species.
- Cross sections of the sites boundaries showing the heights of proposed screening at time of planting and at different growth periods to maturity.

The proposed landscaping plan shall ensure that the proposed development is adequately screened and set into the local rural landscape.

3. The EIS submitted 10/05/06 states that the site will be operated 24 hours a day and 7 days a week stating that composting is a continuous process. The following operational hours are then given:

- Raw materials imported: 0600 to 2000 hrs Monday to Friday
- Compost exported: 0500 to 2000 hrs Monday to Friday & 0800 to 1300 hrs on Saturdays
- Mushrooms exported: 7 days a week
- Site operations: 0600 to 2000 hrs seven days a week

Clarification is therefore required regarding the operational processes that take place outside these stated hours. Please submit a schedule detailing the full hours of operation, categorising the different operational processes taking place.

4. Applicant to show how the proposed 60 car parking spaces satisfy the requirements of the Kildare County Development Plan.
5. Applicant is requested to consider further reducing the number of entrances to the development to just one, the current proposal shows the two proposed new entrances too close together.
6. Applicant to submit plans showing adequate turning movements within the curtilage of the site, for number and types of vehicles indicated.

Note to Applicant

You should note that this request for further information is not an indication that your application will receive favourable consideration, but is necessary to provide sufficient information in order to make a full assessment of your application.

Date: 4th July 2006

Signed

Authorised Officer

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Senior Planning Officer
Kildare County Council
Planning Department
Devoy Park
Naas
Co. Kildare

Our Ref: 02724/001/DR/01/BM

19 July 2006

Dear Sir

PLANNING APPLICATION FOR THE EXPANSION AND MODERNISATION OF OPERATIONS AT COMPOSTING FACILITY IN CARBURY, CO. KILDARE. PROPOSED FACILITY WILL INCLUDE FOR THE DEMOLITION OF SOME EXISTING BUILDINGS AND THE DESIGN AND CONSTRUCTION OF SOME NEW INFRASTRUCTURE.

Planning Register Ref. 06/912 – Response to Request for Further Information

Introduction

Trafficwise Ltd. has been commissioned by the Applicant to provide a response to the Local Authority Request for Further Information of 4 July 2006. The following specifically addresses the site access issue raised in Item 5 of the request, which in the interest of clarity is transcribed below.

Item 5

“Applicant is requested to consider further reducing the number of entrances to the development to just one, the current proposal shows the two proposed new entrances too close together”.

Response to Item No.5

(File Reference 06/912)

General

In the preparation of the current access regime a series of alternative site access arrangements had been examined in detail. One such arrangement involved providing a single access point from the R403 as is suggested by the Local Authority.

This single access option would clearly reduce the number of possible turning movements to and from the R403 to an absolute minimum.

In the preparation of access options nonetheless a second access was considered essential due to the location of existing utilities and infrastructure close to the boundary of the site which fronts onto the R403 Regional Road.

Given the arrangement of utilities and service areas within the site, the provision of a single access was forecast as likely to cause conflicts between vehicles manoeuvring within the site close to the road frontage of the R403 and vehicles entering the site. Albeit likely to be an infrequent occurrence, such conflict is considered likely to require HGV entering the site to wait in the carriageway of the R403 Regional Road which is clearly undesirable.

The geometry of the existing R403 Regional Road past the site is such that visibility sightlines from the site are currently severely restricted. From a detailed topographical assessment it has been established that NRA: Design Manual for Roads and Bridges compliant visibility sightlines can be achieved only over about a 40m section of the existing site frontage. This is the 40m section located between the centrelines of the proposed dual access arrangement.

There is a large ESB substation located on the site between the two proposed accesses. The rationale guiding the decision to propose two access points was that the substation prevents left turns into the site from the southern access and conversely right turns into the site from the northern proposed access, accordingly neither access in isolation is considered wholly satisfactory in serving the development. The optimum solution with respect to serving the site and minimising potential conflict and delay on the R403 is the proposed dual access arrangement.

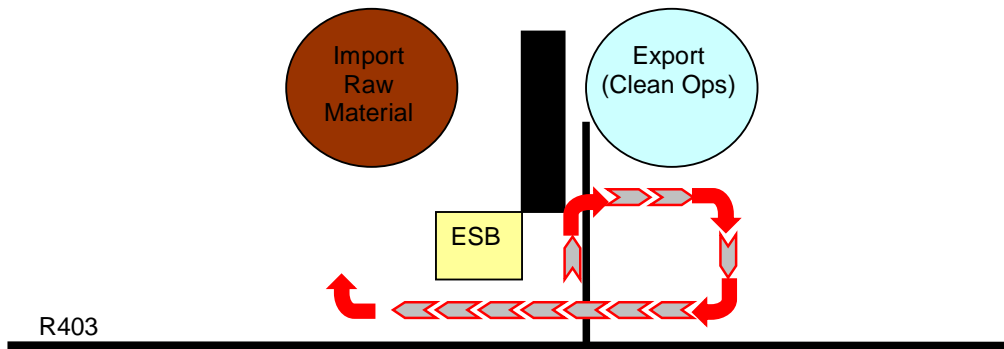
Vehicular Operation

Vehicles exporting mushroom product are required to access the mushroom pack-houses, which are located to the south of the site. Vehicles exporting compost product are required to access the emptying hall which is also located to the south of the site adjacent to the mushroom pack-houses. Product is exported from a clean or sterile environment.

Raw materials required for the composting process include horse manure, poultry litter, straw and gypsum. Delivery vehicles require access to the materials storage area located in the north-eastern corner of the site. It is standard company policy to keep the raw materials separate from the sterilised product to avoid any risk of cross contamination.

Single Access Circulating and Entry Regime

If a single access is provided at the site it will need to be provided on one side or other of the electricity substation accordingly not all movements will be achievable upon entry. The diagram below shows that required route of a vehicle importing raw materials should the access be located to the south of the substation. Clearly the converse arrangement with an access to the north of the substation would require export vehicle to undertake a similar, yet mirrored route to that shown in the diagram. Given the limitations imposed by the present infrastructure it can be seen that a singular access arrangement would unnecessarily complicate internal manoeuvres which in turn will conflict with vehicles entering the site. With the single access there is the potential that entering vehicles and finding internal vehicles blocking their path, might from time to time be forced to wait in the carriageway of the R403 outside the site. Such vehicular conflict and the associated potential difficulties on the R403 are clearly undesirable.



Access Spacing

The current proposed dual access layout is based upon detailed topographical assessments. The location of the proposed northern access is as far north as is possible whilst still maintaining NRA: Design Manual for Roads and Bridges compliant visibility sightlines. The southern access has similarly been optimised with respect to the provision of visibility sightlines and is as far south as is feasible. Accordingly the proposed access points are as far apart as is practicable whilst ensuring that both are provided with adequate sightlines.

Operation of Proposed Dual Access

The rationale behind the dual access is to reduce or limit insofar as practicable the potential delay or disruption which might result on the receiving R403 Regional Road.

Vehicles delivering raw materials will access the development site through the more northerly of the two accesses. Vehicles exporting product from the 'clean' side of the facility will do so through the more southerly access. This regime will provide direct access whereby vehicles will be capable of entering the site without direct conflict with vehicles manoeuvring within the site. This regime reduces the possibility of delays to the free flow of inbound vehicles which if delayed could potentially cause undesirable delay and interruption on the public highway.

All inbound vehicles will be required to slow down in the R403 Regional Road carriageway in any case. Passing is prohibited on this section of the R403 Regional Road. Given the proposed access spacing it is not considered likely that inbound vehicles passing one access to enter the other would cause undue traffic hazard for following vehicles.

There are likely to be occasions when vehicles will wish to exit from both accesses simultaneously. Notwithstanding the fact that drivers are likely to employ some level of courtesy to fellow users of the site, it is acknowledged that one vehicle will potentially reduce visibility for the other. This scenario is however likely to be infrequent and would have no more impact on safety than say a bus stopping at the roadside under the present arrangement.

The proposed accesses serve a private commercial enterprise. These are not 'junctions' on the public highway. The current traffic generation of the site is very low and upon realisation of the proposed expanded facility these volumes are not considered likely to be significant.

Conclusion

There are currently four sub-standard accesses serving the site at which restricted visibility criteria are considered to represent a serious traffic hazard. The proposed form of dual access layout is considered to rationalise site specific safety issues associated with the current access layout. Visibility sightlines at both of the proposed accesses have been shown to be compliant with the requirements of the National Roads Authority: Design Manual for Roads and Bridges, on **Trafficwise** Ltd. Drawing No. 027/01/01/PL01.

At this particular location **Trafficwise** Ltd. consider that the proposed access arrangements represent the optimum site layout for vehicles manoeuvring inside the site, vehicles accessing the site and the interaction thereof. The provision of two accesses would facilitate the segregation of vehicles importing raw materials and exporting sterilised product and avoid the risk of cross contamination. It would also significantly reduce the likelihood of internal marshalling of vehicles causing traffic to stop in the public carriageway (as would occur with a single access).

On balance we consider that the current dual access arrangement is likely to cause less hazard to current road users than the suggested singular access. We respectfully urge the Local Authority to agree that in this instance the spacing of the two access points does not represent a significant traffic hazard.

Yours sincerely

Julian M Keenan
For **Trafficwise** Ltd.



Landscape Plan for Carbury Mushrooms, Carbury, Co Kildare

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Reference: Landscape Plan for Carbury Mushrooms, Carbury, Co Kildare			
		Prepared by	Verified by
V1	August 06		
		Roger Macnaughton	Donal Marron
		Ecologist	Director
File Ref: CE03393			
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1 Summary

A site visit was made to a mushroom and compost facility near Carbury, Co Kildare. Existing habitats were mapped and an inventory of tree species present was made including boundary hedgerows. In addition a more detailed tree survey was carried out for the roadside where modifications are required as part of the development. Recommendations are provided for species to plant, with relative proportions of shrubs and trees, so as the new features will best integrate into the surrounding landscape. Figures are provide for both baseline habitats and proposed screening.

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2 Introduction

This report provides a landscape plan designed to ensure that the proposed upgrading and expansion of the existing composting facility and mushroom growing facility near Carbury, Co Kildare is adequately screened from the local rural landscape. Recommendations are provided on tree planting; including species composition, planting densities and approximate heights. A figure indicating baseline habitats and trees currently on the site is provided in addition to a plan of the site showing heights of proposed screening trees at time of planting and other details.

Recommendations are based on best ecological principles and follow the results of a habitat and tree survey carried out at the existing facility and adjacent areas.

2.1 Proposed Development

Carbury Compost Ltd. (CCL) proposes to modernise and expand their composting facility at Drummin, Carbury, Co. Kildare. The site measures some 9.4 ha and is located approximately 2km south of Derrinturn village. The site includes both the composting facility (5.03 ha) and a mushroom growing facility. The proposed facility will include for the demolition of some existing buildings and the design and construction of new infrastructure.

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3 Scope and Methodology

3.1 Flora

A full habitat survey including habitat description (flora) and site habitat assessment was carried out for the site. A map of habitats is illustrated in Figure 1.

Habitats were mapped according to A Guide to Habitats in Ireland (Fossitt, 2000) and in accordance with Draft Habitat Survey Guidelines: a Standard Methodology for Habitat Survey and Mapping in Ireland (Heritage Council, 2002). A description of habitats noted is provided with a general descriptive assessment of their ecological quality.

In addition a tree survey was carried out for the roadside boundary as this area specifically will be modified to increase road width at the facility. All trees and large shrubs were identified and recorded. For mature or old specimens the following details were recorded; tree number, height (m), crown spread (m), diameter at breast height, age, condition and other comments. Details of each tree are described in table 1. Trees and hedges on the other site boundaries were recorded and described in Target notes.

A site visit was conducted on 31st July 2006. The weather conditions were good.

Plant nomenclature followed Webb et al., (1996) for vascular plants (excluding grasses) and Hubbard, (1984); for grasses. Latin nomenclature is provided for each species at first description.

3.2 Survey Limitations

No significant limitations were encountered.

4 Receiving Environment

4.1 Habitat survey

The following habitats exist on the site.

- Other artificial lakes and ponds (FL8)
- Dry meadows and grassy verges (GS2)
- Amenity grassland (GA2)
- Mixed broadleaved woodland (WD1)
- Hedgerows (WL1)

- Treelines (WL2)
- Buildings and artificial surfaces (BL3)

Other artificial lakes and ponds (FL8)

A pond surrounded by dense reed (*Phragmites australis*) and willow (*Salix* sp) was constructed in the past as part of a Tesco natures choice scheme.

Dry meadows and grassy verges (GS2)

A portion of the site is overgrown by nettles (*Urtica* sp), cleaver (*Galium aparine*) and willowherb (*Epilobium* sp).

Amenity grassland (GA2)

A football pitch is regularly cut and exists at the western boundary of the facility. Species include daisy (*Bellis perennis*), silverweed (*Potentilla anserina*) and grasses.

Mixed broadleaved woodland ((WD1)

A plantation including ash (*Fraxinus excelsior*), alder (*Alnus glutinosa*), sycamore (*Acer pseudoplatanus*) and oak (*Quercus* sp) has been planted around the artificial wetland.

Hedgerows (WL1)

- At Target Note 1, managed planted box (*Buxus sempervirens*) hedge occurs.
- At Target Note 2, managed planted Leyland cypress (*Cupressocyparis leylandii*) hedge occurs.
- At Target Note 3, is a managed hedgerow composed of native species including hawthorn (*Crataegus monogyna*), privet (*Ligustrum vulgare*), elder (*Sambucus nigra*), blackthorn (*Prunus spinosa*) and ash (*Fraxinus excelsior*).

Treelines (WL2)

- At Target Note 5 is a planted scattered treeline of 8 mostly dying grey poplar *Populus x canescens*. Other scattered trees planted on this area of amenity grassland include mountain ash (*Sorbus acuparia*) and sycamore. Some immature beech trees grow right beside the site boundary
- At Target Note 6 along the northern boundary of the site, treelines are dominated by mature deciduous trees. 15 of these trees are >20m high and >0.5m diameter at chest height with associated dense crown spread. Species occur in the approximate ratios ash (2), beech (1) and sycamore (1).
- At Target Note 7 mature hawthorn trees dominate treelines.

- At Target Note 4 is a group of 3 mature ash trees and 3 mature sycamores. All these trees are >15m high.
- At Target Note 8 are 3 mature ivy (*Hedera helix*) clad ash trees of 14-15m height and 0.7 diameter, chest height.
- At Target Note 9, treelines are dominated by planted Leyland cypress (*Cupressocyparis leylandii*) and scattered elder (*Sambucus nigra*).
- At Target Note 10, Leyland cypress dominated treelines include a large grey poplar and 2 mature beech (see Tree survey results). Other species include species from a remnant hedgerow including a hazel tree, an ash tree, scrubby blackthorn and elder bushes. Some short mature mountain ash trees (N=2) and immature beech (N=6) have been planted here.
- At target note 12 are immature scattered beech trees (N=9), all approximately 6m high.

Buildings and artificial surfaces (BL3)

Most of the site consists of a mushroom factory and composting facility with associated buildings and concrete surfaces.

- At Target note 11 the boundary of the site consists of a fence line.

4.2 Tree survey

A tree survey was carried out for the boundary hedgerow and includes a description of planted Leyland cypress (*Cupressocyparis leylandii*) shrub and other scrubby growth. Table 1 tabulates and provides details on significant trees surveyed here. For details of target note and tree identification location see Figure 1.

Table 1: Tree survey results for roadside trees.

Tree identification	Nos. trees	Species Common and <i>Latin name</i>	Height (m)	Crown spread (m)	Diameter at Breast Height (m)	Age	Condition	Comment
A	1	Beech (<i>Fagus sylvatica</i>)	15	13	0.75 each	Mature	Good	Pollarded - 3 separate stems at chest height
B	1	Beech (<i>Fagus sylvatica</i>)	15	14	0.9	Mature	Good	
C	2	Beech (<i>Fagus sylvatica</i>)	16	6	0.5	Mature	Good	2 beech adjacent to each other
D	1	grey poplar (<i>Populus x canescens</i>)	>25m	15	1.3	Mature	Good	Planted
	8	grey poplar (<i>Populus x canescens</i>)	>20m	8	0.75	Mature	3 Good. Rest dying/ poor condition	Planted

5 Landscaping plan

The landscape plan is displayed in Figure 2. Target notes displayed here are described in table 2. For the existing screening see description and or target notes which refer to figure 1 under the habitat survey section 4.1.

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Table 2: Recommendations based on development requirements.

Target note number (Figure 2)	Existing screening and /or Target note (Figure 1)	Changes with development	Screening plan	Result
1	Light screening. Mature beech tree	Beech tree to be removed and set back the existing site boundary to facilitate traffic sightlines.	Plant 4 Ash trees (>6m high) along new site boundary. Plant roadside hedgerow to include hawthorn /blackthorn/ hazel mix. These would be planted in the ratio 5:2:1 respectively. They will be a minimum of 50cm high and planted 50 cm apart.	Improve existing screening
2	Moderate screening. Managed box hedge and mature beech tree	Removal of box hedge and trees and set back the site boundary to facilitate traffic sightlines.	Plant 3 Ash trees (>6m high). Plant roadside hedgerow along new boundary to include hawthorn /blackthorn/ hazel mix. These would be planted in the ratio 5:2:1 respectively. They will be a minimum of 50cm high and planted 50 cm apart	Improve existing screening.
3	Good screening see target note 10	With gate widening and boundary set back loss of small mountain ash, beech and road edge Leyland cypress and 2 mature beech trees.	Plant 6 Ash trees (>6m high). Plant roadside hedgerow along new boundary to include hawthorn /blackthorn/ hazel mix. These would be planted in the ratio 5:2:1 respectively. They will be a minimum of 50cm high and planted 50 cm apart.	Maintain existing screening quality.

Target note number (Figure 2)	Existing screening and /or Target note (Figure 1)	Changes with development	Screening plan	Result
4,5 and 6	Moderate screening. 8 grey poplar and 6 immature beech trees	Remove beech trees with road widening and boundary set back.	Maintain grey poplar on existing green area. Under plant / reinforce with hawthorn /blackthorn/ hazel mix. These would be planted in the ratio 5:2:1 respectively. They will be a minimum of 50cm high and planted 50 cm apart.	Improve existing screening.
7	No significant screening on southern fence line.	None		
8	Light includes a mature hawthorn	None	Plant 4 Ash trees (>6m high).	This will "soften" any possible visibility of the proposed development from the south west and improve existing screening.
9	Light managed hedgerow	None	Reinforce hedgerow through planting hawthorn and blackthorn on bare areas and gaps. These would be planted in the ratio 5:3 respectively. They will be a minimum of 50cm high and planted 50 cm apart. Allow existing hedgerow which includes ash trees to grow naturally and cease any more cutting.	

Target note number (Figure 2)	Existing screening and /or Target note (Figure 1)	Changes with development	Screening plan	Result
10	Good. Mature ash trees	None	None	
11	None	None	Plant approximately 75 Ash trees trees > 6m high, 2m apart in gaps no allow a "natural" look. Under plant / reinforce with hawthorn /blackthorn/ hazel mix. These would be planted in the ratio 5:2:1 respectively. They will be a minimum of 50cm high and planted 50 cm apart.	This will "soften" any possible visibility of the proposed development from the south.
12	None. This area is well screened by woodland in the uninhabited area east of here	None	None	
13	Good. Mature tree line	None	None	

6 References

Environmental Protection Agency (2003). *Advice Notes on Current Practice in the Preparation of Environmental Impact Statements*. EPA, Wexford, Ireland.

Environmental Protection Agency (2002). *Draft Guidelines on the information to be contained in Environmental Impact Statements*. EPA, Wexford, Ireland.

Fossitt, J.A. (2000). *A Guide to Habitats in Ireland*. The Heritage Council. Kilkenny.

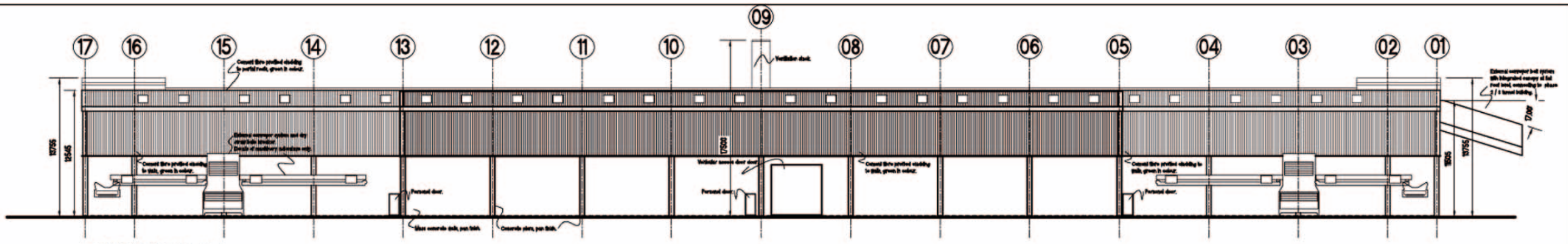
Heritage Council (2002). *Draft Habitat Survey Guidelines: A Standard Methodology for Habitats Survey and Mapping in Ireland*. Heritage Council, Kilkenny.

Hubbard, C.E. (1984). *Grasses*. Penguin Books, London.

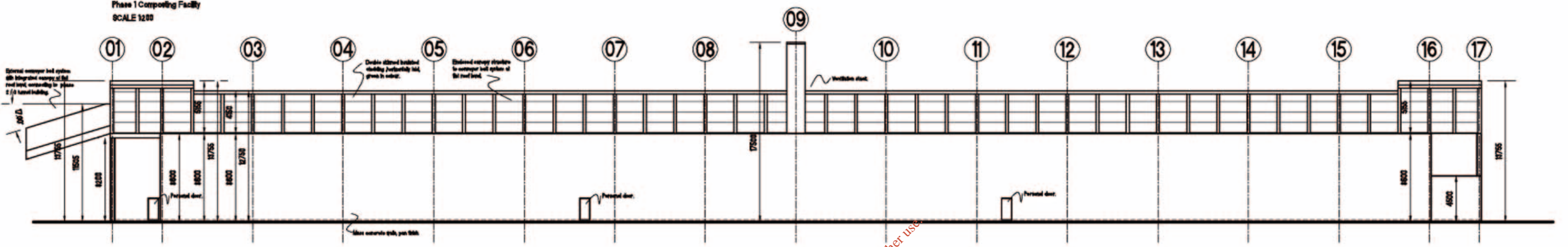
National Parks and Wildlife, the Heritage Service. *Heritage Data Website* (<http://www.heritagedata.ie>)

Webb, D.A., Parnell, J. and Doogue, D. 1996. *An Irish Flora* (6th ed.). Dundalgan Press, Dundalk.

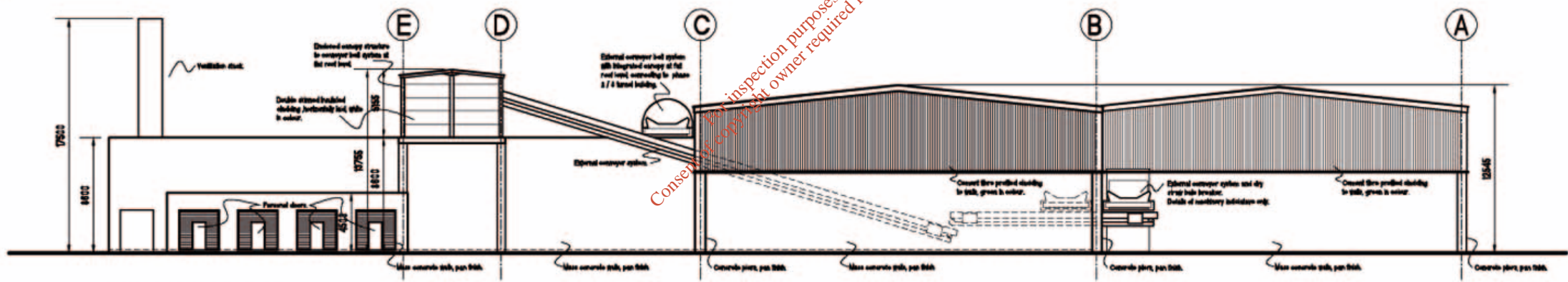
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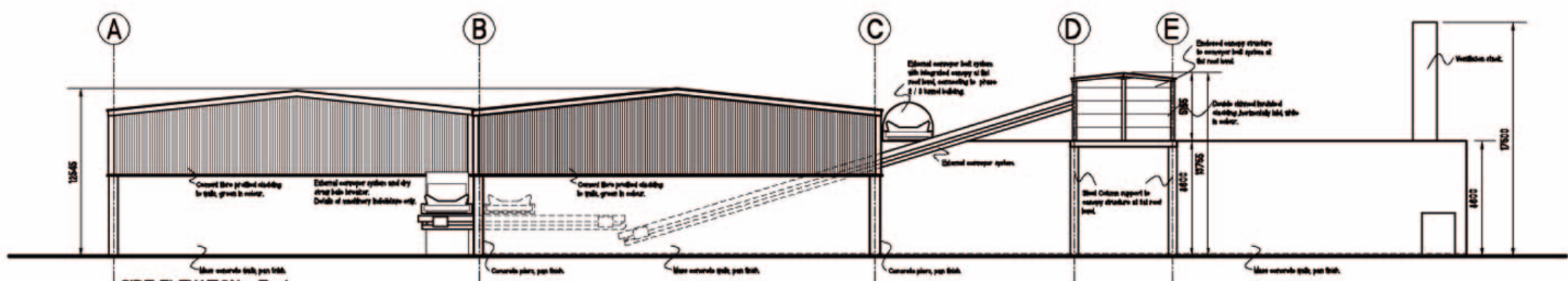
FRONT ELEVATION - North
Phase 1 Composting Facility
SCALE 1:200



FRONT ELEVATION - South
Phase 1 Composting Facility
SCALE 1:200



SIDE ELEVATION - West
Phase 1 Composting Facility
SCALE 1:200



SIDE ELEVATION - East
Phase 1 Composting Facility
SCALE 1:200

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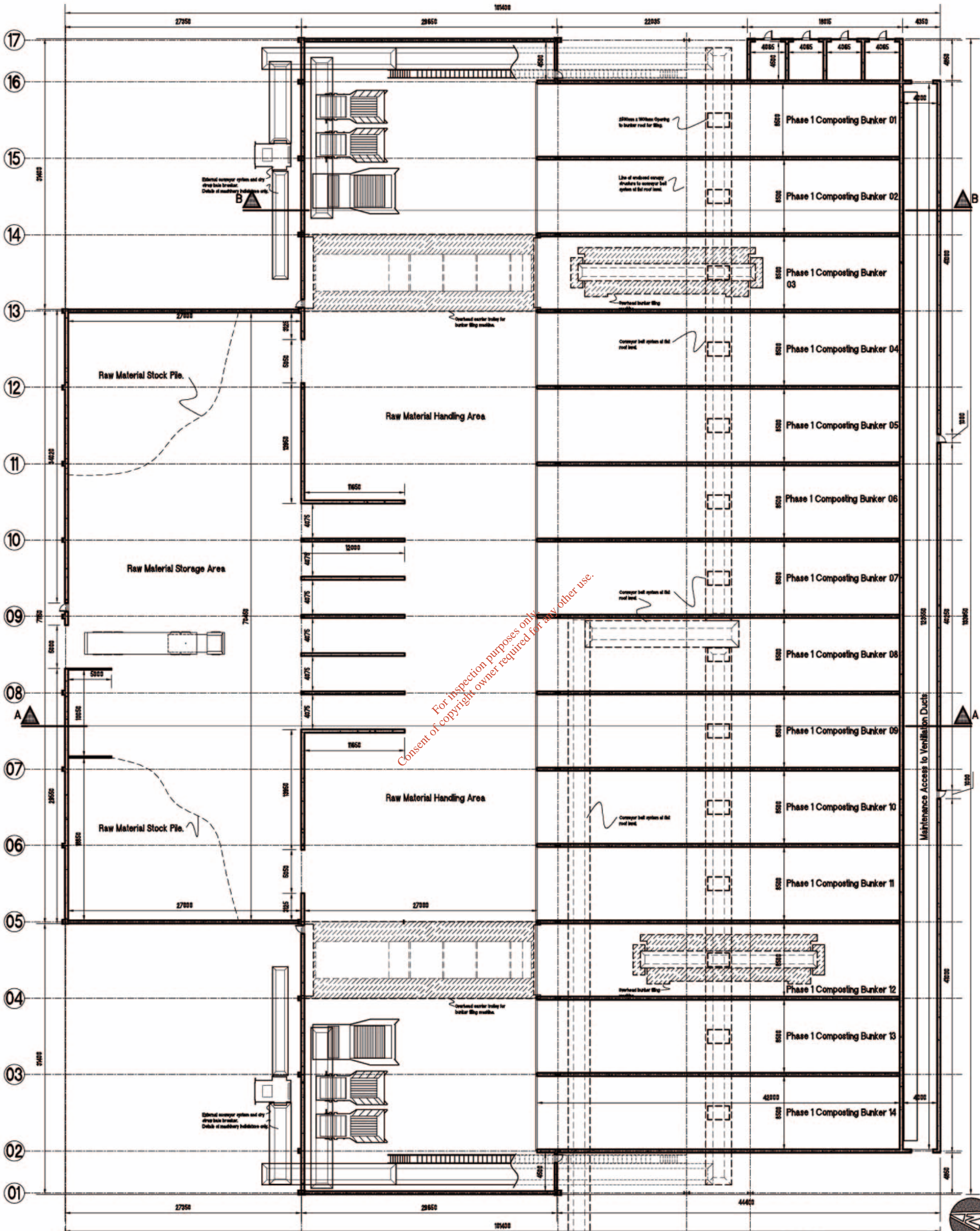
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Scale:	1:200	Date:	05-05-2008
Designed by:	CARBURY COMPOST Ltd.	Job Title:	PROPOSED NEW PHASE 1, 2 + 3 COMPOSTING FACILITY CARBURY COMPOST LTD DRUMMIN T4, KILDARE.
Drawn by:	B. THORNTON	Proj. No.:	054CPL-08-203 Banker Building - Elevations
Checked:		Rev. No.:	A

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Floor Plan - Phase 1 Composting Facility
SCALE 1:200

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Revision:		Scale:	Date:	Job Title:	
A: All 100% High level details omitted, including minor raised to ground as requested by Sitters Co. Council in clarification of further drawings. Section of conveyor support structure reduced in height. etc.		1: 200	05-05-2006	PROPOSED NEW PHASE 1, 2 + 3 COMPOSTING FACILITY	
		Designed by:	CARBURY COMPOST Ltd.		
		Drawn by:	B. THORNTON		
		Checked:	Dep. No. 3954CPL-06-2.01 Bunker Building - Floor Plan		
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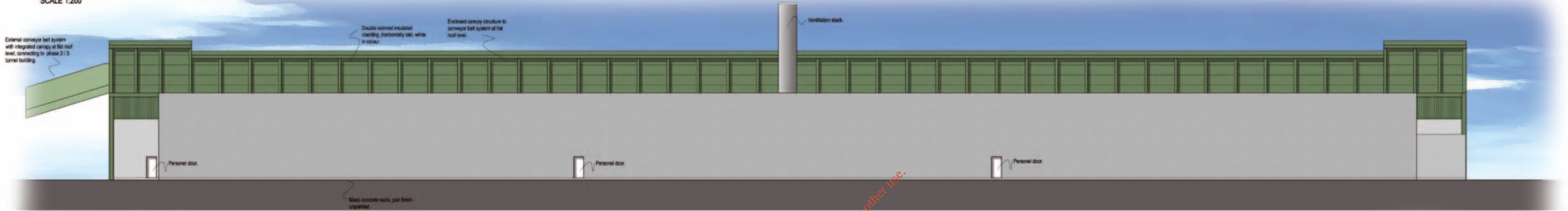
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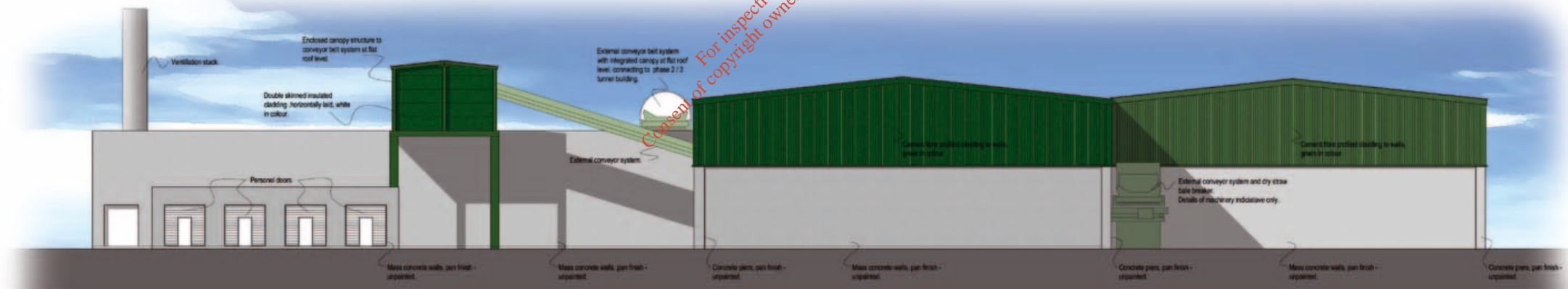
FRONT ELEVATION - North

Phase 1 Composting Facility
SCALE 1:200



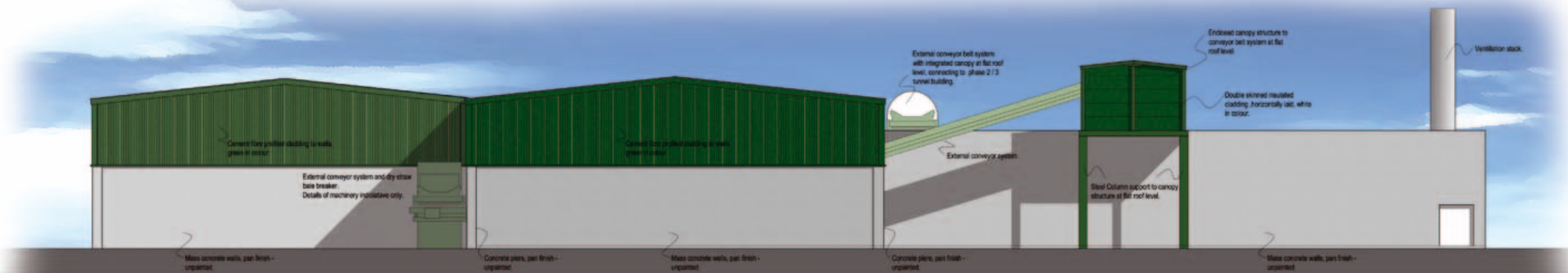
FRONT ELEVATION - South

Phase 1 Composting Facility
SCALE 1:200



SIDE ELEVATION - West

Phase 1 Composting Facility
SCALE 1:200



SIDE ELEVATION - East

Phase 1 Composting Facility
SCALE 1:200

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IMPORTANT:

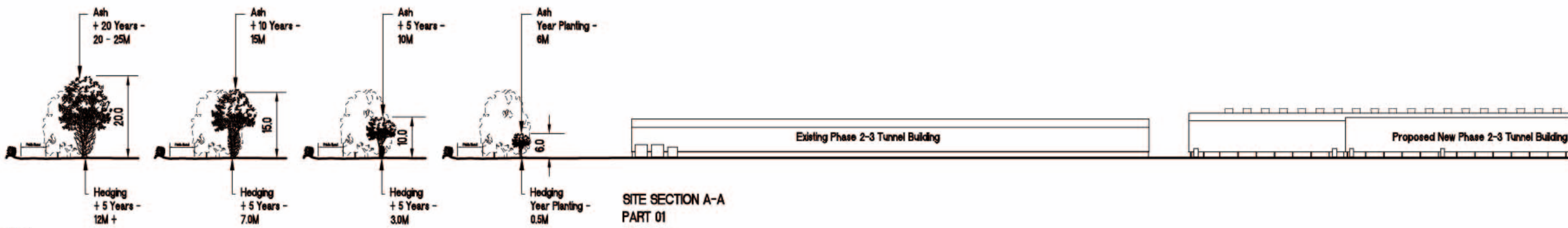
THIS IS A PLANNING DRAWING ONLY. IT IS NOT A WORKING DRAWING FOR CONSTRUCTION AND MUST NOT BE USED AS SUCH. THE INFORMATION ON THIS DRAWING IS SUITABLE FOR FULFILLING THE REQUIREMENTS OF THE PLANNING PROCESS ONLY. MUCH INFORMATION OF A STRUCTURAL NATURE WILL BE MISSING FROM THE DRAWING AND SOME INFORMATION REQUIRED TO COMPLY WITH BUILDING REGULATIONS MAY BE MISSING. IT IS STRONGLY RECOMMENDED THAT THE ENGINEER BE CONSULTED FOR THE PREPARATION OF FULL WORKING DRAWINGS.

Revisions:
A - 25/08/13: Main level glazing omitted, cladding colour revised to green as requested by Kildare Co. Council in clarification of further information. Section of conveyor canopy structure reduced in height. B1

Scale:	1: 200	Date:	04-08-2006
Designed By:	CARBURY COMPOST Ltd.		
Drawn By:	B. THORNTON		
Checked:			

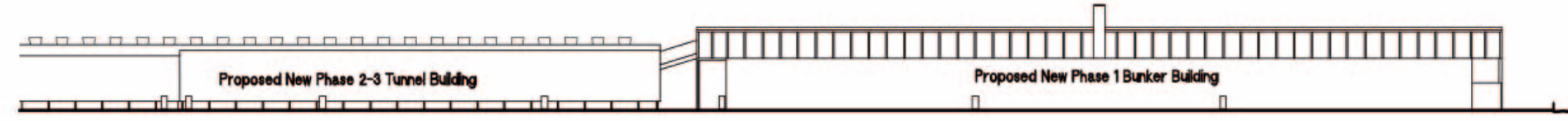
Job Title:	PROPOSED NEW PHASE 1, 2 + 3 COMPOSTING FACILITY		
	CARBURY COMPOST Ltd.		
	DRUMMN Td, KILDARE.		
Dwg. No:	3154CPL-06-205	Rev. No:	A
	Bunker Building - Elevations		

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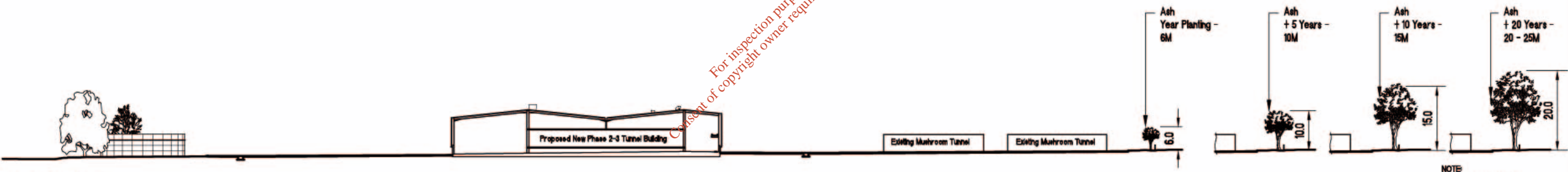
NOTE:
Plant heights of trees/hedges on Section A-A refer to target area 01 - 04, from WYQ Landscape Report.
It should be noted that all mature trees to western boundary, of public road, not required to be removed as part of the development will be retained and reinforced with hedging as per WYQ recommendations.

**SITE SECTION A-A
PART 01**
SCALE 1: 500



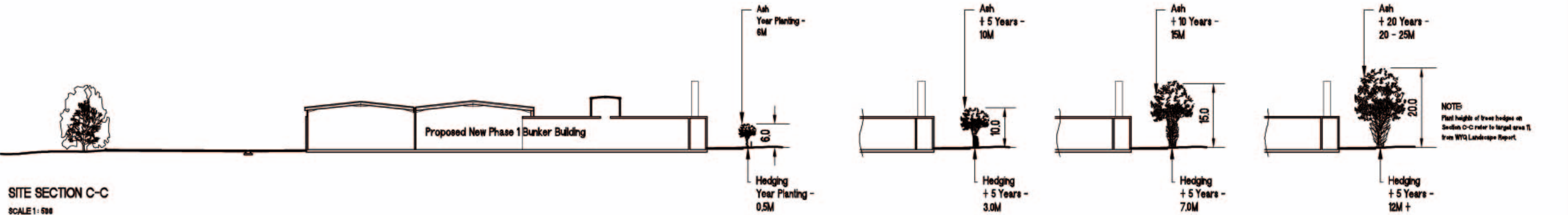
**SITE SECTION A-A
PART 02**
SCALE 1: 500

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SITE SECTION B-B
SCALE 1: 500

NOTE:
Plant heights of trees/hedges on Section B-B refer to target area 04, from WYQ Landscape Report.



SITE SECTION C-C
SCALE 1: 500

NOTE:
Plant heights of trees/hedges on Section C-C refer to target area 11, from WYQ Landscape Report.

Sheet Title:
PLANNING DRAWING ONLY

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Revisions:
A: 20-09-2016, Revise to show plant heights at various stages of maturity, as recommended by WYQ. Created by: [Name], Checked by: [Name].
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Scale: 1: 500	Date: 05-05-2016	Job Title: PROPOSED NEW PHASE 1 2 + 3 COMPOSTING FACILITY CARBURY COMPOST Ltd. DRUMMIN Td, KILDARE.
Designed by: CARBURY COMPOST Ltd.	Checked:	Drp. No: 3154CPL-06-198 Site Sections
Drawn by: B. THORNTON	Rev. No: A	

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