

2.4 Attachment B.3 Planning

This attachment contains:

- A copy of the most recent planning permission
- Confirmation from An Bord Pleanála that an application for permission for the purposes of the activity to which the application for this licence relates is currently under consideration.

Please note, the numbering of attachments below, follows that in the waste licence application form.

2.4.1 B.6 (b) Environmental Impact Statements

A planning application for this development was made to An Bord Pleanála on 29 August 2016 under planning reference 27.JA0037. An environmental impact assessment (EIS) has been prepared for this planning application the three volumes of the EIS are included as Appendices 1-3 of these attachments.

As the applicant and relevant planning authority in whose functional area the proposed development is situated, Wicklow County Council has determined the need to prepare a Stage 2 Natura Impact Statement (NIS) in relation to the proposed development. A NIS has been submitted with the planning application to An Bord Pleanála. A copy of same is included in Appendix 3 of EIS Volume 3 which is included in Appendix 3 of these attachments.

2.4.2 B.6(c) Planning Under Consideration

A planning application for this development has been made to An Bord Pleanála on 29 August 2016 under planning reference 27.JA0037.

Confirmation from An Bord Pleanála that an application for permission for the purposes of the activity to which the application for this licence relates is currently under consideration is included in this Attachment.

2.4.3 B.6(d) Planning Granted

A number of previous applications have been made that relate to proposals for development within the proposed site boundary, two of which have been granted. They are as follows:

015286 In October 2001, Wicklow County Council undertook a 'Part 8' process for land development and re-instatement and construction works at the site, which was approved in December 2001 but which did not proceed.

041109 The Electricity Supply Board (ESB) applied for the diversion of a section of the existing Fassaroe – Greystones/Kilcoole 38 Kv line in the townland of Priestsnewtown in June 2004, for which permission was granted by Wicklow County Council in August 2004.

041253 Eircom applied to Wicklow County Council for the development of an 89 m² single storey telephone exchange and site works, including underground cable ducts/chambers, vehicle access from the Kilquade road, the provision of 2 no. car parking spaces and security railings and gates, in July 2004. Permission was refused on the grounds of sufficiency of rights to carry out the development.

The planners report and grant of approval for the two applications granted are included in this attachment.

2.4.4 B.6(f) Other Consents Granted

A badger derogation licence was granted in July 2016. It is included in Appendix 13 of Volume 3 of the EIS which is included in Appendix 3 of these attachments.

2.4.5 Appropriate Assessment

An NIS is included in Appendix 3 of Volume 3 of the EIS which is included as Appendix 3 to these Attachments.



Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae,
Cill Mhantáin.
Telefón : (0404) 20100
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Your Ref:

Our Ref:

AM/PC

30th January, 2002.

To: Cathaoirleach and Each Member
of Wicklow County Council.

Re: Planning Reg. Ref. No. 01/5286
Land Development/Reinstatement and Construction Works at
Priestnewtown, Co. Wicklow.

A Chara,

I attach report in relation to the Council's proposal at Priestnewtown.

I recommend that the Council proceed with this development.

Mise le meas,

BRYAN DOYLE,
DIRECTOR OF SERVICES,
PLANNING & ECONOMIC DEVELOPMENT.

REPORT IN ACCORDANCE WITH ARTICLE 134 OF LOCAL GOVERNMENT
(PLANNING AND DEVELOPMENT) REGULATIONS 1994

PLANNING REGISTER REFERENCE NO. 01/5286

1. Nature and Extent of Development

Land development/re-instatement and construction works at Priestnewtown, Co. Wicklow.

2. Likely Implications (if any)

These works are associated with the construction of the Greystones Southern Access Road and the proposed interchange at Kilpeddar.

3. Persons or Bodies who made submissions

The following parties have made submissions on the Part 10 file;

Ciaran and Patricia Byre
Denis Byrne
Sr Alice Aylward, St. Brigids Girls Primary School
Patrick Cosgrave
Patrick Crowe
Colette Clarke
David and Ruth Doran
William Duttey
Gabrielle Lindsay-Evans
Hugh and Noeleen Evans
Richard Foley
Tom and Ann Fortune
Mildred Fox
Davis and Anne George
Caroline Harte
Michael Harte
James and Rose Hatton
Cathy and PJ Hoctor
Ann Kearney
Joseph Keating
Charlie Keddy
Mrs. K.A. Kelly and Mr. SJ Kelly
James, Mary, David and Philip Kelly
Patricia Kenneally (C/o Mark Rave, O'Neill Town Planning)
Richard and Philomena Kerrigan

Maura and Thomas Kilbride
William Kilbride
Michael Kunz
Rory Kunz
Hugh Lee
Elizabeth Manning
Patrick J. McDonagh
Valerie McGlynn
Bernadette and Anthony McGowan
Patrick and Elizabeth McGloin
William Markham
Keith Martin and family
Paddy and Maureen Martin
Sharon Merriman
Derek Mitchell
Barbara Murray and Others
Sr. Enda Mary Mullen (on behalf of the Sisters of the Holy Faith)
Dick Roche
Ian and Barbara Simpson McMullan (Glen Cuilleann Residents Association)
Deirdre O'Brien
Padraig and Claire O'Donovan
James O'Rourke
Patrick Porter
James Smyth
James and Ann Synnott
Billy Timmins
R.E. Thornton
Colin Williams
Elizabeth Quinn

4. Issues raised by those at 3 above and (b) Local Authority response.

1. Lack of information and public discussion on this issue and the description/terminology in the project description is misleading

The public notices referred to the filling operations on the site and made no reference to the depot facility or the recycling collection centre. While these other uses were addressed in the documentation, for information purposes, they do not actually form part of this Part X. In this regard the notices can be regarded as adequate. The distinction between the uses and their inclusion in the process was unclear and this has caused some confusion.

The Recycling Facility and Road Maintenance Depot should be omitted clearly from any recommendation / decision on this Part X, in the interests of clarity

2. Lack of information on the use and type of materials to be kept on the site

Neither the published notices nor the documentation submitted with the application fully describe the materials to be collected or stored on the site. A project description from the operators of the facility / environmental section would be required to inform the public on the operation of this facility. Where it is decided to proceed with such a collection facility on the site under a separate Part X process, this should be adequately detailed.

3. Abuse of the Part X procedure to avoid normal Planning Procedures

The Part X Process is the procedure established under the *Local Government (Planning and Development) Regulations 1994* which provides that Local Authorities must engage in a public consultation process prior to the carrying out of specified works as set out in the regulations. Far from being a tool to avoid a public planning process, the Part X process brings into the planning process works which previously lay outside it.

The Part X does not however, provide for an outline type permission as is suggested in this process. All elements of the development should be adequately described or else omitted from the process.

4. Contravenes the Strategic Planning Guidelines by providing for development between Greystones and Delgany

The proposed development does not directly contravene the Strategic Planning Guidelines, insofar as the guidelines refer generally to the location and development of residential and commercial developments. The Guidelines state that the major centres in the Hinterland Area will be separated from each other, and from the Metropolitan area, by extensive areas of "Strategic Green Belt" land, devoted to agriculture and similar uses and within which development will be limited to meeting local needs. The guidelines indicate that such Strategic Greenbelts should

be established. The subject site lies within an area zoned as Greenbelt under the Kilcoole Local Area Plan 2001.

5. There is a lack of services infrastructure to cater for this development

The lands are served by a public water mains, however, there is no mains sewerage available to serve the site at this time.

6. The proposed development constitutes a traffic hazard for vehicles and pedestrians as a result of the lack of road and footpath Infrastructure

The road network serving this site is deficient in terms of width and alignment. Significant improvements would be required in terms of junction alignment, footpath provision and widening before continued operations could commence on this site. In the absence of detailed road improvement works it is proposed to carry out significant traffic management in the area, for the short period of the filling operations on the site. The routing of traffic could avoid most of the potential impacts on the surrounding road network.

7. The proposed development will not be properly policed to ensure a satisfactory level and standard of operations on the site.

The operation of the proposed Community Recycling Collection Centre has not been detailed in this application and the Environment Section would have responsibility for the setting up of procedures to ensure a satisfactory level of operations on the site. Site management will include monitoring of the materials being deposited on the site. It is proposed that the facility will be manned and materials being deposited will be supervised and monitored. This facility does not form part of this Part X process.

8. Concerns over illegal dumping after the recycling collection facility is closed

This is not a location specific issue. The Community Recycling Collection Centre will not cater for normal household waste. The elimination of illegal dumping is outside the remit of this assessment. I note that cctv and a caretaker are to be provided on the site to counter such

activities. Experiences in other such facilities in other counties suggests that this has not been a problem to date. This facility does not form part of this Part X process.

9. The development will result in increased trips as it will result in the replacement of existing bring centres with this central facility

The proposed Community Recycling Collection Centre is not designed to replace existing bring centres. It will replace the existing mobile collection service only. Its aim is to broaden the intake from bottles to a wide range of household goods. This facility does not form part of this Part X process.

10. The development should be subject to an IPC licence and a Waste Management Licence from the EPA

It appears unlikely that a license will be required from the EPA for the operation of the facility however, the Council are in consultation with the EPA on this matter and any requirements of the EPA on this matter will be fully complied with. The Local Authority are not exempt from the requirement to acquire a license where required.

11. The development is contrary to the Council's Waste Management Plan 2000-2004

The development is in accordance with the provisions of the Council's Waste Management Plan. The recycling collection facility does not form part of this Part X process.

12. The proposal is contrary to the objective of the County Development Plan 1999 to provide a transfer station in the Bray area

The proposed Community Recycling Collection Centre is not an alternative to the waste transfer station. The centre will collect recyclable household goods. All non-recyclable goods will be subject to the provisions of the Waste Management Plan as published.

It is an objective of the Wicklow County Development Plan 1999 to provide, operate or arrange for the provision and operation of such facilities as may arise for the recovery and disposal of household waste arising within its functional area. It is also an objective of the County Development Plan to provide recycling and solid waste

depots at civic amenity sites to maximise recycling potential and to minimise waste. The recycling collection facility does not form part of this Part X process.

13. The lack of Environmental Studies on the development and the site

The development is not of a size and scale which requires an Environmental Impact Assessment to be carried out. The facility is not designed to have an annual intake in excess of 25,000 tonnes, which is the minimum amount to require and EIA. All requirements of the EPA will be fully complied with. The recycling collection facility does not form part of this Part X process.

14.No alternatives have been identified

There is no requirement in the planning / Part X process for alternative locations / methods to be examined and in this regard the proposal is in compliance with the regulations.

15.Lack of information on the likely traffic volumes

The documentation submitted contains no information on the likely traffic volumes which will be generated either during the initial filling or later operational phases of the development. Experience in other such recycling collection facilities in the country indicates, within a year of operation, up to 300 vehicles may visit the site per week, .

As noted above, detailed traffic management and routing of traffic along the route of the Southern Access Road, will address the concerns over the road network, in terms of the filling operations.

16.Lack of objective in the Greystones Delgany Development Plan / Kilcoole Draft Local Area Plan

There is no specific objective in either plan referred to in relation to the provision of the Community Recycling Collection Centre on these lands. It is not considered that this would be a necessary requirement for the assessment of this application. The recycling collection facility does not form part of this Part X process.

17. Potential noise and dust emissions impact on public health

No details of potential noise or dust emissions have been indicated in the documentation submitted. It is likely that the proposed development, as currently proposed, will have significant environmental effects on the adjacent properties during the filling operations. A significant increase in separation distances from adjoining residences is required if filling operations are to be carried out on the site.

18. Potential pollution at the head of a drainage area feeding the Breeches

Pollution to the watercourses within and adjoining the site could be avoided by proper management of the site and the materials to be deposited on the site. The ERFB have not objected to the development. The area to be filled is the western valley, which is a low lying / marsh area, however, the stream to the east is not directly affected by the filling operations.

19. Impact on the hydrology of the area and potential for flooding of adjoining properties and roads from surface water run-off as a result of the filling of these soakage areas has not been examined

The fill area comprises a valley which is a marsh for much of its length. It would appear to act as a soakage area for the adjoining lands. No details of proposed surface water disposal have been submitted. Without proper drainage infrastructure, it is likely that surface water profile of the area would be altered. Existing drainage patterns from the adjoining residential properties and associated effluent disposal systems should be maintained and appropriate infrastructure provided within the site.

20. The percolation is poor in this area and the development is therefore inappropriate

It is noted from planning files in the area that the ground conditions are generally poor in terms of percolation for effluent disposal. Apart from surface water disposal, the ground conditions will only impact on the development in regard to the proposed effluent disposal system serving the proposed depot, which does not form part of this Part X process.

21. Potential for landslide in heavy rains arising from the filling of minor valleys

While site sections have been provided, the site plans do not indicate existing and proposed ground levels on the site. It is indicated that proper slope protection measures will be utilised to stabilise any dangerous slopes encountered in the proposed development.

22. Potential health hazard to dwellings adjoining the development

Dust and noise emissions have been addressed briefly previously. The proposed Community Recycling Collection Centre will not cater for organic household waste. As a recycling centre it will collect specific materials and store them on the site for removal to a processing facility. The storage will be carried out in proper sealed containers so that no leakages or other emissions will arise. The recycling collection facility does not form part of this Part X process.

23. The development may attract vermin

Where materials are properly stored and, where necessary a rodent management programme is properly established, there should be no significant difficulty in this regard. This is a function of the management of the facility. The recycling collection facility does not form part of this Part X process.

24. Consistency on the basis of previous refusals on adjoining lands for similar developments and for dwellings

The previous application on adjoining lands has been noted earlier. The previous development proposed the continued commercial use of entrance onto a heavily trafficked Regional Route at a location which had inadequate sightlines. It also involved the filling of an area which includes a stream (referred to above as being in the eastern valley).

The current proposal will involve the short-term use of an entrance onto a county road. This use of this entrance, although deficient, can be safely utilised by implementation of proper traffic management and routing of vehicles accessing the site. There will be no filling operations directly affecting this stream

25. Destruction of a natural habitat

The area to be filled comprises an area of marsh / wet ground. The site is predominantly covered with grass, gorse and ferns. The site is not designated as being of scientific significance.

26. The lands are zoned agricultural in the Kilcoole Draft Plan and the development is contrary to this zoning objective.

The subject site is zoned as Greenbelt under the Draft Kilcoole Local Area Plan. The lands are considered rural under the Wicklow County Development Plan 1999. It is considered that an industrial location within Greystones would be more appropriate for the proposed Recycling facility. The recycling collection facility does not form part of this Part X process.

27. The development is inappropriate in what is potentially an urban area

The site is in a rural area. Lands to the north are zoned for residential development. While the nature of the lands in the vicinity of the subject site may be altered with the development of these lands, the site remains outside the development boundary of both Greystones / Delgany and

Kilcoole. A location within an urban area would not preclude the development.

28. Devaluation of properties in the area arising from the development

The provision of the Community recycling Collection Centre may impact on the amenities and property values of those residential properties adjoining the site. Without details of the operations to be carried out on the site and a detailed knowledge of the property market, it is not possible to exactly determine any such impacts, however it is considered that some impacts are likely. The recycling collection facility, however, does not form part of this Part X process.

29. The proposed recycling facility is beyond that required to serve the local community.

This is correct. The term local is not intended to refer to the immediate Priestsnewtown area. The proposed facility, located adjacent to a large urban centre, would serve that population and that of the surrounding area. The recycling collection facility does not form part of this Part X process.

30. The development will lead to an increase in car journeys as recycling journeys are already combined with trips to the supermarket etc.

The proposed facility will not replace existing bring facilities but will provide a facility for a wider range of materials not already catered for by the in-situ bring centres. The recycling collection facility does not form part of this Part X process.

31. The proposed development located adjacent to a cemetery would be disrespectful

The site does not directly adjoin the graveyard and filling operations will be of a temporary nature. It is not considered that the operation of the proposed re-cycling facility will be injurious to the use / amenity of the graveyard given the separation distances and the extent of structures proposed on the site. The recycling collection facility does not form part of this Part X process.

32. Priory Road is currently inadequate and dangerous for pedestrian traffic.

The requirement for the proposed works arises from the proposed SAR to Greystones. Proposals for the SAR will alleviate the difficulties in the condition of and safety on this road.

33. The increased traffic volumes will impact on the listed monuments at Kilquade Church

Proper traffic management and routing of construction traffic will avoid such damage.

5. Register Information Area Scientific Interest, Sites & Monuments Record, etc.

The site is not located within or affected by any recorded monuments or any pNHA, SAC or other environmental designation. The adjoining stream flows to the sea and eventually joins with the pNHA along the coast at the Breeches, to the south east of Kilcoole.

The lands are located within a Corridor Zone. The County Development Plan 1999 states that corridor zones will provide for agricultural and forestry uses, to allow for essential rural housing needs, to preserve greenbelts and to provide for development in accordance with the policies outlined for other land uses in the Development Plan which are consistent with the landscape zoning.

It is the policy of the Council to protect the greenbelt areas between expanding urban areas that are in close proximity from unnecessary and haphazard development, in order to protect their individual identities and character.

Reports Received

Eastern Region Fisheries Board has made observations regarding the provision of the layout of the site, provision of petrol interceptors and surface water settlement tanks on the site, provision of a wheel wash on the site and proper storage of fuels etc. on the site.

6. Recommendation of County Engineer

In the interests of clarity the Community Recycling Collection Facility and Road Maintenance Depot should be omitted from the process. If these were to proceed it would be necessary that they should be the subject of public consultation and statutory planning procedures.

Proceed with development subject to:-

It is recommended that the following conditions/modifications attach to the proposed development works:

1. This permission refers to the development as described in the documents lodged, save as the conditions hereunder otherwise require.

REASON: For Clarification.

2. The amount of fill to be deposited on the site shall be minimised to a figure of 100,000m³.

REASON: To reduce the duration and intensity of operations on the site and minimise the impacts on the adjoining residential properties

3. No materials shall be deposited within 60m of the adjoining dwellings, however a small part of the area of land located in the north west corner of the site (bounded by Kilquade road on one side) which would be less than 60m from dwellings may be filled where it is required to ensure proper drainage of the site and it should be ensured that the proposed contours of such fill blend in with the topography of surrounding lands. Prior to the commencement of any depositing on site exact details of the extent of the fill in the north-west corner shall be submitted to the Planning Authority for their written approval.

REASON: To reduce the impacts on the adjoining residential properties

4. PRIOR TO COMMENCEMENT OF WORKS ON THE SITE, a detailed timetable shall be prepared and all works shall be carried out in accordance with that timetable.

REASON: In the interests of road safety and to reduce the impacts on the adjoining residential properties.

5. PRIOR TO COMMENCEMENT OF WORKS ON THE SITE, a detailed traffic management plan shall be prepared for the proposed development. Such plan shall provide for safe and adequate access to the subject site and shall provide for improvements to the proposed site access. Vehicle movements on the public roads serving the site shall be minimised by means of the strict routing and timing.

REASON: In the interests of road safety

6. Any material damage arising to the road network as a result of the proposed development shall be made good within a reasonable timeframe. The road improvement works detailed in section 2.5.2 of the *Description of the Proposed Development* shall not be required to be carried out as part of the proposed development

REASON: To safeguard the existing road infrastructure in the area

7. Existing drainage inlets from adjoining lands and the public road onto the site shall be preserved and any roadside drains shall be adequately culverted and preserved. Adequate provision shall be made to take surface water from the adjoining public road into the subject site.

REASON: In the interests of traffic safety and to prevent flooding of the public road

8. Existing ground levels at the boundary with adjoining residential properties shall not be exceeded.

REASON: In the interests of residential amenity and to prevent flooding of adjoining properties

9. Materials to be deposited on the site shall include clean inert fill only

REASON: In the interests of proper planning and development of the area

10. Management of the site shall ensure that no spoil enters the adjoining stream. A minimum buffer of 30m shall be maintained from the adjoining stream and slopes shall be suitably graded to prevent slippage into the adjoining watercourse

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

11.(a) The noise level arising from this development shall not exceed 55 dB(A) Leq (1 hour) with a maximum peak of 65 dB(A) between 0800 to 1800 hours, Monday to Saturday inclusive, but excluding public holidays, when measured at the site boundaries. 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.

(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.

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

Dust levels shall not exceed 130mg/sq.m/day, averaged over 30 days, when measured at the site boundary. The developer shall install two dust monitoring stations and operate these for the lifetime of the workings. The location of these stations and type of equipment to be installed shall be agreed with the Planning Authority and the agency/organisation carrying out all monitoring shall be agreed in advance by the Planning Authority. Results of the monitoring shall be submitted to the Planning Authority when requested.

REASON: To protect the amenities of the area.



**SENIOR EXECUTIVE OFFICER
PLANNING & ECONOMIC DEVELOPMENT.**

REPORT IN ACCORDANCE WITH ARTICLE 134 OF LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) REGULATIONS 1994

1 Nature and Extent of Development

The site, located at Priestsnewtown, comprises an area of 5.26 ha / 13 acres. The lands are bounded to the south by agricultural lands and by a stream valley to the east. To the north and west the site is bounded by the Kilquade road (L-1042-0) and ten dwellings. The topography of the lands is varied and comprises two low lying areas (streams / marsh) running north south with a raised area to the centre. The lands fall from the north and west and are under a mix of grass, furze and mixed wetland vegetation.

The site lies outside the development boundary of the Greystones Delgany Development Plan. The Draft Kilcoole Local Area Plan zones these lands as Greenbelt.



This proposal specifically relates to the filling of a low lying area of the site with up to 150,000m³ of excavated material arising from the works on the proposed Southern Access Road / Drummin Link. The area to be filled is the valley / depression, along the western side of the site. It is proposed to bring this depression to the same level as the adjoining lands.

The documentation prepared in respect of the development also describe possible future uses for these lands when the filling operations have been completed. These include the relocation of the Greystones Area Depot to the site. This depot will comprise an office, canteen and toilets, covered storage areas and covered parking bays and will be situated on the southern and western portion of the site.

The second specified use is the provision of a Community Recycling Collection Centre on the site. This Centre will comprise a manned public drive-through, drop-off facility. Standard recycling collection bins will be provided on the site. A storage area is to be provided for the deposited materials pending removal from the site to a separate recycling facility. The collection facility is located on the northern portion of the site, to the rear of four dwellings, while the storage area is located on the north western portion of the site, to the rear four other dwellings.

It is to create mounds, approx. 1.5m high, along the site boundaries to reduce impacts on the adjoining properties.

A common access to the depot and collection facility is proposed off the Kilquade road, approx. 40m to the east of the junction with Priory Road. A common access road will provide access to the two sites.

It was the intention of the Council that separate Part X process would be initiated at a future date for the provision of future structures and uses on the site.

2. **Likely Implications (if any)**

The proposed Land development / Reinstatement Works are required as part of the works associated with the construction of the Greystones Southern Access Road and the proposed interchange at Kilpedder.

Given the lack of information contained in the application with regard to the suggested future uses of the site, it is difficult to identify the impacts of the entire development.

Filling Operations

It is proposed to fill the site with selected fill material. The fill area extends along the western boundary of the site. The maximum depth of fill indicated on the drawings submitted is approx. 5.6m. The fill will level the site to allow future development. The area adjoining the stream is to be left undeveloped.

Surface water from the completed development is to drain to the stream. There may be potential for potential pollutants to reach the stream where contaminated materials are used to fill the lands. Control would need to be exercised over the fill on the site to ensure inert material / topsoil only is dumped. The installation of petrol interceptors on the completed development will provide adequate protection to the stream.

The washing of soil / silt into and consequent blocking of the stream is a possibility. Adequate buffer between filling operations and the stream would address this issue.

The provision of up to 150,000m³ of material onto the subject site will result in considerable traffic movements. There is no information in the application on the volumes of traffic which will be generated by the development, either by the filling operations or in the operation of the recycling centre. It is indicated that the filling operations will last a period of three months. The road network serving the site, and particularly the entrance to the site, is poor and the junction at R761 is deficient. It is indicated in the application that in the final completion stages the road between the site and R761 will be improved. This would have to be carried out prior to commencement of works on the site where public access to the site was proposed. Such improvements have not been shown on the plans submitted.

The filling of the subject site will result in considerable dust emissions. It is proposed that filling operations will take place within 5m of one of the adjoining dwellings. Such separation is considered deficient and should be increased significantly.

Council Depot

The impact of the depot facility are likely to be relatively small. It will result in vehicle movements during the day with resulting noise and traffic impacts, which is the greatest likely impact. There is considerable separation distances between the depot area and adjoining dwellings, 35m approx. at the entrance and 75+m at other points. Reorganisation of the site layout could minimise potential impacts on adjoining properties.

It is proposed to provide an on-site effluent disposal system for the depot facility, on part of the filled area. It is not possible to determine the suitability of such an arrangement at

this point as this is dependent on the nature of the fill. As noted above petrol interceptors should be installed on paved area to avoid run-off of pollutants to the adjoining stream.

Community Recycling Collection Centre

The perceived impacts arising from this facility would be traffic, pollution, noise and other air emissions (odours etc). These issues could generally be dealt with by proper management of the facility.

It is not possible to determine the level of traffic which will be generated by the proposed development. A figure of 300 vehicle movements is suggested per week. Improvements to the road network would be required prior to the commencement of any such use on this site.

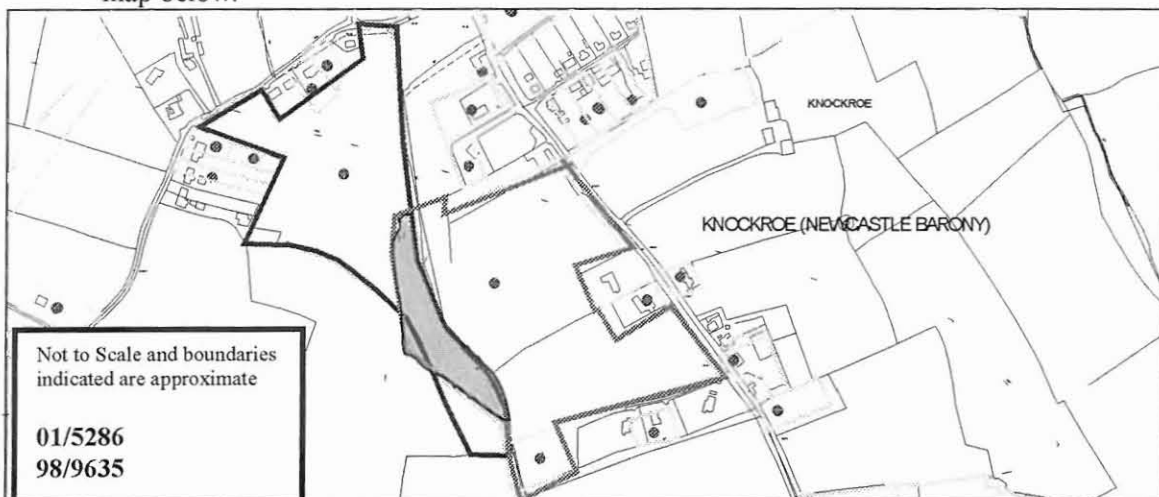
The issue of noise arises in all recycling stations / bring centres. The proposed collection bins are located within 40m of the adjoining dwellings to the north. It is proposed to create a 1.5m high approx., mound between the dwellings and the facility. It is not considered that this would provide adequate protection from the potential noise impacts of the proposed development.

The items to be collected on the site are to be dry household goods. It is not anticipated that any organic materials will be collected / stored on the site, although in the absence of further details this cannot be confirmed. It is not intended that such a facility will be used for the collection / storage of domestic or commercial refuse.

During the operational phases proper storage containers and strict on-site management would be required to obviate the risks of pollution to the stream on the recycling centre site which may put the stream at risk.

3. Previous Planning History

Permission was refused under planning ref. 98/9635 on part of the subject site and adjoining lands to the east, for development comprising earthfill and ancillary works, site access, office road, septic tank and truck wash. This was refused by Wicklow County Council on the basis of traffic hazard at the entrance directly onto the R761, impact on adjoining properties and potential impact on a stream within the Murrough Catchment. The approximate overlap of these two sites is relatively small and is illustrated on the map below.



An Bord Pleanála dismissed the appeal against the refusal, on the basis of lack of a response to their information. It appears that this was in regard to clarification of a land ownership issue.

4. Persons or Bodies who made submissions

The following parties have examined the documents on the Part 10 file

1. Jennifer Reilly
2. Anthony Kelly
3. James Smyth
4. Michael O'Brien
5. T. Behan
6. Mary Kelly
7. Noleen Evans
8. Rose Hatton
9. Graham Kennedy

The following parties have made submissions on the Part 10 file;

- | | |
|--|--|
| 1. Ciaran and Patricia Byre | 28. Michael Kunz |
| 2. Denis Byrne | 29. Rory Kunz |
| 3. Sr Alice Aylward, St. Brigids Girls
Primary School | 30. Hugh Lee |
| 4. Patrick Cosgrave | 31. Elizabeth Manning |
| 5. Patrick Crowe | 32. Patrick J. McDonagh |
| 6. Colette Clarke | 33. Valerie McGlynn |
| 7. David and Ruth Doran | 34. Bernadette and Anthony McGowan |
| 8. William Duttey | 35. Patrick and Elizabeth McGloin |
| 9. Gabrielle Lindsay-Evans | 36. William Markham |
| 10. Hugh and Noleen Evans | 37. Keith Martin and family |
| 11. Richard Foley | 38. Paddy and Maureen Martin |
| 12. Tom and Ann Fortune | 39. Sharon Merriman |
| 13. Mildred Fox | 40. Derek Mitchell |
| 14. Davis and Anne George | 41. Barbara Murray and Others |
| 15. Caroline Harte | 42. Sr. Enda Mary Mullen (on behalf of the
Sisters of the Holy Faith) |
| 16. Michael Harte | 43. Dick Roche |
| 17. James and Rose Hatton | 44. Ian and Barbara Simpson McMullan
(Glen Cuilleann Residents Association) |
| 18. Cathy and PJ Hoctor | 45. Deirdre O'Brien |
| 19. Ann Kearney | 46. Pdraig and Claire O'Donovan |
| 20. Joseph Keating | 47. James O'Rourke |
| 21. Charlie Keddy | 48. Patrick Porter |
| 22. Mrs. K.A. Kelly and Mr. SJ Kelly | 49. James Smyth |
| 23. James, Mary, David and Philip Kelly | 50. James and Ann Synnott |
| 24. Patricia Kenneally (C/o Mark Rave,
O'Neill Town Planning) | 51. Billy Timmins |
| 25. Richard and Philomena Kerrigan | 52. R.E. Thornton |
| 26. Maura and Thomas Kilbride | 53. Colin Williams |
| 27. William Kilbride | 54. Elizabeth Quinn |

5. Issues raised by those in 4 above, and Local Authority response thereto

1. Lack of information and public discussion on this issue and the description / terminology in the project description is misleading

The public notices referred to the filling operations on the site and made no reference to the depot facility or the recycling collection centre. While these other uses were addresses in the documentation, for information purposes, they do not actually form part of this Part X. In this regard the notices can be regarded as adequate. The distinction between the uses and their inclusion in the process was unclear and this has caused some confusion. The Recycling Facility and Road Maintenance Depot should be omitted clearly from any recommendation / decision on this Part X, in the interests of clarity

2. Lack of information on the use and type of materials to be kept on the site

Neither the published notices nor the documentation submitted with the application fully describe the materials to be collected or stored on the site. A project description from the operators of the facility / environmental section would be required to inform the public on the operation of this facility. Where it is decided to proceed with such a collection facility on the site under a separate Part X process, this should be adequately detailed.

3. Abuse of the Part X procedure to avoid normal Planning Procedures

The Part 10 Process is the procedure established under the *Local Government (Planning and Development) Regulations 1994* which provides that Local Authorities must engage in a public consultation process prior to the carrying out of specified works as set out in the regulations. Far from being a tool to avoid a public planning process, the Part X process brings into the planning process works which previously lay outside it.

The Part X does not however, provide for an outline type permission as is suggested in this process. All elements of the development should be adequately described or else omitted from the process.

4. Contravenes the Strategic Planning Guidelines by providing for development between Greystones and Delgany

The proposed development does not directly contravene the Strategic Planning Guidelines, insofar as the guidelines refer generally to the location and development of residential and commercial developments. The Guidelines state that the major centres in the Hinterland Area will be separated from each other, and from the Metropolitan area, by extensive areas of "Strategic Green Belt" land, devoted to agriculture and similar uses and within which development will be limited to meeting local needs. The guidelines indicate that such Strategic Greenbelts should be established. The subject site lies within an area zoned as Greenbelt under the Kilcoole Local Area Plan 2001.

5. There is a lack of services infrastructure to cater for this development

The lands are served by a public water mains, however, there is no mains sewerage available to serve the site at this time.

6. The proposed development constitutes a traffic hazard for vehicles and pedestrians as a result of the lack of road and footpath Infrastructure

The road network serving this site is deficient in terms of width and alignment. Significant improvements would be required in terms of junction alignment, footpath provision and widening before continued operations could commence on this site. In the absence of detailed road

improvement works it is proposed to carry out significant traffic management in the area, for the short period of the filling operations on the site. The routing of traffic could avoid most of the potential impacts on the surrounding road network.

7. The proposed development will not be properly policed to ensure a satisfactory level and standard of operations on the site.

The operation of the proposed Community Recycling Collection Centre has not been detailed in this application and the Environment Section would have responsibility for the setting up of procedures to ensure a satisfactory level of operations on the site. Site management will include monitoring of the materials being deposited on the site. It is proposed that the facility will be manned and materials being deposited will be supervised and monitored. This facility does not form part of this Part X process.

8. Concerns over illegal dumping after the recycling collection facility is closed

This is not a location specific issue. The Community Recycling Collection Centre will not cater for normal household waste. The elimination of illegal dumping is outside the remit of this assessment. I note that cctv and a caretaker are to be provided on the site to counter such activities. Experiences in other such facilities in other counties suggests that this has not been a problem to date. This facility does not form part of this Part X process.

9. The development will result in increased trips as it will result in the replacement of existing bring centres with this central facility

The proposed Community Recycling Collection Centre is not designed to replace existing bring centres. It will replace the existing mobile collection service only. Its aim is to broaden the intake from bottles to a wide range of household goods. This facility does not form part of this Part X process.

10. The development should be subject to an IPC licence and a Waste Management Licence from the EPA

It appears unlikely that a license will be required from the EPA for the operation of the facility however, the Council are in consultation with the EPA on this matter and any requirements of the EPA on this matter will be fully complied with. The Local Authority are not exempt from the requirement to acquire a license where required.

11. The development is contrary to the Councils Waste Management Plan 2000-2004

The development is in accordance with the provisions of the Councils Waste Management Plan. The recycling collection facility does not form part of this Part X process.

12. The proposal is contrary to the objective of the County Development Plan 1999 to provide a transfer station in the Bray area

The proposed Community Recycling Collection Centre is not an alternative to the waste transfer station. The centre will collect recyclable household goods. All non-recyclable goods will be subject to the provisions of the Waste Management Plan as published.

It is an objective of the Wicklow County Development Plan 1999 to provide, operate or arrange for the provision and operation of such facilities as may arise for the recovery and disposal of household waste arising within its functional area. It is also an objective of the County Development Plan to provide recycling and solid waste depots at civic amenity sites to maximise recycling potential and to minimise waste. The recycling collection facility does not form part of this Part X process.

13. The lack of Environmental Studies on the development and the site

The development is not of a size and scale which requires an Environmental Impact Assessment to be carried out. The facility is not designed to have an annual intake in excess of 25,000 tonnes, which is the minimum amount to require an EIA. All requirements of the EPA will be fully complied with. The recycling collection facility does not form part of this Part X process.

14. No alternatives have been identified

There is no requirement in the planning / Part X process for alternative locations / methods to be examined and in this regard the proposal is in compliance with the regulations.

15. Lack of information on the likely traffic volumes

The documentation submitted contains no information on the likely traffic volumes which will be generated either during the initial filling or later operational phases of the development. Experience in other such recycling collection facilities in the country indicates, within a year of operation, up to 300 vehicles may visit the site per week.

As noted above, detailed traffic management and routing of traffic along the route of the Southern Access Road, will address the concerns over the road network, in terms of the filling operations.

16. Lack of objective in the Greystones Delgany Development Plan / Kilcoole Draft Local Area Plan

There is no specific objective in either plan referred to in relation to the provision of the Community Recycling Collection Centre on these lands. It is not considered that this would be a necessary requirement for the assessment of this application. The recycling collection facility does not form part of this Part X process.

17. Potential noise and dust emissions impact on public health

No details of potential noise or dust emissions have been indicated in the documentation submitted. It is likely that the proposed development, as currently proposed, will have significant environmental effects on the adjacent properties during the filling operations. A significant increase in separation distances from adjoining residences is required if filling operations are to be carried out on the site.

18. Potential pollution at the head of a drainage area feeding the Breeches

Pollution to the watercourses within and adjoining the site could be avoided by proper management of the site and the materials to be deposited on the site. The ERFB have not objected to the development. The area to be filled is the western valley, which is a low lying / marsh area, however, the stream to the east is not directly affected by the filling operations.

19. Impact on the hydrology of the area and potential for flooding of adjoining properties and roads from surface water run-off as a result of the filling of these soakage areas has not been examined

The fill area comprises a valley which is a marsh for much of its length. It would appear to act as a soakage area for the adjoining lands. No details of proposed surface water disposal have been submitted. Without proper drainage infrastructure, it is likely that that surface water profile of the area would be altered. Existing drainage patterns from the adjoining residential properties and associated effluent disposal systems should be maintained and appropriate infrastructure provided within the site.

20. The percolation is poor in this area and the development is therefore inappropriate

It is noted from planning files in the area that the ground conditions are generally poor in terms of percolation for effluent disposal. Apart from surface water disposal, the ground conditions will only impact on the development in regard to the proposed effluent disposal system serving the proposed depot, which does not form part of this Part X process.

21. Potential for landslide in heavy rains arising from the filling of minor valleys

While site sections have been provided, the site plans do not indicate existing and proposed ground levels on the site. It is indicated that proper slope protection measures will be utilised to stabilise any dangerous slopes encountered in the proposed development.

22. Potential health hazard to dwellings adjoining the development

Dust and noise emissions have been addressed briefly previously. The proposed Community Recycling Collection Centre will not cater for organic household waste. As a recycling centre it will collect specific materials and store them on the site for removal to a processing facility. The storage will be carried out in proper sealed containers so that no leakages or other emissions will arise. The recycling collection facility does not form part of this Part X process.

23. The development may attract vermin

Where materials are properly stored and, where necessary a rodent management programme is properly established, there should be no significant difficulty in this regard. This is a function of the management of the facility. The recycling collection facility does not form part of this Part X process.

24. Consistency on the basis of previous refusals on adjoining lands for similar developments and for dwellings

The previous application on adjoining lands has been noted earlier. The previous development proposed the continued commercial use of entrance onto a heavily trafficked Regional Route at a location which had inadequate sightlines. It also involved the filling of an area which includes a stream (referred to above as being in the eastern valley).

The current proposal will involve the short-term use of an entrance onto a county road. This use of this entrance, although deficient, can be safely utilised by implementation of proper traffic management and routing of vehicles accessing the site. There will be no filling operations directly affecting this stream

25. Destruction of a natural habitat

The area to be filled comprises an area of marsh / wet ground. The site is predominantly covered with grass, gorse and ferns. The site is not designated as being of scientific significance.

26. The lands are zoned agricultural in the Kilcoole Draft Plan and the development is contrary to this zoning objective.

The subject site is zoned as Greenbelt under the Draft Kilcoole Local Area Plan. The lands are considered rural under the Wicklow County Development Plan 1999. It is considered that an industrial location within Greystones would be more appropriate for the proposed Recycling facility. The recycling collection facility does not form part of this Part X process.

27. The development is inappropriate in what is potentially an urban area

The site is in a rural area. Lands to the north are zoned for residential development. While the nature of the lands in the vicinity of the subject site may be altered with the development of these lands, the site remains outside the development boundary of both Greystones / Delgany and Kilcoole. A location within an urban area would not preclude the development.

28. Devaluation of properties in the area arising from the development

The provision of the Community recycling Collection Centre may impact on the amenities and property values of those residential properties adjoining the site. Without details of the operations to be carried out on the site and a detailed knowledge of the property market, it is not possible to exactly determine any such impacts, however it is considered that some impacts are likely. The recycling collection facility, however, does not form part of this Part X process.

29. The proposed recycling facility is beyond that required to serve the local community.

This is correct. The term local is not intended to refer to the immediate Priestsnewtown area. The proposed facility, located adjacent to a large urban centre, would serve that population and that of the surrounding area.. The recycling collection facility does not form part of this Part X process.

30. The development will lead to an increase in car journeys as recycling journeys are already combined with trips to the supermarket etc.

The proposed facility will not replace existing bring facilities but will provide a facility for a wider range of materials not already catered for by the in-situ bring centres. The recycling collection facility does not form part of this Part X process.

31. The proposed development located adjacent to a cemetery would be disrespectful

The site does not directly adjoin the graveyard and filling operations will be of a temporary nature. It is not considered that the operation of the proposed re-cycling facility will be injurious to the use / amenity of the graveyard given the separation distances and the extent of structures proposed on the site. The recycling collection facility does not form part of this Part X process.

32. Priory Road is currently inadequate and dangerous for pedestrian traffic.

The requirement for the proposed works arises from the proposed SAR to Greystones. Proposals for the SAR will alleviate the difficulties in the condition of and safety on this road.

33. The increased traffic volumes will impact on the listed monuments at Kilquade Church

Proper traffic management and routing of construction traffic will avoid such damage.

6. **Register Information Area Scientific Interest, Sites & Monuments Record etc.**

The site is not located within or affected by any recorded monuments or any pNHA, SAC or other environmental designation. The adjoining stream flows to the sea and eventually joins with the pNHA along the coast at the Breeches, to the south east of Kilcoole.

The lands are located within a Corridor Zone. The County Development Plan 1999 states that corridor zones will provide for agricultural and forestry uses, to allow for essential rural housing needs, to preserve greenbelts and to provide for development in accordance with the policies outlined for other land uses in the Development Plan which are consistent with the landscape zoning.

It is the policy of the Council to protect the greenbelt areas between expanding urban areas that are in close proximity from unnecessary and haphazard development, in order to protect their individual identities and character.

7. **Reports Received**

Eastern region Fisheries Board has made observations regarding the provision of the layout of the site, provision of petrol interceptors and surface water settlement tanks on the site, provision of a wheel wash on the site and proper storage of fuels etc. on the site.

8. **Comments of County Engineer**

It was not intended that the proposed Community Recycling Collection facility or Road Maintenance Depot form part of this Part X process. The newspaper and public notices do not relate to the proposed Community recycling Collection Facility or the Council roads Depot. The notices refer to *Development / re-instatement and Construction Works*, which is to sufficiently describe the development as proposed.

In the interests of clarity the Community Recycling Collection facility and Road Maintenance Depot should be clearly omitted from the process.

Land Development / Reinstatement Works

It is considered that the impacts arising from dust and noise emissions on the adjoining residential properties would be unreasonable, given the proximity of the fill area to the adjoining dwellings. Where the proposal is to be progressed, further details are required. It appears that the amount of fill can be minimised to approx 66 % of the 150,000 m³ figure indicated in the project description. This reduction in the fill, combined with revisions to the layout of the proposed development would alleviate the impacts on adjoining properties.

It is considered that traffic accessing the filling operations should follow the line of the proposed SAR to a point adjoining the site, in order to minimise the traffic volumes on the public roads. From here, strict traffic management practices should be adopted to ensure traffic safety. It is not practical for all traffic travelling to the site to travel along this route, however, the majority of traffic should follow it. A traffic management plan should be prepared to address the routing and timing of traffic. The entrance to the site remains deficient and does not conform to the required standards in terms of sightlines.

The project should be revised to cater for surface water drainage from the adjoining road, which is prone to flooding and other properties which drain to the subject site.

It is not considered that the development as proposed will result in detrimental impacts on the adjoining stream, subject to adequate separation from the fill area and proper management of the site.

The proposals with regard to the upgrading of the road network are inadequate and the junction with R761 is inadequate. This would be required where it is proposed to continue with the Depot Facility and Recycling facility on the site. The road network in the area generally is inadequate and the R761, from Prettybush to Killincarrig is inadequate. Damage to the road infrastructure from the filling operations is likely and remedial works should be carried out on completion of the works on the site. All works should be tied into a strict timetable for completion of works on the site.

Recycling Collection Facility

The provision of the Recycling Collection Centre in close proximity to adjacent residential properties is not considered appropriate and would erode the residential amenities of those properties. The provision of such a centre would also appear to be contrary to the Policy Objectives of the Wicklow County development Plan 1999 for Corridor Landscape Zones and, similarly, it would be contrary to the zoning of the site as Greenbelt under the Draft Kilcoole Local area Plan 2001.

It is considered that this development, notwithstanding the worthwhile end objective, would be contrary to the proper planning and development of the area. An alternative location for the facility should be sought.

This should be clearly omitted from the process.

Road Maintenance Depot

The impacts of the facility are likely to be relatively minor. The reorganisation of the site and increased separation distances between the facility and adjoining dwellings would be required if development were to proceed.

The depot facility would appear to be contrary to the Policy Objectives of the Wicklow County development Plan 1999 for Corridor Landscape Zones and the zoning of the site as Greenbelt under the Draft Kilcoole Local area Plan 2001.

This should be clearly omitted from the process.

10. Recommendation:

In accordance with Article 134(2)(e) of the Local government (Planning and Development) Regulations it is proposed to proceed with the proposed site development / reinstatement works. It is not proposed to proceed with the Recycling Collection Centre or the Road Maintenance Depot.

10.1 Recommended Conditions

It is recommended that the following conditions / modifications attach to the proposed development works:

1. GE07

2. The amount of fill to be deposited on the site shall be minimised to a figure of 100,000m³.
R: To reduce the duration and intensity of operations on the site and minimise the impacts on the adjoining residential properties
3. No materials shall be deposited within 60m of the adjoining dwellings, however a small part of the area of land located in the north west corner of the site (bounded by Kilquade road on one side) which would be less than 60m from dwellings may be filled where it is required to ensure proper drainage of the site and it should be ensured that the proposed contours of such fill blend in with the topography of surrounding lands. Prior to the commencement of any depositing on site exact details of the extent of the fill in the north-west corner shall be submitted to the Planning Authority for their written approval.
R: To reduce the impacts on the adjoining residential properties
4. Prior to the commencement of works on the site a detailed timetable shall be prepared and all works shall be carried out in accordance with that timetable.
R: In the interests of road safety and to reduce the impacts on the adjoining residential properties
5. Prior to the commencement of works on the site a detailed traffic management plan shall be prepared for the proposed development. Such plan shall provide for safe and adequate access to the subject site and shall provide for improvements to the proposed site access. Vehicle movements on the public roads serving the site shall be minimised by means of the strict routing and timing.
R: In the interests of road safety
6. Any material damage arising to the road network as a result of the proposed development shall be made good within a reasonable timeframe. The road improvement works detailed in section 2.5.2 of the *Description of the Proposed Development* shall not be required to be carried out as part of the proposed development
R: To safeguard the existing road infrastructure in the area
7. Existing drainage inlets from adjoining lands and the public road onto the site shall be preserved and any roadside drains shall be adequately culverted and preserved. Adequate provision shall be made to take surface water from the adjoining public road into the subject site.
R: In the interests of traffic safety and to prevent flooding of the public road
8. Existing ground levels at the boundary with adjoining residential properties shall not be exceeded.
R: In the interests of residential amenity and to prevent flooding of adjoining properties
9. Materials to be deposited on the site shall include clean inert fill only
R: In the interests of proper planning and development of the area
10. Management of the site shall ensure that no spoil enters the adjoining stream. A minimum buffer of 30m shall be maintained from the adjoining stream and slopes shall be suitably graded to prevent slippage into the adjoining watercourse
R: In the interests of proper planning and development of the area.
11. IN13 – site boundaries
12. EX62 – (g) only - please omit ‘ within three months of commencement of operations’

Signed:

Bryan Doyle
Director of Service



Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae
Cill Mhantáin
Telefón : (0404) 20148
Fax No : (0404) 69462
Intl VPN : 181 2100
E-Mail: plandev@wicklowcoco.ie
Web: www.wicklow.ie

Your Ref:

Our Ref:

PLANNING & DEVELOPMENT ACTS 2000 - 2002

NOTIFICATION OF FINAL GRANT

Electricity Supply Board Network
C/o Projects East Transmission
Jamestown Road
Inchicore
Dublin 8

Planning Register Number: 04/1109

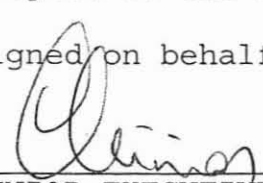
Valid Application Receipt Date: 25/06/2004

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 19/08/2004 GRANTED PERMISSION to the above named, for the development of land, namely:-

Divert a section of the existing Fassaroe - Greystones/Kilcoole 38Kv line in the townland of Priestnewtown in the Barony of Newcastle at Newcastle Co. Wicklow

Subject to the 2 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.


SENIOR EXECUTIVE OFFICER
PLANNING & ECONOMIC DEVELOPMENT

Date: 20/09/04

(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 the Senior Executive Officer, Planning and Economic Development
Seoltar gach comhfhreagrais chuig Príomhfheidmeannach Forbartha Eacnamaíochta agus Pleanála

PLANNING AND DEVELOPMENT ACTS 2000 - 2002

Reference Number in Register: 04/1109

S C H E D U L E

Pursuant to the Planning & Development Acts 2000 - 2002, permission is hereby granted, having regard to the design of the proposed development, the adjacent roadworks and adjoining development, the placing underground of electricity cables and the limited scale of the development it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the amenities of the area and the residential amenities of adjoining properties and would therefore be in accordance with the proper planning and sustainable development of the area.

1. This permission refers to the development as described in the documents lodged, save as the conditions hereunder require.

REASON: For clarification.

2. The developer shall agree in writing with the road authority the exact line of the cable ducts and these ducts shall be installed prior to the completion of the roadworks.

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

AD

Site Location: Application site is located in Priestnewtown, Kilcoole.

Planning History: 03/8916 Permission granted for 2 38kv termination masts.

Reports: AE: No objection
Env: No objection subject to condition re emissions.

Observations: The application is for alterations to an existing 38kv line, for which permission to alter was granted under Pl. Ref. 03/8916. The alteration is to facilitate the extension of the undergrounding of the 38kv line along the new tie-in works on the R761, near the new junction between the R761 and the GSAR (currently being constructed)

The proposal will result in the line going underground for a length of approx. 250m. It will remove the overhead line from near 2 existing dwellings. It will result in the overhead line moving nearer to a group of 4 dwellings and away from a group of 3 dwellings. Of the dwellings to which the overhead section will move closer to, the line will still be 45m from the dwelling.

The development is acceptable. Compliance with the International Commission Guidelines is a requirement under separate legislation and is not required to be conditioned.

Recommendation: **Having regard to the design of the proposed development, the adjacent roadworks and adjoining developments, the placing underground of electricity cables and the limited scale of the development it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the amenities of the area and the residential amenities of adjoining properties and would therefore be in accordance with the proper planning and sustainable development of the area.**

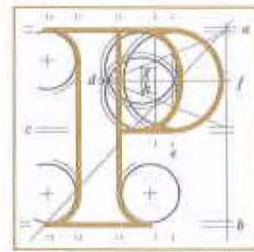
1. **GE01**
2. **The developer shall agree in writing with the road authority the exact line of the cable ducts and these ducts shall be installed prior to the completion of the roadworks.**

Leas SH17

19/8/2004
16/08/04
T. M. L. a/sE

Our Ref: 27.JA0037
P.A.Reg.Ref:

Your Ref: US:LW15/247/01/Lett/TR/MG



An
Bord
Pleanála

Derek Milton
Fehily Timoney & Company
J5 Plaza
North Park Business Park
North Road
Finglas, Dublin 11

21st September 2016

Re: Proposed waste soils recovery facility and eco-park at
Pretty Bush, Priestsnewtown townland, Kilcoole, Co. Wicklow.

Dear Sir,

I have been asked by An Bord Pleanála to refer further to the above mentioned proposed development which is before the Board for consideration.

Please be advised that, having reviewed the documentation submitted with the application, the applicant is hereby requested to carry out the following:

1. Refer a copy of the application to the following bodies, allowing for a period of 6 weeks for the making of submissions/observations to the Board.
 - (a) Department of Housing, Planning, Community and Local Government
 - (b) Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
 - (c) Irish Water
 - (d) Health Service Executive
 - (e) Eastern Midland Regional Waste Office
2. Submit a copy of the site notice which is signed and dated, as it appears at the site.

Please provide a copy of the letters that issue to the above bodies and a copy of the site notice to the Board within one week of the date of this letter i.e. **on or before 5.30 p.m. on Wednesday, 28th September 2016.**

If you have any queries in relation to the matter please contact the undersigned officer of the Board. Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Sinead McInerney
Executive Officer
Direct Line: 01-8737295

JA0/AA003705.ahc

