



COMHAIRLE CONTAE CHILL MCHANTÁIN

WICKLOW COUNTY COUNCIL

Forbartha agus Pleanála - Planning and Development

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PLANNING & DEVELOPMENT ACT 2000 (as amended)
NOTIFICATION OF FINAL GRANT

Kilsaran Concrete (trading as Kilsaran Build)
c/o SLR Consulting Ireland
7 Dundrum Business Park
Windy Arbour
Dublin 14

11 FEB 2016

Planning Register Number: 14/2118


Valid Application Receipt Date: 04/12/2014

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 04/01/2016 GRANTED PERMISSION to the above named, for the development of land, namely:-

The development within an overall application area of 36.0 hectares, and all for a period of 25 years, will consist of: 1. Permission for continued use of permitted development under PRR 07/45 for a period of 25 years including the existing quarry, stone extraction and processing, concrete and asphalt manufacturing facilities, and related ancillary buildings and facilities. 2. Permission for extension to the permitted quarry floor level of +1 mOD over an extraction area of 16.5 hectares. 3. Permission for a concrete block manufacturing plant (13.6m high approx) (c 362.1sqm) and a concrete block manufacturing yard (c.6225sqm). 4. Permission for an aggregate washing plant (c 142.6sqm). 5. Permission for replacement of the existing septic tank with a proprietary effluent treatment system (Aeration Treatment Unit and two modular Puraflo) 6. Permission to increase product output from the quarry, from 70 to 150 loads per day, in line with market demand. 7. And all associated site works. An Environmental Impact Statement will be accompanying the Planning Application at Ballinclare & Carrigmore Kilbride Co. Wicklow

Subject to the 23 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.


ADMINISTRATIVE OFFICER
PLANNING & DEVELOPMENT

Date: 08/02/2016

(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**.)

*Tá an t-ábair seo ar fáil ar iarratas i bhformáid eile/malartach.
This document is available in alternative formats on request.*

Seoltar gach comhfreagras chuig Stiúrthóir Seirbhísí, Forbartha agus Pleanála.
All correspondence should be addressed to the Director of Services, Planning and Development.



PLANNING & DEVELOPMENT ACT 2000 – 2010 (as amended)

Reference Number in Register: 14/2118

SCHEDULE

Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to

- (a) The existing quarry on site, and the planning history of the site and lands.
- (b) The objectives of the Wicklow County Development Plan which provides that the Council will facilitate the exploitation of County Wicklow's natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area.
- (c) the "Quarries and Ancillary Activities, Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2004,
- (d) Regional Planning Guidelines for the Greater Dublin Area 2010-2022
- (e) The proximity of the site to the national road network.
- (g) The visual impact of the proposed development

It is considered that having carried out an Environmental Impact Assessment, and Screening of the development with respect to Appropriate Assessment, that the development would not result in any significant negative impacts on the environment, would not impact detrimentally on the visual/ residential amenities of the area, and would, subject to compliance with the mitigation measures set out in the Environmental Impact Statement and the attached conditions, accord with proper planning and sustainable development.

General/ Financial

1. This permission refers to the development as described in the documents and Environmental Impact Statement lodged, as revised by the details submitted on the 3rd July 2015 and the 4th November 2015, save as the conditions hereunder require.

REASON: For clarification.

2. This permission allows for the continued use of the subject quarry for stone extraction and processing, concrete and asphalt manufacturing and related uses and works for a period of 25 years, which includes the identified time frame for final restoration. At the end of this period all plant, machinery and structures associated with the overall operations on site shall be removed from the land, and the lands shall be fully restored in accordance with the restoration plan as set out in the Environmental Impact Statement.

REASON: To limit the impact of the development on the amenities of the area, and to ensure the appropriate restoration of the site.

3. **Before development commences**, the developer shall pay the sum of €335,631 (three hundred and thirty five thousand, six hundred and thirty one euro) to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

Note monies already paid with respect of Condition 2 of Planning Permission Register Reference 07/45 can be offset against the monies payable under this condition.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof

4. Within three months of receiving the written agreement of the Planning Authority for the proposed Extraction and Restoration schemes, the owner / developer shall provide security for the satisfactory restoration of the quarry in accordance with the agreed restoration scheme.

The form of the security shall be the lodgement with the Planning Authority of the cash sum of €80,000 (eighty thousand euro).

The Planning Authority may allow, at its absolute discretion, a reduction in the amount of the cash security, where the Planning Authority is satisfied that phasing of the Extraction and Restoration schemes is practicable and desirable.

Initially, the reduced cash security will apply to the appropriate phases of the Extraction and Restoration schemes and shall, as a minimum, include the existing extracted area of the quarry and the phase currently being excavated.

The amount of the security shall be reviewed and renewed before each subsequent phase of extraction is commenced.

For future phases, the Planning Authority will calculate the appropriate sum for the financial security, based on the then costs of the restoration works required.

If any phase of the restoration scheme has not been completed within three years of the commencement of that phase, the Planning Authority may, at its discretion, require an increase in the amount of the current financial security amount in line with the Wholesale

Price Index – Building and Construction (capital Goods) published by the Central Statistics Office.

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

5. The movement of all types of product from the quarry shall be limited to a maximum of 150 loads per day. Records of movements shall be kept on file at the site for review by Planning Authority on request.

REASON: In order to control the impact of the development on the area, and of traffic on the surrounding road network, and to take account of the pre '64 level of activity at the quarry.

6. Extraction, Processing and Manufacturing shall not commence before 08.00 am and shall not continue after 18.00 Monday - Friday, and 14.00 on Saturday. Loading of vehicles shall not take place before 07.00. No work shall take place on Sunday or Bank Holiday.

REASON: In the interest of residential amenity.

Roads:

7. Road improvement works shall be carried out at the developers expense in accordance with the strengthening, widening and overlay works set out in the submission received on the 4th November 2015. The works shall be carried out to the satisfaction of the Municipal District Engineer, (Arklow).

REASON: In the interest of traffic safety.

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

REASON: In the interests of traffic safety and amenity.

9. The developer shall refurbish the metal advance warning signs as proposed. These signs shall be maintained in good and clean condition.

REASON: In the interests of traffic safety.

Surface Water/Ground Water

10. (a) Within 2 months of the final grant a revised site plan shall be submitted to and be agreed in writing with the Planning Authority showing the proposed location of the

bored well, and the location of the water points for use by staff. The site plan shall also show the location of any septic tanks or other forms of contamination within a 60m radius of the well location. The well shall be installed and the water points shall be operational within 4 months of the final grant.

(b) Upon completion of the well the developer shall arrange to have the water supply source tested for compliance with the Drinking Water Regulations 2014 (SI 122 of 2014). The results of testing shall be submitted to and agreed with the Planning Authority. Where such results require any remedial measures these shall be carried out at the expense of the developer.

REASON: In the interests of public health.

11. The effluent disposal system shall be laid out as proposed and constructed to the specification of Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10), Code of Practice, published by E.P.A 2009
Photographic evidence of the installation of the septic tank/secondary treatment unit, distribution chamber, and percolation trenches/ polishing filter and pipes shall be submitted on completion of the system. Before the development is occupied, a certificate from a Chartered Engineer, Environmental Health Officer, or Hydrogeologist, (with professional indemnity insurance) stating that the effluent disposal system has been installed in accordance with this condition, shall be submitted to the Planning Authority.

REASON: To ensure the provision of an adequate sewage disposal system, in the interests of public health and residential amenity.

12. The owner / developer shall ensure that the development does not affect or cause deterioration in water quality, water levels or yields in the domestic wells in the vicinity of the quarry. In the event of quarrying activities having an adverse impact on private wells in the vicinity the owner / developer shall undertake appropriate remedial measures as agreed with the Planning Authority, at his own expense. In the event of any disruption of water supplies, the owner / developer shall cease any operations causing such disruption until water supply has been restored or replaced.

REASON In the interests of public health

13. All over-ground oil or other chemical storage tanks shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume in excess of 1.1 times the capacity of the largest tank.

REASON: In the interest of proper planning and development, public health and the protection of surface and ground water.



Dust/ Noise

14. Dust emissions from the site shall not exceed 350 milligrams/square metre per day averaged over a continuous period of 30 days, measured as deposition of insoluble particulate matter, at any position along the site boundary. Suitable arrangements shall be made to suppress and control dust arising from the open working, processing, handling and transportation of mineral and / or product. The deposition of dust on surrounding lands in excess of allowed limits, or spillage onto public roads shall be prevented at all times. Prior to the commencement of development details of management and monitoring arrangements to ensure compliance with this requirement shall be submitted to and agreed in writing with the Environment Section of Wicklow County Council. When written approval is granted, they shall be included in the Environmental Management System.

REASON: To protect existing amenities of the area and in the interests of road safety

15. ~~Blasting~~ operations shall only take place between 0900 hours and 1800 hours Monday to Friday inclusive. Blasting at any other time may only be undertaken for emergency or safety reasons. Monitoring of the noise and vibration arising out of blasting shall be carried out at, the expense of the owner / developer, by an independent contractor.

REASON: In the interest of protecting the amenities of the area.

16. Each blast shall be monitored by the developer. Vibrations from blasting operations shall not exceed a peak particle velocity of 12 millimetres per second when measured in any of the three mutually orthogonal directions. The air overpressure from any blast shall not exceed a value of 125dB (Linear) maximum peak (95% compliance). These limits shall apply at the nearest vibration and air overpressure sensitive locations.

REASON: In the interest of public safety and the amenities of the area

17. Prior to the firing of any blast, the owner / developer shall give at least 24 hours notice of his intention to the occupiers of all dwellings within 500 metres of the site. An audible alarm for a minimum period of one minute shall be sounded. This alarm shall be of sufficient power to be heard at all dwellings adjacent to the quarry.

REASON: In the interest of public safety

18. The concentration in ambient air of PM₁₀ at any sensitive / residential receptor shall not exceed the quantity specified in a schedule to the Air Quality Standards Regulations 2002, and which is not to be exceeded for the period and under the conditions specified in the schedule in relation to that pollutant.

REASON: In the interests of public health.

19. Equivalent sound levels attributable to all on-site operations associated with the development shall not exceed 55 dB(A) (Leq) over a continuous one hour period between 0800 hours and 1800 hours on Monday to Friday inclusive, and 0800 hours and 1300 hours on Saturday, when measured at any noise sensitive receptor . Sound levels shall not exceed 45 dB(A) over a continuous one hour period at any other time.

REASON: In the interest of residential amenity.

20. Detailed records of the types and quantities of all wastes generated by the development, and how they are disposed of, shall be maintained and made available for inspection by Wicklow County Council.

REASON: In the interests of public health, safety and proper planning and development.

21. The developer of the quarry shall provide all landowners within 500m of the site with appropriate contact details which may be used in the event that such landowners wishes to inform the developer of any incident, or otherwise to make a complaint in respect of an aspect of the quarry operation.

REASON: In the interest of the protection of and planning control.

Lighting

22. On-site lighting shall accord with the submission received on the 3rd July 2015, as revised by the details submitted on the 4th November 2015. No additional lighting shall be erected on site.

REASON: In the interest of residential amenity, to prevent light pollution.

Environmental Monitoring

23. (a) The developer shall monitor and record groundwater, surface water, noise, ground vibration, and dust deposition levels at monitoring and recording stations as detailed in the Environmental Impact Statement submitted, and in accordance with the existing Environmental Monitoring Programme for the site as established under Condition 33 of Planning Permission Register Reference 07/45. Monitoring results shall be made available on request to the Planning Authority.

(b) On an annual basis (by the end of February each year) for the lifetime of the facility, the developer shall submit to the Environment Section of Wicklow County Council two copies of an environmental audit. Independent environmental auditors, whose names shall be submitted to the Environment Section of Wicklow County Council for prior approval, shall carry out this audit. This audit shall be carried out at the expense of the developer. This audit shall contain –

- (i) A copy summary of all of the environmental monitoring results for the year,
- (ii) A record of movement of heavy vehicles outside the approved opening hours
- (iii) A full record of any breaches over the previous year for noise, dust, and water quality,
- (iv) A written record of all complaints, including actions taken on each complaint

A full interpretative report, prepared by the person carrying out the monitoring, shall accompany all monitoring records.

In addition, a topographical survey, carried out by an independent qualified surveyor, shall be completed for the initial year and every 3 years thereafter, and submitted with the audit. This survey shall show the areas and volumes that have been excavated

Notwithstanding the above annual audit requirements, all incidents where levels of noise or dust exceed agreed levels shall be notified to the Environment Section within two working days. Incidents of surface or groundwater pollution, or incidents that may result in groundwater pollution, shall be notified to the Environment Section without delay.

REASON: In the interest of residential amenity and to ensure a sustainable use of non-renewable resources.