3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

The Applicant is seeking to develop a soil recovery facility (the 'Facility)' at their lands at Kilmartin, Coynes Cross, Newcastle, County Wicklow (the 'Proposed Development').

The proposed Facility will be located on the Applicant's lands located to the east of Coyne's Cross Road. The land occupies a relatively deep natural valley running north to south with steep sides to the east and west. It is proposed to accept, recover and use inert, clean soil and stone to raise the ground levels within the valley to a maximum of approximately 55 mOD in the northern part of the Site.

Permission was previously granted in 2009 for Buchpa Ltd[1] to develop a soil recovery facility on the Site for the infilling of the lands. A waste license granted by the Environmental Protection Agency (EPA) in 2009 for infilling and land raising using inert soil and stone. However, the development has not significantly advanced due to economic recession from 2010–2016. Further detail is provided in Section 3.4 below.

3.2 THE APPLICANT

The Applicant seeking the permission to develop and operate a soil recovery facility is Kilmartin Junction 14 Limited. This Applicant is based in Blackrock, Co Dublin and is wholly owned by Mr William Norse and the Norse family. Mr Norse is the owner of the freehold interest in the lands and the Norse family has owned and farmed the lands within the Application boundary since the 1940s. The Norse family (operating as Buchpa Ltd) successfully operated the waste permit previously held for the Site from the mid to late 2000s.

3.3 SITE LOCATION AND CONTEXT

The Application Site (the 'Site') comprises lands under the control of the Applicant which are transacted by the Coynes Cross Road (public road) in a western section of the Site. The boundary of the Site is referred to as the Application boundary, and is shown in Figure 3-1, and contains lands extending to 17.08 ha.

The Proposed Development is fully located within the Site and on lands in the ownership of the Applicant.

The Site is located in the townlands of Kilmartin, Co. Wicklow, and is approximately 4 km north-east of Ashford (ITM: Easting 728439.5957 Northing 701058.3960). It is irregular in shape and is bounded by agricultural land with some coniferous forestry to the south. There is some ribbon residential development to the north of the Site. Coynes Cross Road is located to the west of the Site (with a section of the road located within the Application boundary) and this connects to the R772 and M11 (via Junction 14) to the south-west of the Site. An existing entrance to the Site is located on the Coynes Cross Road. A small lane is located to the east of the Site that links the L-5064 to the R761 Coast Road. The land further to the east is agricultural land.

[1] The Norse family, who own the land, were directors of Buchpa Ltd when it was incorporated and operational.

The Site is bounded by two small streams, one to the north and one to the south of the Site. The northern stream runs from west to east along the L-5064 road approximately 300 m north of the footprint area. The southern stream runs from west to east across the southern boundary of the Site. These streams confluence approximately 600 m to the southeast of the Site and flow southwards into Broad Lough where they confluence with the Vartry river to form the Leitrim River and ultimately discharge to the Irish Sea at Wicklow town.

Figure 3-1 - Site location and Application Boundry.

The Site is set in a rural environment and the land is used for sheep grazing and some small arable crop farming in the northern section. The presence of a steep sided valley, and periodically wet waterlogged ground at the base of the valley, limits the land's agricultural potential. Consequently, the land use is mainly confined to sheep grazing.

The bulk of the adjacent lands are given to agricultural usage as the Norse family are farming the lands in their ownership.

3.4 SITE HISTORY AND PLANNING CONTEXT

The Norse family own all land on which the Proposed Development will take place, the land to the west of the Coynes Cross road and the land to the east of the lane. The family home is located to the north of the Site along the L-5064 road.

The lands have been in the ownership of the Norse Family since at least the 1940s. Throughout this time, the application lands have primarily been used for sheep grazing. Historically there was small-scale extraction of a limited area of exposed sand, gravel and till at the southern side of the Site.

3.4.1.1 Planning history

On 8 May 2006, Buchpa Ltd (Norse family) sought permission for the infilling and land raise of a deep valley approximately 14 ha in size with clean clays, soils and stones, and temporary installation of a site office, access road, storage container, wheel cleaner, oil bund, parking area, septic tank, percolation area, silt trap, oil interceptor (Wicklow County Council Planning Application Reference: 065288). The application was accompanied by an Environmental Impact Statement. The application was deemed to be incomplete, and the documentation is not available for inspection though the WCC planning portal.

On 4 April 2008, Buchpa Ltd sought permission for restoration of lands comprising the infilling and land raise of a deep valley approximately 23 ha in size with clean inert clays, soils and stones, and temporary installation of a site office, access road, storage container, wheel cleaner, oil bund, parking area, waste inspection bays, waste quarantine bay, septic tank, percolation area, silt trap, oil interceptor, soak pit, drainage and settlement ponds. The application was accompanied by an Environmental Impact Statement. Permission was refused (Decision Date: 26 May 2008; Manager Order: 7744/08).

On Appeal to An Bord Pleanála[2] (the Board), permission was subsequently granted for the development subject to compliance with conditions set out by the Board in 2009 (Planning Register Reference Number: 08/557; An Bord Pleanála Reference PL 27.229755). The expiration date of this permission was the 27 March 2014. An Extension of Appropriate Period was granted in January 2014 for a period up to and including 11 May 2019 (Planning Register Reference Number: 141022). This permission has subsequently elapsed.

3.4.1.2 Current application (SID Application)

A Strategic Infrastructure Development (SID) Pre-Application Consultation was held with An Bord Pleanála on 20 December 2021 under section 37B of the Planning and Development Act, 2000 as amended.

The Board decided that, having regard to the size, scale, location and duration of the Proposed Development, the Proposed Development constitutes development that falls within the definition of infrastructure in the Seventh Schedule and is considered to be of strategic importance by reference to the requirements of Section 37A(2)(b) and (c) of the Planning and Development Act 2000, as amended ('the Act'). The Board decided that an application for permission for the Proposed Development should therefore be made directly to the Board under Section 37E of the Act.

The Board considered that the Proposed Development would contribute to the fulfilment of national and regional planning policies objectives (Wicklow County Council, 2022-2028) in respect of ensuring that there is adequate licensed soil recovery capacity to deal with the anticipated demand for such facilities in the coming years, and would also be able to accommodate soil and stone waste materials from Sites in both Dublin and Wicklow, and would therefore fall within two of the three

[2] The body, formerly known as An Bord Pleanála, was re-established as An Coimisiún Pleanála in June 2025 following the commencement of Part 17 of the Planning and Development Act 2024.

categories (An Bord Pleanála reference: ABP-311426-21; written communications dated 28th February 2022 and 7th March 2022).

The requirement for EIAR is discussed in Chapter 2.0 Scope and Methodology.

3.4.1.3 Waste permit/license

In January 2007 Buchpa Ltd applied for and were granted a Waste Permit by Wicklow County Council to place approximately 1.5 m of clays over an area of some 5.8 ha at the base of the valley. This operation was carried out between 2007 and 2009 in full compliance with the requirements of the Waste Permit and Wicklow County Council.

In November 2008 Buchpa Ltd applied for a Waste Licence and this was granted by the Environmental Protection Agency (EPA) in September 2009 (Waste Licence No. W0252-01) for infill of a natural valley using imported clean soils and stones. No clean soil and stone was imported after the date the EPA licence was granted.

The Applicant intends to apply to the EPA for a Waste Licence to recover approximately 2,160,000 tonnes of inert soil and stones for emplacement within the valley for the final purpose of land improvement.

3.5 OVERVIEW OF PROPOSED DEVELOPMENT

The Proposed Development is the establishment and operation of a soil recovery facility that will primarily accept imported clean soil and stone which will be used to infill a deep sided valley located within the Site. The Proposed Development will have the benefit of improving the land for trafficability with agricultural machinery and to improve land quality within the Application boundary for a wider range of agricultural activities and use.

Temporary facilities (see Section 3.5.1 for details) are needed to support soil recovery activities throughout the operational lifetime of the soils recovery facility. These will be removed from the Site at the end of life point of the soil recovery facility except for the upgraded Site entrance which will be retained.

It is proposed to remove approximately 140 m of fence and low value hedgerow of the field boundary opposite the proposed Site entrance to facilitate sightlines for HGVs entering/egressing the Site. The fence hedgerow are situated on lands within the ownership of the Norse family and will be replanted/reinstated in the original location at the end of life point of the soil recovery facility.

The void space has been estimated at approximately 1,200,000 m^3 and this would represent approximately 2,160,000 tonnes at an estimated rate of 1.8 tonnes per 1m^3 of clays and soils. the existing conditions are shown in Figure 3-2 (overleaf)[3] the outline of the fill area is approximately 14 ha.

The soil recovery facility proposes to accept up to 100 loads per day on average (with up to a maximum of up to 150 loads per day in exceptional circumstances[4]). Based on a maximum 20 tonnes per load this indicates that the Site will receive a maximum of 550,000 tonnes per year giving a Site life of approximately 3.93 years (on the basis that proposed facility will operate 5.5 days per

[3] Figure does not show an existing old French drain running northwest to southeast across the Site towards the Kilmartin stream.

[4] Exceptional circumstances defined as not more than three days total per work contract.

week and 50 weeks per year). However, it is likely that there will be quieter periods of construction over the proposed restoration period and importation rates may be significantly lower than 100 loads a day and therefore the soil recovery facilities' operational lifespan may be up to 10 years.

On the basis of the above, the reasonable worst case and extreme worst case of 100 loads per day and 150 loads per day respectively are identified for the purposes of a conservative worst case environmental assessment. The temporal, spatial and technical scopes of the technical assessments are set out in the relevant technical chapters of this EIAR.

It should be noted that following a grant of planning permission it is anticipated there would be a period of inactivity where the Applicant is seeking grant of a Waste Licence from the EPA. At the time of writing there are no statutory timelines for the EPA to provide a programme for the decision date. However it is anticipated that the EPA may take 1-2 years to grant a waste licence.

Should there be an internal period between the issue of any grant of planning from ACP and the issue of a licence from the EPA, the Applicant may import soil and stone as by-product in accordance with the relevant Articles 27 regulations and guidance regulation.

A full drawing pack has been prepared to support the planning submission for the Proposed Development and this is available within the wider planning pack outside of this EIAR document.

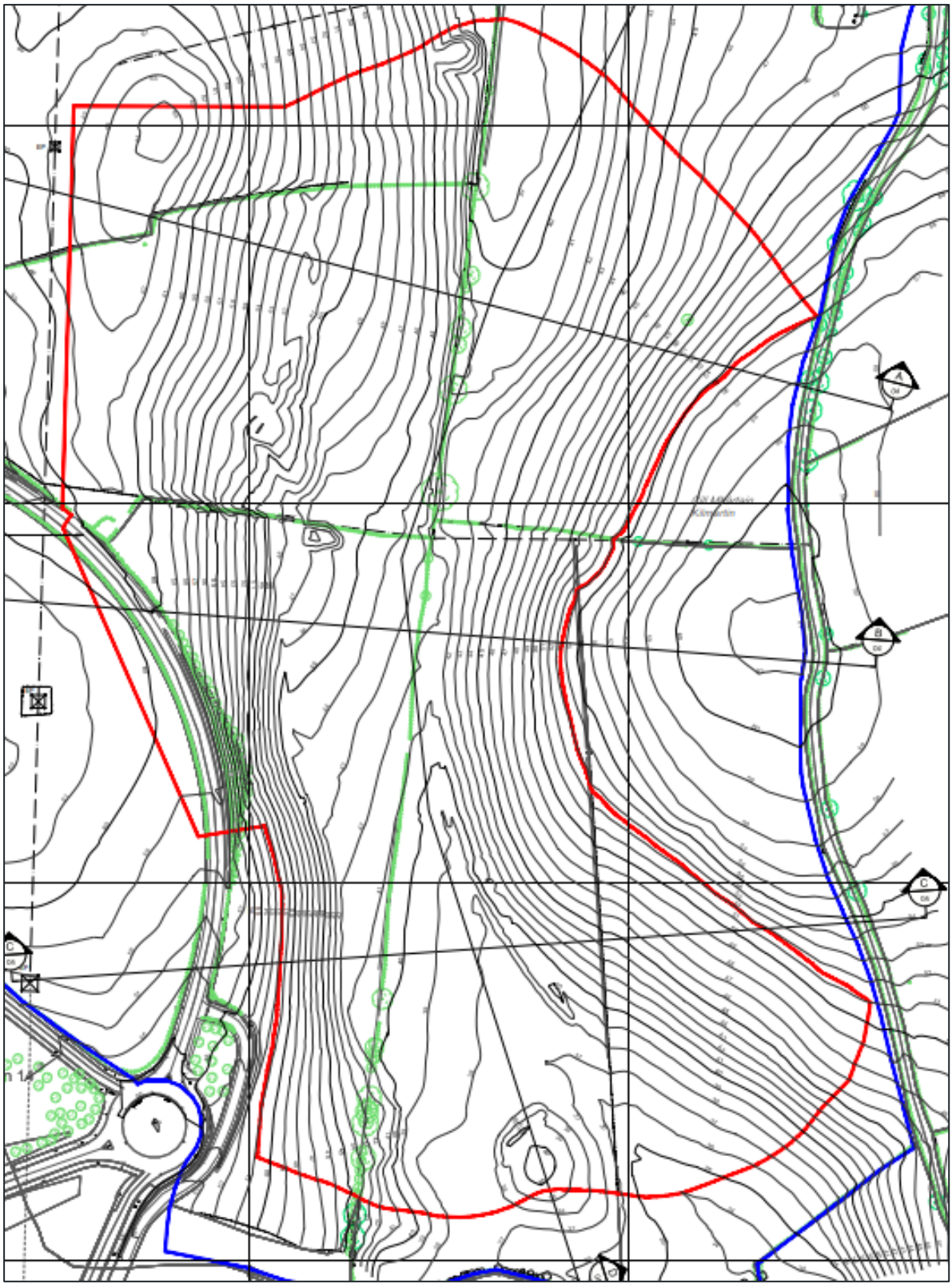


Figure 3-2 - Exisiting conditions at the Site.

3.5.1 SITE INFRASTRUCTURE, FACILITY SERVICES AND SITE MANAGEMENT

Proposed Site facilities are shown in Figure 3-3.

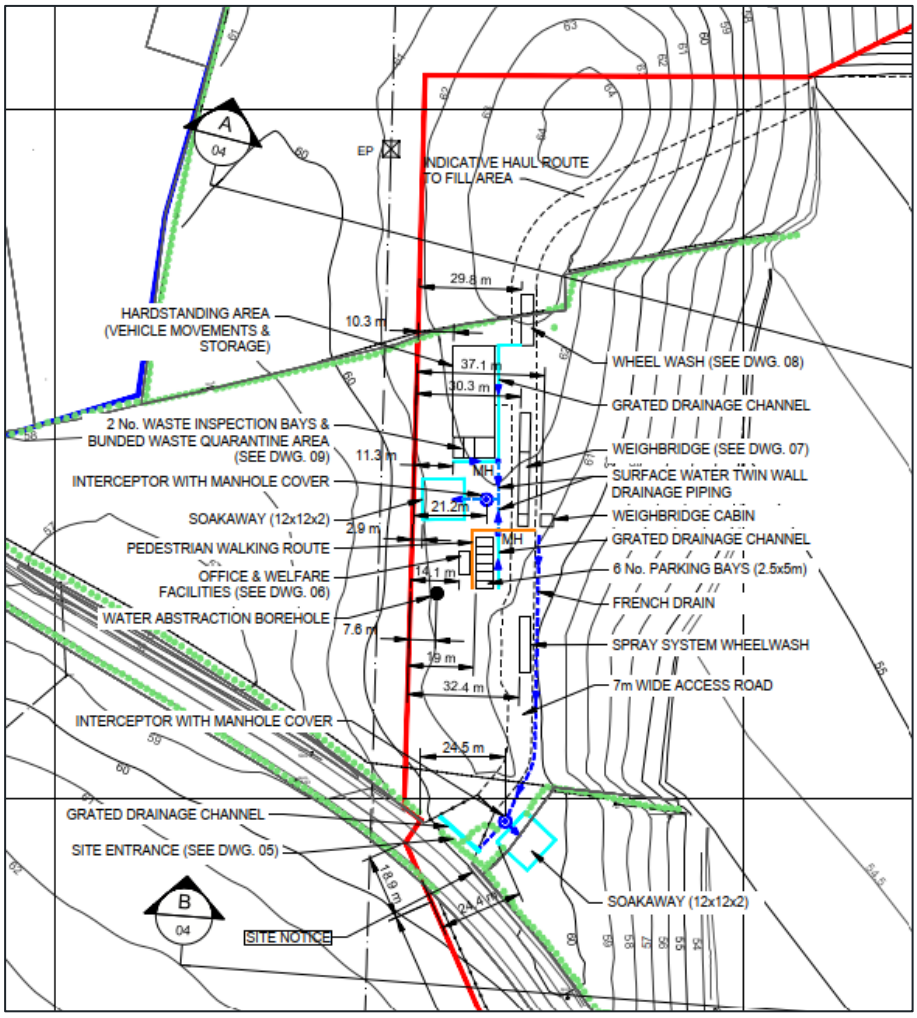


Figure 3-3 Proposed Site facilities

3.5.1.1 Office and Welfare Facilities and Parking

An office and welfare facilities will be constructed near to the Site entrance. These will provide for an office, canteen, washroom, file store and portable toilet facilities. This building will be used for Site management during the operational life of the soil recovery facility.

An administration car park for 6 No. private vehicles will be constructed adjacent to the office and welfare facilities. The parking provision is sufficient parking for the number of staff working on Site and Site visitors. The facilities is shown in Figure 3-3.

3.5.1.2 Weighbridge and Weighbridge Cabin

A weighbridge will be installed near the entrance of the Site, north east of office and welfare facilities, and along the inbound lane of the access road into the Site (see Figure 3-3). This will be used to track and record the amount of material entering the application Site and all HGV traffic importing inert construction and development wastes to the proposed facility will be directed across the weighbridge. This will also allow weighing-out of vehicles and of any wastes which do not meet the acceptance criteria and are thus rejected and sent off-Site to other licensed facilities.

A weighbridge cabin will be located to the northeast of the office and welfare facilities. The proposed configuration of the facilities is shown in Figure 3-3.

3.5.1.3 Wheelwashes

All trucks exiting the Site will be required to pass through the spray system wheel wash that will be installed to the south of the weighbridge (see Figure 3-3). The effluent from the spray system wheelwash will be recycled within a fully enclosed water recycling system. The spray system wheelwash to be installed onsite will be the same as (or similar to) the specifications as set out in Appendix 3A.

A close system wheelwash will be located north of the weighbridge for vehicles entering/egressing the working fill area located in the centre of the Site. This wheelwash be located upon concrete hardstanding which will be maintained for the duration of the Proposed Development. The effluent from the wheelwash will be recycled within a fully enclosed water recycling system.

3.5.1.4 Site Access, Internal Roads and Hardstanding Areas

The bulk of the materials to be imported to the Site are expected be sourced in the eastern region including Co. Wicklow, South Dublin, Kildare and North Wexford. All trucks will access the Site via the N11 dual carriageway, from either the north or south, and the Cullenmore interchange which is adjacent to the Site. From the Cullenmore interchange, trucks will travel a short distance (approximately 325 m) from the Coynes Cross Road to the Site entrance. The proposed Site entrance has been designed to ensure adequate sightlines in both directions[5]. Trucks will not pass any residential dwellings or their entrances whilst accessing or exiting the Site via Junction 14.

Access to the Proposed Development shall be located at an existing Site access, which will be reconstructed to allow safe entry/egress between the Site and public road. A concrete apron will be installed at the Site entrance to minimise the tracking of muds onto public roads (see Figure 3-4). A paved internal access road will link the site entrance to the site facilities.

[5] This will be facilitated by the removal of approximately 140 m of fence and hedgerow in the field oppose the proposed Site entrance. The fence and hedgerow are situated on lands within the ownership of the Norse family and will be replated/reinstated at the end of life point of the soil recovery facility.

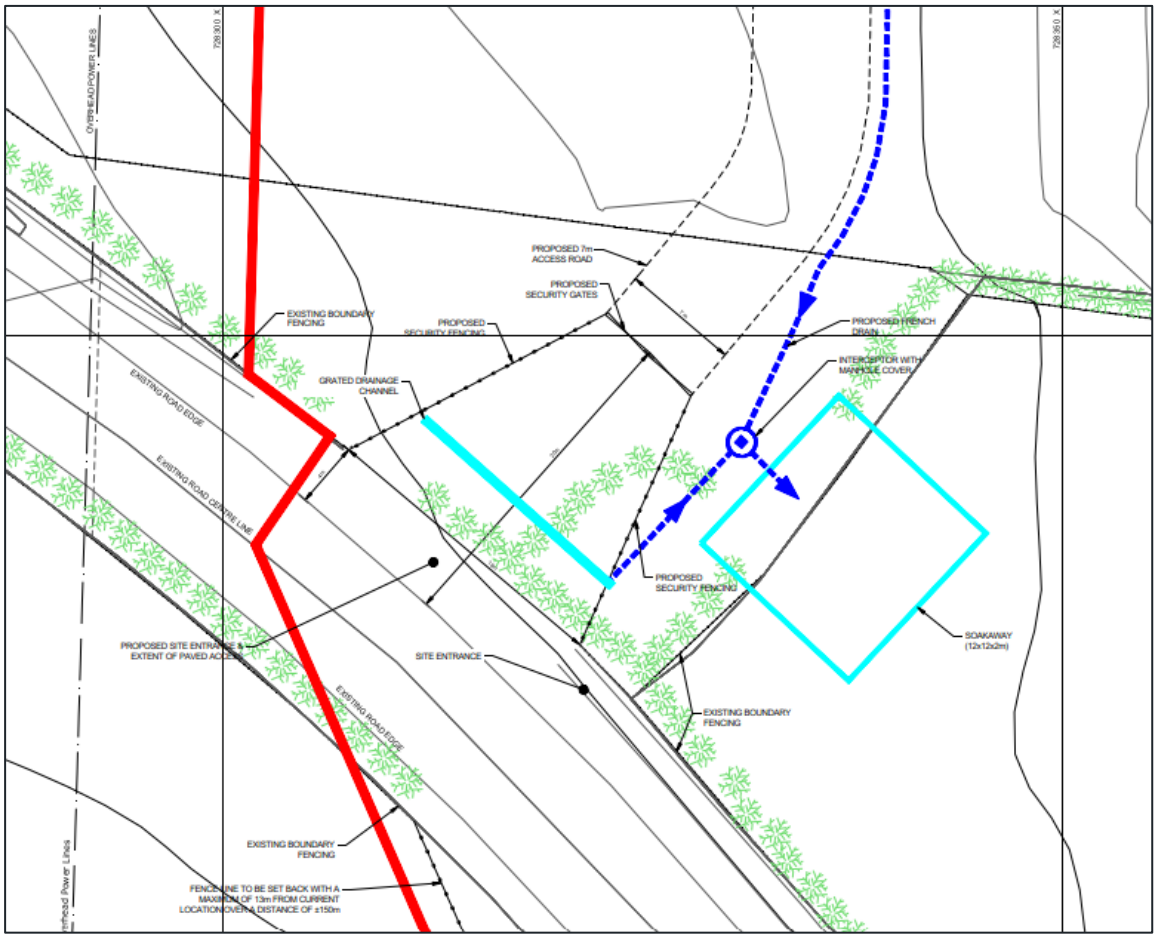


Figure 3-4 – Proposed Site enterance

All truck deliveries will be confined within the Site. A hardstanding area for vehicle movements and storage will be provided adjacent to the weighbridge and this will be constructed providing a concrete hardstanding area. Concrete will be used to construct the waste inspection bays, quarantine area, and the wheel wash bays (see Figure 3-3).

Temporary haul roads at the Site will be constructed to facilitate access around the Site from the operational facilities[6] in the east of the Site to the depositional areas in the centre of the site. These with be constructed from recycled aggregates, where available. It is anticipated that the orientation of the internal haulage routes will change over the operational lifetime of the soil recovery facility to allow for safe vehicular access to the active depositional areas. An indicative internal haul route is shown in Figure 3-3.

Queuing space has been provided for up to five trucks between the Site entrance and the office and welfare facilities. The internal haul road will have space for the queuing of up to five trucks. There will be no queuing on the local road network prior to unloading of clean soils and stone.

[6] E.g. weighbridge, wheel washes, carpark, hardstanding area.

3.5.2 DRAINAGE

The Applicant will undertake percolation testing on the lands at the Site in advance of enabling works to ensure that the relevant surface water drainage features (e.g. the soakaway) are constructed with sufficient capacity to manage flow/infiltration rates. Based on a desktop review of the existing surface water runoff regime at the Site, it is expected that the Applicant's lands located north of the fill area will maintain adequate capacity to discharge any seasonally accumulated surface water runoff to the ground via infiltration. Percolation testing will be carried out to the north of the fill area at this located, if required.

3.5.2.1 Surface water drainage

All hard-standings adjacent to the administration buildings and the main internal road will be drained to a surface water drainage system. Run-off from hard-standings used for parking and marshalling of trucks and the main internal road will be directed to a shallow interceptor drain that will be constructed on Site and ultimately discharged to ground via interceptor. The interceptor will be maintained, as required (see Figure 3-3).

At the Site entrance, run off from the concrete apron will be directed into the Site where it will be directed by a shallow interceptor drain that will be constructed on Site and ultimately discharged to ground via interceptor (see Figure 3-3).

The interceptors to be installed onsite will be the same as (or similar to) the specifications as set out in Appendix 3B.

The soakaways will be installed to a depth of approximately 2 m and comprise 5-inch clean stone overlain by a suitable geotextile membrane overlain by 300 mm of suitable fill. The soakaway will connect to the interceptor by a pipe of suitable diameter (e.g. 150 mm) that is perforated only within the 5-inch clean stone section of the soakaway structure.

3.5.3 UTILITIES AND SERVICES

3.5.3.1 Water Supply

Considering the nature and scale of the soil recovery facility, the water requirements are expected to be relatively low as the operations do not require significant volumes of water. A groundwater abstraction borehole will be installed on the Site to provide water for the wheel washes, road cleaning and dust suppression (e.g. bowser) and water to service the office and welfare facilities. Bottled water will be available for drinking at the welfare facilities.

3.5.3.2 Wastewater and Sewerage Infrastructure

The office and welfare facilities will include water closet facilities with high quality sanitary fittings. The facilities will not have access to foul water mains waste. They will be serviced by a suitable third-party provider with waste removed from Site for disposal at appropriate third-party facilities.

3.5.3.3 Power Supply

Approval will be sought for a power supply connection to the ESB Network to service the office and welfare facilities.

Diesel generators will be used to power mobile lighting, if required.

3.5.3.4 Lighting

Deposition works will mainly take place during daylight hours and within the permitted hours of operation. During winter months for the purpose of safety, temporary mobile lighting will be provided, as required, along the internal Site access road and haul roads; around the Site entrance and facilities, and at the active tipping face.

Temporary mobile lights will be cowled to avoid spillage of light that may cause nuisance and impact ecologically sensitive species.

3.5.4 FUEL, LUBRICANT AND OIL STORAGE

It is anticipated that plant and machinery will be refuelled daily by a contracted fuel company who will attend Site for refuelling of vehicles.

Procedures for refuelling will be established to manage the refuelling process and to mitigate environmental risks from this activity. Any refuelling of plant onsite will take place on the hardstanding area and drip traps will be used. Refuelling will be undertaken by a suitably responsible person.

Any fuel stored on-Site will be stored in appropriately sized bunded storage units located on the hardstanding. Bunds will be regularly inspected.

If quantities of lubricants and hydraulic oil need to be stored on on-Site, these will be stored on a bunded pallet/ double skinned tank (as appropriate) stored in appropriately bunded containment.

Spill kits will be maintained on Site to deal with all spills and leaks, and spill training will be provided to relevant staff members.

Disposal of spills / leaks collected in bunded areas will be to an appropriate, licensed facility.

3.5.5 EQUIPMENT STORAGE AND PLANT MAINTENANCE AREAS

Parking for mobile plant will be provided for on hardstanding for overnight storage. Drip trays and mats will be placed under parked plant, where required.

3.5.6 WASTE INSPECTION AND QUARANTINE FACILITY

A bunded waste quarantine area and 2 No. waste inspection bays will be provided on-Site to temporarily store non-compliant wastes pending removal from Site to appropriate waste disposal or recovery facilities. The quarantine area will be hardstanding comprising concrete and will be located to the northwest of the weight bridge (see Figure 3-3).

3.5.7 SITE MANAGEMENT

3.5.7.1 People, Plant and Equipment

It is envisaged that there will be a minimum requirement for 3 No. staff at the Site during the operational life of the soil recovery facility, comprising 1 No. Site Manager, 1 No. Weighbridge operator, and at least 1 No. machine operator. The proposed mobile plant on the Site with comprise 1 No. bulldozer, 1 No. excavator, and a tractor and water bowser. No fixed plant is proposed. Mobile lighting will be provided, if required.

3.5.7.2 Working Hours

The Site will be open for the reception of trucks from 08:00 to 18:00 Monday to Friday and from 08:00 to 14:00 Saturday. Preparation works prior to daily opening will be carried out from 07:30 to 08:00 Monday to Friday and from 07:30 to 8:00 Saturday. Processing and handling of received materials will be completed on a daily basis from 18:30 to 19:30 Monday to Friday and 14:00 to 15:00 Saturday. The facility will be closed on Sundays and Public/Bank Holidays.

3.5.7.3 Traffic Management

- Traffic management measures will be used during construction phases, comprising:
- Signage identifying the Site and entrance will be erected and maintained on the northern and southern approaches to the Site entrance,
- Where appropriate, and subject to agreement / approval from the Local Authority, roadside notices will be placed along the existing local road network in the vicinity of the application Site to advise of HGV's turning in and out of the proposed waste facility,
- A Site identification sign and a restricted access notice will be placed at the Site entrance,
- Site traffic will be limited to 10 km/hr inside the Site,
- Signage will be erected along the Site road to direct vehicles to appropriate areas and trucks will be directed by the reception clerk,
- Key speed restriction signs will be repeated on the internal road,
- All HGV traffic entering or exiting the application Site will be required to pass over the proposed weighbridge,
- All egressing HGV traffic will be routed across the new weighbridge on the outbound lane and through the proposed wheel washes.

3.5.7.4 Site Security

The Site is presently well defined with fencing and hedgerows. These will be maintained and repaired as necessary to restrict access.

Currently, the Application boundary is secured by post and wire fencing and/or hedgerow and a pair of padlocked metal field gates at the Site entrance. Prior to commencement of the proposed infilling and restoration activities, a permanent security fencing system will be provided around the Application boundary where required to ensure access is restricted to the Site by:

- enhancing existing dense hedgerows;
- installing 1.8 m high post-and-wire fencing at each side of the mouth of the Site entrance;
- erecting 1.2 m high post-and-wire fencing along the public road boundary

A security gate will be located on the Site entrance road at its junction with the Coynes Cross road. A security gate will also be installed at an existing second Site entrance located approximately 150 m to the north-east of the proposed main entrance. This existing secondary entrance will not be used during the operational life of the soil recovery facility. The integrity of the fencing and gates leading into the Site will be checked monthly. Records of checking, maintenance and repairs to the fence and all gates to the Site will be maintained in the Environmental Management System (EMS).

All defects in any of the above listed fencing system will be made good by effecting an immediate temporary repair and permanent repair within 72 hours of the detection of the defect.

Visits to the Site will be monitored, logged in at the office and welfare facilities, and supervised at all times including truck deliveries.

3.5.7.5 Removal of Vegetation Within the Fill Area

It is proposed that a section of hedgerow with infrequent mature trees located within the fill area, on the lower section of the eastern valley slope will be removed as they sit within the footprint of the valley depression. The section of hedgerow is recognised as being part of a potential ecological corridor on a local scale and 2 No. of the trees to be removed have been identified as having high bat roosting potential. Removal of this vegetation will be managed appropriately, and mitigation measures have been proposed to minimise the potential ecological impacts to reduce the risk of likely significant impacts to within an acceptable level. These measures are set out in Chapter 6.0: Ecology and Biodiversity. The restoration plan will include replanting of hedgerows with native species (see Sections 3.8.5 and 3.8.6 for detail, and Appendix 3C for restoration plan drawing).

The assessment of the alternatives, in Chapter 4.0: Alternatives, includes consideration of the hedgerow and trees within the void space as part of the assessment of Alternative design, Alternative Sites, and Do-Nothing Alternative.

3.5.7.6 Topsoil Management and Storage

Existing topsoil in the footprint of the void space will be stripped prior to fill emplacement and temporarily stored in stockpiles within the application Site, away from the active infilling area and in such location and manner as not to create any temporary adverse visual impact or dust nuisance.

Topsoil will be stockpiled to such heights that there will be no deformation to the structure of the soil. This will allow for the topsoil to be reused during the land reinstatement maintaining the native seedbank for future use at the Site.

Should there be any requirement to for additional topsoil, this will be imported to Site using a suitability licenced third party supplier.

Any excess topsoil will be made available for resale and reuse in the construction industry, landscaping projects etc.

This topsoil will be placed to the final restoration surface as restoration progresses.

3.5.8 WASTE ACCEPTANCE AND HANDLING PROCEDURES

3.5.8.1 Waste Acceptance

The following waste types will be accepted onto the Site:

- Construction and demolition (C&D) materials consisting of clean soils and stones. This material will be used in the filling operation.
- Pre-segregated hardcore C&D materials consisting of concrete, blocks and bricks. This material will be used the construction of Site haul roads and hardstanding areas, as required. This material will meet end of waste criteria prior to use where applicable.

Material will only be accepted onto the Site during the working hours set out in section 3.5.7.2. No contaminated soils will be accepted at the facility.

The following waste acceptance procedures will be adhered to:

1) On arrival, HGV drivers will identify themselves to Site-based staff at the Site / weighbridge office (most likely the facility manager or an authorised assistant) before proceeding to the active landfilling area or stockpile area (as appropriate). Staff will take a copy of the delivery docket, record the time and date of arrival, the nature, origin and weight of the imported waste (or by-

product), the customer / client name, the truck licence plate number, the relevant waste collection permit details and any further details required by an EPA waste licence for the proposed waste facility. All records of waste intake will be maintained on Site for waste tracking and auditing purposes. Only approved vehicles will be directed to the appropriate deposition area.

2) Any waste materials that are deemed to be unacceptable for recovery at the facility on the basis of a visual inspection at the weighbridge or waste inspection bays will be rejected and will be directed away from the Site to an appropriate disposal facility.

3) A Site operative will be on duty at the deposition area to direct and control the deposition of the material. Material will be deposited in the active deposition area except where inclement weather or ground conditions would require that the material is temporarily stockpiled until conditions improve and the materials can then be deposited in the active deposition area.

4) As materials are tipped they will be given a thorough inspection by the Site operative. Should any non-conforming materials be tipped, the Site manager will be informed. Any non-compliant waste will be transferred to the waste inspection bay and quarantine area for closer inspection and classification. Should subsequent testing indicate that the quarantined materials are non-inert and cannot be accepted and used for restoration purposes at this Site, they will be removed off-Site by permitted waste collectors to an appropriate waste disposal facility.

Where possible, single sources of large volumes of soil imported to Site for backfilling purposes shall be identified in advance and subject to basic characterisation testing by the contractor to confirm that soils at that location can be classified as inert (EPA, 2018). The recovery facility will require all soil and stones forwarded for backfilling and recovery purposes to be free of construction or demolition waste or any non-hazardous /hazardous domestic, commercial or industrial wastes and invasive species. The waste acceptance methodology is presented in Table 3-1 and Table 3-2 below. In the case where there is conflict between Table 3-1 and a licence or permit/certificate requirement, the licence or permit/certificate requirement shall prevail.

Table 3-1 - Waste Acceptance Criteria (adapted from EPA 2020)

Material Type	Minimum Criteria
Greenfield soil and Stone:-	A letter of suitability should be obtained for greenfield soil and stone. A template 'Letter of Suitability' is located in Appendix 1 of the document: EPA (2020) 'Guidance on waste acceptance criteria at authorised soil recovery facilities'. For facilities with a waste licence, a letter of suitability should be obtained for the first 5,000 tonnes of material received from a source Site, and a further letter of suitability for each subsequent 5,000 tonnes of material received from the same source Site. For facilities regulated by a local authority, letters of suitability should be obtained at the frequency set out in the standardised national conditions for local authority authorisations. Each letter of suitability should be signed by a qualified person and should state the following: • The waste is greenfield soil and stone. • A description of the source and nature of the soil and stone.

	• The location of the source of the soil and stone (including a map showing the source Application boundary). • The material is suitable for use within the facility. • The material will not cause environmental pollution at the facility. There is no requirement for testing greenfield soil and stone, unless directed by the EPA or local authority. When the material arrives at the soil recovery facility, a visual check is required to verify that the material is greenfield soil and stone. A record of visual checks should be maintained
Non-Greenfield Soil and Stone:-	Prior to accepting material from each individual source Site, the facility operator should obtain information on the past use of the Site and should reject non-greenfield Sites where soil or groundwater contamination has been identified or where there is an increased risk of contamination being present. Soil and stone should generally not be accepted from Sites where activities in the past have involved the manufacture or storage of hazardous substances (e.g., chemical manufacturing facilities, oil storage facilities, retail filling stations) unless it is clear that the risk of contamination being present is low. Soil and stone containing up to 2% non-natural materials by weight is acceptable, i.e., anthropogenic or man-made substances such as rubble, concrete, bricks, metal and bitumen that are non-natural to the environment from which the material was extracted. Basic characterisation, compliance testing and on-Site verification should be undertaken, as outlined in Table 3-2 below. Contaminant concentrations within the soil and stone must comply with maximum concentrations and/or soil trigger levels agreed by the EPA or local authority.

Table 3-2 - Waste Characterisation for Non-Greenfield Soil and Stone (adapted from EPA 2020)

Quantity	Testing Requirement	Frequency of Testing/Location of Sampling
2,000 tonnes or more from a single source.	Basic characterisation	To be carried out off-Site prior to agreeing acceptance of the waste at the soil recovery facility.
	Compliance testing	One representative sample should be analysed for every 2,000 tonnes of material received at the soil recovery facility.
	On-Site verification	Every load received at the soil recovery facility
Less than 2,000 tonnes from a single source	Basic characterisation	Sampling should be undertaken at the soil recovery facility prior to the recovery of the material. At least one representative sample should be collected from every 2,000 tonnes of material combined from a number

Quantity	Testing Requirement	Frequency of Testing/Location of Sampling
		of single sources (each of which is less than 2,000 tonnes). A facility may alternatively be required to undertake Basic Characterisation at the source Site, regardless of the amount of material involved.
-	On-Site verification	Every load received at the facility
NOTE: 'On-Site verification' refers to rapid check methods (e.g., visual inspection, with a record maintained) to confirm that a waste is the same as that which has been subjected to compliance testing and that which is described in any accompanying documents.		

3.5.8.2 Waste Handling

All C&D materials will be brought to the Site in covered trucks to avoid the generation of windblown dust on the approach roads and within the Site. Only hauliers in possession of a valid waste collection permit will be allowed to access the Site.

Clean soils and stone will be deposited in the designated tipping area appropriate for the type of waste. Should temporary stockpiling of this material be required, stockpiles will be located near to the active tipping face for placement and compaction.

Materials designated for backfilling will be moved from the stockpile to the active tipping face by dozer. Here it will be deposited, levelled/rolled and shaped to conform with a phased approach in line with the infill programme.

Recycled aggregate to be used on Site will be stockpiled and moved by dozer and placed in the appropriate areas to form haul roads around the Site as required.

3.5.8.3 Compliance Sampling and Testing

Compliance testing will be carried out by the licensee as indicated in Table 2-2 above. This data shall be used to confirm that the soils are inert and comply with acceptance criteria. Laboratory testing of soil will be undertaken off-Site at an ILAB / UKAS accredited laboratory.

3.5.9 EXISTING DEVELOPMENT

The public road network is described in section 3.3 above. Other infrastructure currently in place at and in the vicinity of the Site includes the following:

- The majority of local houses are connected to the mains public water supply system. Four private water supply wells are located to the north and northeast of the Proposed Development footprint.
- High voltage electricity transmission lines supported by poles run through the Site, including across the footprint of the fill area.
- Currently the Site is traditional agricultural fields with no known Site infrastructure and facility services associated with previous licenced works present on the Site at the surface, with the exception of four existing groundwater monitoring boreholes.
- An old French drain was discovered running northwest to southeast across the Site towards the Kilmartin stream.

3.6 WASTE TYPE AND QUANTITIES

3.6.1 WASTE TYPE AND CLASS

The proposed infilling of the void using inert soil and stone comprises the following classes of waste activity in accordance with the Fourth Schedule of the Waste Management Act 1996, as amended:

- Class No. R 5 Recycling/reclamation of other inorganic materials, which includes soil cleaning resulting in recovery of the soil and recycling of inorganic construction materials.
- R 11 Use of waste obtained from any of the operations numbered R 1 to R 10.
- R 12 Exchange of waste for submission to any of the operations numbered R 1 to R 11 (if there is no other R code appropriate, this can include preliminary operations prior to recovery including pre-processing such as, amongst others, dismantling, sorting, crushing, compacting, pelletising, drying, shredding, conditioning, repackaging, separating, blending or mixing prior to submission to any of the operations numbered R1 to R11)
- Class No. R13 (storage of waste pending any of the operations R1 to R12). This activity will be limited to the storage of imported wastes for recovery purposes at the facility (e.g. stockpiles of inert soil and topsoil).

It is envisaged that the following wastes (EWC codes) will be deposited (or recovered) at the facility:

- 17 05 04 Soil and stones other than those mentioned in 17 05 03.
- 17 05 06 Dredging spoil other than those mentioned in 17 05 05.
- 20 02 02 soil and stone from municipal facilities.
- 17 05 08 track ballast other than those mentioned in 17 05 07.

The following List of Waste codes will be used as inputs for recycled aggregates used for temporary roads onsite:

- 17 01 01 Concrete.
- 17 01 02 bricks.
- 17 01 03 tiles and ceramics.
- 17 01 07 mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06.

3.6.2 MATERIAL QUANTITIES REQUIRED

The estimated total volume of material required to infill the valley to the contours proposed is 1.2 million m^3. This volume corresponds to approximately 2.16 million tonnes of clean soils and stone using a bulk conversion factor of 1.8 t/m^3. The infilled materials will be placed and compacted by tracked bulldozer and placed materials will be further compacted by the weight of overlying material. The only material requirements in respect of the proposed restoration scheme are the inert soil and stone to be used in infilling of the existing void and topsoil to complete the restoration surface and facilitate the establishment of a mixed grass pasture. At the present time, it is considered that the principal sources of such materials over the lifetime of the waste recovery facility will be from construction and development related activities in the Co. Wicklow, Dublin, Kildare and North Wexford areas.

3.7 CAPACITY AND LIFESPAN

Approximately 2.16 million tonnes of clean soils and stone will be required to be imported on to Site during the operational lifespan of the soil recovery facility. This operation of this facility will raise the land at the Site and improve its agricultural potential land allowing for increased agricultural potential and to provide additional waste capacity within the State and region.

The duration of infilling activities at the Site will largely be dictated by the rate at which externally sourced inert soil and stone is imported to the Site. There are many factors which will influence this, including, but not limited to the:

- Availability of acceptable inert materials from development Sites;
- Economic climate and related construction industry output;
- Proximity of development projects to the facility;
- Planning and scheduling constraints at Sites providing inert restoration materials; and
- Physical Site conditions relating to weather.

Taking into account the above factors, the intake rates and duration are a best estimate. Over the short-to-medium term (>5 years), it is likely significant quantities of inert soil could be sourced from mixed residential and commercial development in the greater Dublin and Kildare areas.

It is estimated that the rate of importation of inert materials to the void reach a maximum intake of 550,000 tonnes per annum should large commercial developments or infrastructure works proceed within the surrounding catchment area at some point over its operational life.

Should the maximum importation rate was 550,000 tonnes per annum, the expected operational life of the facility would be ca 4 years. If however the rate of infilling is less than anticipated, the infilling rate could be up to 10 years requiring the recovery facility be operational for up to 10 years.

As stated in Section 3.5, on the basis of the above, the reasonable worst case and extreme worst case of 100 loads per day and 150 loads per day respectively are identified for the purposes of a conservative worst case environmental assessment. The temporal, spatial and technical scopes of the technical assessments are set out in the relevant technical chapters of this EIAR.

It should be noted that following a grant of planning permission it is anticipated there would be a period of inactivity where the Applicant is seeking grant of a Waste Licence from the EPA. At the time of writing there are no statutory timelines for the EPA to provide a programme for the decision date. However it is anticipated that the EPA may take 1-2 years to grant a waste licence.

Should there be an internal period between the issue of any grant of planning from ACP and the issue of a licence from the EPA, the Applicant may import soil and stone as by-product in accordance with the relevant Articles 27 regulations and guidance regulation.

For the avoidance of doubt, the period for which planning is sought by the Applicant is for 10 years operation of the soil recovery facility, followed by 1 year to conduct the final restoration.

3.8 PHASING OF RECOVERY ACTIVITIES AND LAND RAISING

3.8.1 NOTE ON PHASING

The terminology used in this EIAR to describe the temporal extent is set out in in Section 2.4.3.1 of the EIAR. In summary, this EIAR uses the term **works phase** to describe the period of time comprising the following construction activities:

- Enabling works to provide facilities required for the operation of the soil recovery facility (phase 1A below), and,
- The operation of the soil recovery facility (i.e. acceptance of clean soil and stone to Site and its subsequent emplacement within the fill area) (phases 1B, 2, and 3 (partial) below).

A **restoration phase**, broadly following the work phase (with some temporal overlap), will comprise the shaping of the final landform in the fill level, restoration of stored topsoil, seeding (where necessary), and planting (phases 3 (partial)) with subsequent aftercare and maintenance (phase 4 below).

Thew proposed phasing is shown in Appendix 3D and described in the Sections 3.8.2 to 3.8.6 below. Cross-sections through the final landform are provided in the drawing pack submitted the support the SID Application.

3.8.2 PHASE 1A- ENABLING WORKS

Phase 1 will include largely include Site clearance and enabling works. Topsoil striping of insitu topsoil for stockpiling to the north of the Site will commence during phase 1. All topsoil will be stored for use in the final restoration of the Site. Installation of internal access roads, construction of office and welfare facilities, parking, wheel washes, weighbridge, hardstanding areas, drainage, and services will be carried out during Phase 1A enabling works.

The temporary relocation of ESB poles within the fill area will be required. This will be subject to prior agreement with ESB.

3.8.3 PHASE 1B- COMMENCEMENT OF INFILLING WORKS

Infilling works will commence at the base of the valley with fill placed in 0.5 m compacted layers to an elevation of 46.5 mOD. The base of the valley is naturally narrower in width than at the higher elevations. The nature of the Site lends itself to vertical phasing of the infill works. The recovery area increases as the infilling of soil progresses upwards. Temporary drainage will be installed as the works progresses and will be continued during all phases of the infilling to final restoration stage.

Note this phase is shown as ‘Phase 1 of 3’ in drawing number 10 (drawings name: proposed phasing sequencing plan) provided in the drawing pack submitted to support the SID Application.

3.8.4 PHASE 2- ONGOING INFILLING WORKS

Infilling of soil and stone continues from 46.5 mOD to 50.75 mOD. All soil and stone will be placed and compacted in 0.5m layers. Temporary surface water drainage will be maintained as the elevation of the recovery area increases.

Note this phase is shown as ‘Phase 2 of 3’ in drawing number 10 (drawings name: proposed phasing sequencing plan) provided in the drawing pack submitted to support the SID Application.

3.8.5 PHASE 3 – FINAL RESTORATION

Infilling of soil and stone will continue to within 0.2m of the final restoration levels. Final restoration levels range from 57mOD to the north of the Site sloping to the south at an elevation of 52mOD.

Note the final proposed ground levels of this phase are shown as ‘Phase 3 of 3’ in drawing number 10 (drawings name: proposed phasing sequencing plan) provided in the drawing pack submitted to support the SID Application. The proposed plan for the restoration of the lands is provided in Appendix 3C on this EIAR chapter.

On completion of infilling works. Stored topsoil will be placed and spread across the restoration surface in preparation for final seeding. Final seeding using native meadow grasses will be carried out in appropriate growing conditions to allow adequate strike of the grass sward to ensure the restoration is successful.

Hedgerows will be reinstated through the planning of linear hedgerow connections to established hedgerows and future hedgerow planting comprising native species (see Table 3-3). Fencing will be provided to protect establishing hedgerow from livestock until it matures. Planted hedgerow and trees will be replaced in the event that they do not take (i.e. establish). Reinstated/seeded section of the Site will not be used for livestock until grasses have established on the Site.

Table 3-3 - Hedging shrub mix for new and existing hedgerows

Plant Name	Percentage	Description	Height
Crataegus monogyna (Hawthorn)	40%	Bare Root	90-120 cm
Prunus spinosa (Blackthorn)	20%	Bare Root	90-120 cm
Corylus avellana (Hazel)	20%	Bare Root	90-120 cm
Ilex aquifolium (Holly)	5%	Rootballed	90-120 cm
Sambucus nigra (Elder)	5%	Bare Root	90-120 cm
Prunus avium (Wild Cherry)	10%	Bare Root	90-120 cm

The configuration of the proposed hedgerow planting within the restoration plan will be beneficial to local ecology (once established) as it will improve ecological corridors present at the Site by increasing the quality of continuous hedgerow on the Site post construction.

Large stones and some deadwood from the site during the works will be retained on wider site for later placement within field margins for enhanced lizard basking and insect habitat.

Phase 3 will also include the removal of Site infrastructure and non-necessary access roads not required for the aftercare phase.

ESB infrastructure will be restored on the Site in line with ESB guidelines.

3.8.6 PHASE 4 - AFTERCARE AND MAINTENANCE

A 1-year period of aftercare and maintenance is proposed will follow in order to ensure that vegetation becomes well established and that any bare or exposed soils are re-seeded. The lands once restored will revert to agricultural use and management as part of the farm operation. The restoration surface will be monitored to ensure the grass strike and hedgerow planting has been successful. Where areas may not have successfully taken, these areas will be supplemented with additional grass seed and fertilizer as required. Once the aftercare period is completed, any access road left for the purpose of aftercare will be removed and the restoration considered complete.

Details of the proposed final restoration plan are presented in Appendix 3C. Photomontages of the landscape prior to and after infill of the void and landscaping are presented in Chapter 13.0.

3.9 ENVIRONMENTAL CONTROLS

3.9.1 GENERAL

Infilling and restoration activities at the application Site will require a number of environmental controls to eliminate or minimise the potential nuisance to the environment and public arising from the importation, placement and compaction of inert soils.

The planned environmental control measures are outlined in detail in the following sections.

The infilling and restoration works to be undertaken at the application Site will ultimately be regulated by conditions of a waste licence issued by the EPA. Any additional control measures required by these consents, in addition to those outlined below, will also be implemented.

3.9.2 BIRD CONTROL

As the soil and stones being placed and recovered at the Application Site are free of putrescible (food / kitchen) waste, Site activities are unlikely to attract scavenging birds such as gulls and crows for the duration of the restoration works. It is not intended to implement any specific bird control measures at the Site. In the unlikely event that any putrescible waste is identified among imported materials, it shall be immediately removed to the waste quarantine area pending removal off-Site to a licenced waste disposal or recovery facility. All canteen waste shall be located in appropriate enclosed waste containers.

3.9.3 DUST CONTROL

The installation of a concrete apron at the entrance to the Site will significantly reduce the generation of dust at the public interface. In dry, windy weather conditions, the infilling and restoration activities have potential to give rise to dust blows from the application Site to external receptors. In order to control dust emissions, the following control measures will be implemented:

- Use of the wheel-wash will ensure mud is not trafficked on pavements;
- Filling areas will be damped down during dry windy weather;
- Dust blows will be partially screened by the valley slopes as backfilling progresses upwards;
- As the level of the backfilled materials approaches final surface levels, the Site will be seeded with grass on a phased basis, as soon as practicable after placement of cover soils (subsoil and topsoil). This will help to minimise soil erosion and potential dust emissions;
- Areas of exposed soils will be kept to a minimum where practical; and
- The amount of dust or fines carried onto the public road network will be further reduced by dust control of internal Site roads and the existing public roads, if required.

3.9.4 LITTER CONTROL

The materials being placed or recovered at this Site will be free of litter, the Site restoration activities are unlikely to give rise to problems with windblown litter. Accordingly, it is not intended to implement any specific litter control measures at the Site.

In the unlikely event that any litter waste is identified among imported materials, it shall be immediately removed to the waste quarantine area pending removal off-Site to a licenced waste disposal or recovery facility. The welfare facilities will be serviced and all canteen waste will be contained in an appropriate enclosed bin prior to disposal to an appropriate waste facility.

3.9.5 ODOUR CONTROL

As the soil and stones being placed / recovered at this Site are not biodegradable and will not emit odorous gases, Site activities will not give rise to odour nuisance. Therefore it is not intended to implement any specific odour control measures at the Site.

In the unlikely event that any biodegradable waste is identified among imported materials, it shall be immediately removed to the waste quarantine area pending removal off-Site to a licenced waste disposal or recovery facility.

Site staff will report and record any odour emissions at the Site in the highly unlikely event that a complaint is made about odours emanating from the Site.

3.9.6 VERMIN CONTROL

As the soils and stones being placed / recovered at this Site are free of putrescible (food / kitchen) waste, Site activities are unlikely to attract vermin (rats) for the duration of the restoration works. No specific vermin control measures shall be implemented at the Site. In the unlikely event that any putrescible waste is identified among imported materials, it shall be immediately transferred to the waste quarantine area pending removal off-Site to a licenced waste disposal or recovery facility. All canteen waste will be contained in an appropriate enclosed bin prior to disposal to an appropriate waste facility.

3.9.7 FIRE PREVENTION AND CONTROL

The inert soil and stone material being recovered at the Site should be free of flammable materials and biodegradable waste which could create a fire risk. The risk of fire at the Site is considered to be very low.

Measures for fire prevention and control shall include:

- Emergency response numbers posted in prominent positions at the Site including fire service, Gardaí, Ambulance Service and others as required;
- Any flammable waste identified or suspected in waste materials imported to Site shall be immediately transferred to the waste quarantine area pending removal off-Site to a licensed waste disposal or recovery facility;
- Plant and equipment will be regularly serviced to prevent over heating;
- No burning of waste shall be permitted at the Site; and
- Fire extinguishers shall be available at the office and welfare facilities and with Site plant and machinery.

3.9.8 ENVIRONMENTAL MONITORING

An EMS will be developed for the Site to support a waste licence application to the EPA and will be in keeping with industry best practice and statutory guidelines. The EMS will to be maintained and updated, with regular environmental monitoring of noise, dust and water quality to ensure compliance with permitted thresholds for the life of the Soil Recovery Facility.

Environmental sampling, monitoring and testing will generally be undertaken by the Applicant's staff as required. All staff undertaking this activity will receive appropriate training in waste management and sampling. However, the Applicant will engage the services of a professional environmental consultant, as required. Records of environmental monitoring and testing will be maintained on-Site and forwarded to the EPA as required under the terms of the waste licence.

3.9.9 DUST MONITORING

Dust emissions will be monitored at designated monitoring locations for the duration of the proposed waste recovery activity and for a short duration thereafter. The location of the monitoring station(s) and frequency of monitoring will be determined in accordance with the waste licence requirements.

Should infilling operations of the Soil Recovery Facility be carried out in accordance with by-product regulations, Article 27 of the European Communities (Waste Directive) Regulations 2011, prior to the issue of a Waste licence from the EPA, dust monitoring requirements will be agreed with the environmental health officer/Wicklow County Council in advance of works and implemented.

3.9.10 ECOLOGICAL MONITORING

No legally-designated invasive alien plant species have been identified from the Site (see Chapter 6.0 for details). However, it is recognised that, even with biosecurity measures in place , there is the potential for invasive species to be imported to Site during the works phase of the proposed Facility. Therefore, an Invasive Species Management Plan (ISMP) for the Proposed Development has been created to act as a precautionary measure that can be referred to if any invasive alien plant species are identified at the Site. This ISMP is provided as a stand-alone document within the SID Application and sets out recommendations for monitoring for invasive species on the Site. See also Section 6.12.6 of Chapter 6:0 of this EIAR which presents proposed biosecurity measures and monitoring measures to be undertaken for the Proposed Development.

3.9.11 WATER MONITORING

3.9.11.1 Surface water monitoring

The proposed surface water monitoring approach is described in Chapter 8.0, Water, section 8.8.2. Surface water sampling and testing will be undertaken as per the requirements of any waste licence issued by the EPA. The surface water monitoring regime will remain in place for the duration of the infilling and restoration works and for a 6 month period thereafter or as otherwise provided by any waste licence granted for the activities.

3.9.11.2 Groundwater monitoring

The proposed groundwater monitoring approach is described in Chapter 8.0, Water, section 8.8.2.

3.9.12 METEOROLOGICAL MONITORING

At the present time, no meteorological monitoring is undertaken at the application Site. It is understood that temperature, rainfall, sunshine, wind speed and direction are recorded at the weather station at Casement Aerodrome, at Baldonnell in south County Dublin, approximately 50 km northeast of the application Site. It is envisaged that representative meteorological data will be acquired from the existing weather station at Casement Aerodrome, if required.

3.9.13 NOISE MONITORING

A noise monitoring regime is proposed in Section 10.14.2 of Chapter 10:0 Noise and Vibration.

The operational noise monitoring regime will be in accordance with licence requirements and EPA guidelines for noise monitoring at waste licenced sites. Noise monitoring will be completed by an appropriately qualified acoustician, and will be undertaken on representative busy days. Environmental noise survey frequency will be in accordance with EPA licence requirements.

3.9.14 STABILITY AND SETTLEMENT MONITORING

During the operational life of the facility, temporary slopes in the infilled soils (and existing valley slopes) will be visually inspected on an ongoing basis, at least once a month, by Site staff and a record will be kept of same. Should these inspections give rise for concern, an inspection of the affected area(s) will be undertaken by a qualified geotechnical engineer and measures will be implemented to address any instability issues with the infilling operation.

3.10 MAJOR ACCIDENT AND INCIDENTS

An assessment of major accidents and incidents has been scoped out due to the scale, location, and nature of the Proposed Development.

Works at the Site will be carried out in the line with the requirements set out in the Safety, Health and Welfare at Work Act 2005, and any relevant Codes of Practice.

3.11 REFERENCES

EPA (2020) 'Guidance on waste acceptance criteria at authorised soil recovery facilities'. Available at: https://www.epa.ie/publications/compliance--enforcement/waste/Guidance-on-Waste-Acceptance-Criteria-at-Authorised-Soil-Recovery-Facilities.pdf (Accessed 14/07/2025).

EPA (2018) 'Waste Classification List of Waste and Determining if Waste is Hazardous or Non-hazardous' APPLICABLE FROM 5 JULY 2018. Available at: https://www.epa.ie/publications/monitoring--assessment/waste/EPA_WasteClassificationGuidanceReport2019.pdf (Accessed 11/07/2025).

EPA (1997), Landfill manuals, Landfill Operation Practices. Available at: https://www.epa.ie/publications/licensing--permitting/waste/EPA-Landfill-Operational-Practices.pdf (Accessed 14/07/2025).Health and Safety Authority (2005), 'Safety, Health and Welfare at Work Act 2005'. Available at: https://www.hsa.ie/eng/Topics/Managing_Health_and_Safety/Safety,_Health_and_Welfare_at_Work_Act_2005/(Accessed 10/07/2025).

Wicklow County Council online planning portal. Available at: https://www.eplanning.ie/WicklowCC. (Accessed 14/07/2025).

Appendix 3A

EXAMPLE SPECIFICATION – SPRAY SYSTEM WHEELWASH

Sustainable Site Solutions

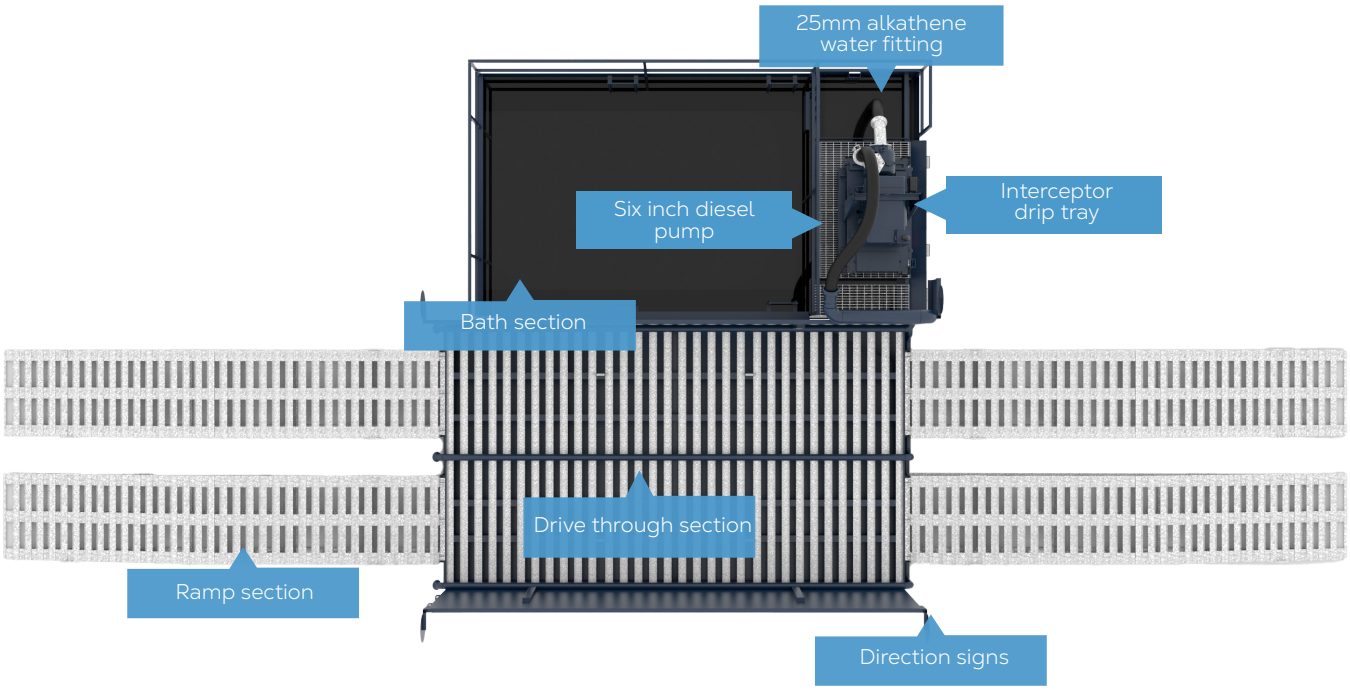
Garic Enviro Wheel Wash 24

Our Enviro Wheel Wash 24 is the ideal solution for demolition, quarrying and ground works sites where trucks, dumpers and lorries are regularly passing through heavy duty mud, dirt and debris.

Our fully automated and totally self-sufficient enviro wheel wash is perfect for sites where sticky clay and mud can be a big problem. As vehicles pass through the wheel wash, exceptionally powerful jets spray water onto the wheels, chassis and undersides, cleaning the vehicles without them even needing to stop. The wheel wash is environmentally friendly and utilises the latest water filtration technology combined with a 100 percent water recirculation system. It doesn't require an operative and is easy to maintain due to an innovative easy-clean water catchment area. Furthermore, it requires no electricity power source because it runs off a simple yet reliable 6" diesel pump.

Key Features:

- Powered heavy duty wheel wash
- Steel fabricated wash area
- Heavy duty lifting and lashing points
- Cleaning area with vertical spray jets
- Automatic sensors

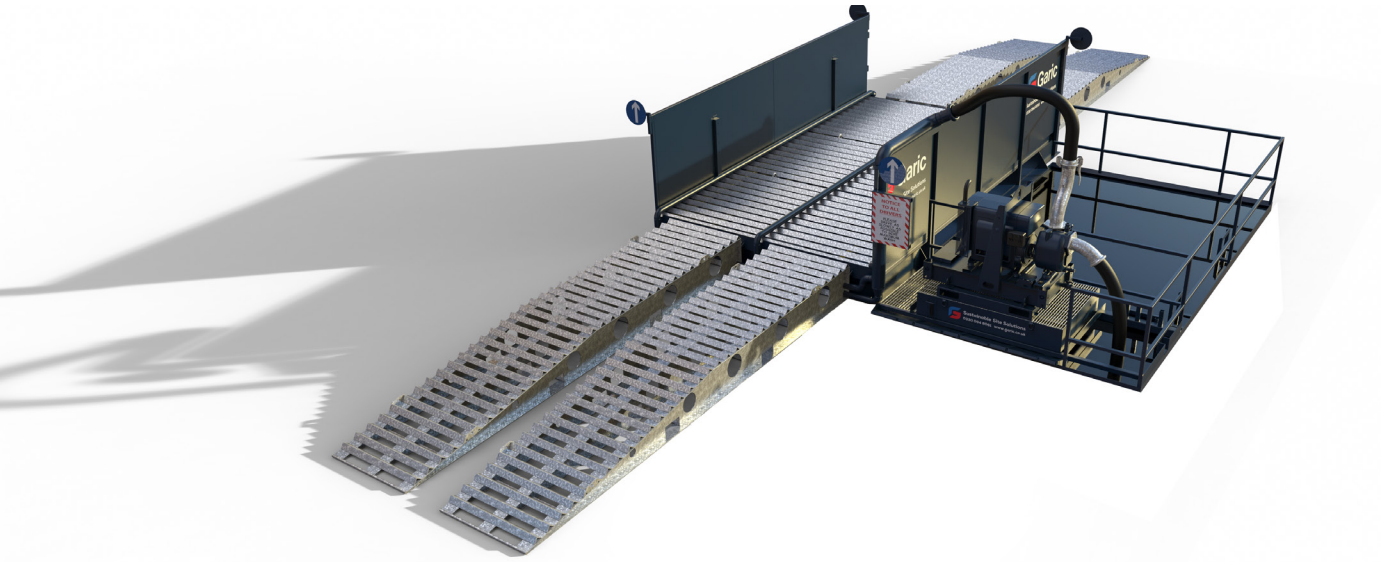


0330 094 8064 info@garic.co.uk garic.co.uk

*All data is based on Garic product specifications. If unavailable at the time of hire, an alternative specification model may be supplied.

Sustainable Site Solutions

Garic Enviro Wheel Wash 24



Minimum hire 1 week

Standard Specifications:

Product code
300002
300001 - elevated

Dimensions (without ramps) LxWxH
22 x 24ft / 6.7 x 7.3m

Dimensions (with ramps) LxWxH
66 x 24ft / 20 x 7.3m

Weight (without ramps)
8500Kg
9300Kg - elevated

Weight (with ramps)
11300Kg

Capacity of lagoon
2210G/10046L

Power type
6" Diesel water pump

Steel fabricated wash area
Included

Internal removable rumble road sections
Included

25mm water inlet (c/w ball cock fitted)
Included

Heavy duty lifting/ lashing points
Included

Automated magic eye system
Included

Optional extra available

- Electric pumps
- Water Fills
- Header Tank / Bowser

Elevated option on some models

Previously named Enviro Wheel Wash & Elevated Enviro Wheel Wash

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*All data is based on Garic product specifications. If unavailable at the time of hire, an alternative specification model may be supplied.

Appendix 3B

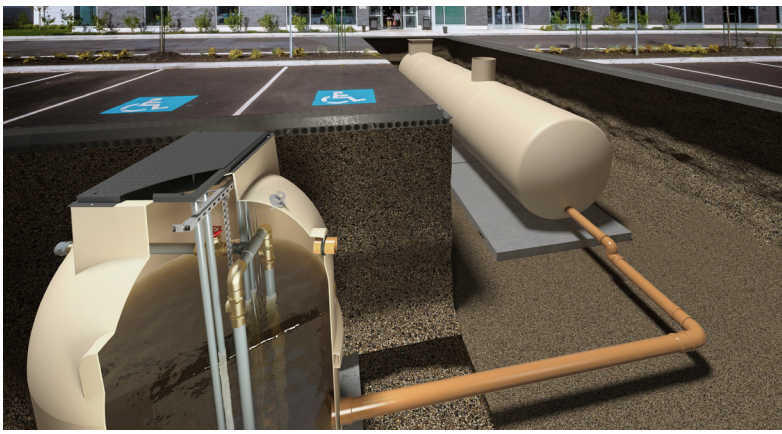
INTERCEPTOR

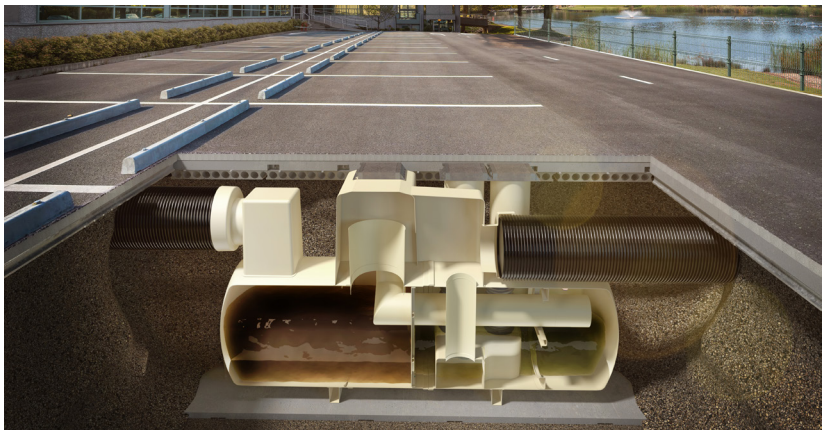
Water Management Solutions

Klargester

AquaCore® Sustainable Drainage Systems

Reliable and trusted surface water management solutions





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Water is a precious resource. We must manage it responsibly. In order for your SuDS system to be eligible for adoption, you must align it to the Design and Construction Guidance*, from Sewerage Sector Guidance (appendix C) and CIRIA C753 The SuDS Manual.

*This guidance is for England only.
For Scotland refer to 'Sewers for Scotland'.
For Wales refer to 'Statutory SuDS Standards Wales'.

Kingspan Klargester have been pioneers in this field for decades, with 65 years experience in manufacturing innovative ways to treat, store and manage the flow of water.

We can design and build a full SuDS solution tailored to your exact needs. Our AquaCore® solutions are reliable and trusted and come with Kingspan's expert service, maintenance and smart monitoring package for your complete peace of mind.

Our UK based factory fitted solutions may reduce on-site time and cost, compared with other SuDS offerings in the market. With expertly designed individual components for each part of the SuDS management train, we can help you with any scale of commercial project.

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- UK factory fitted solutions which reduce on site time and cost
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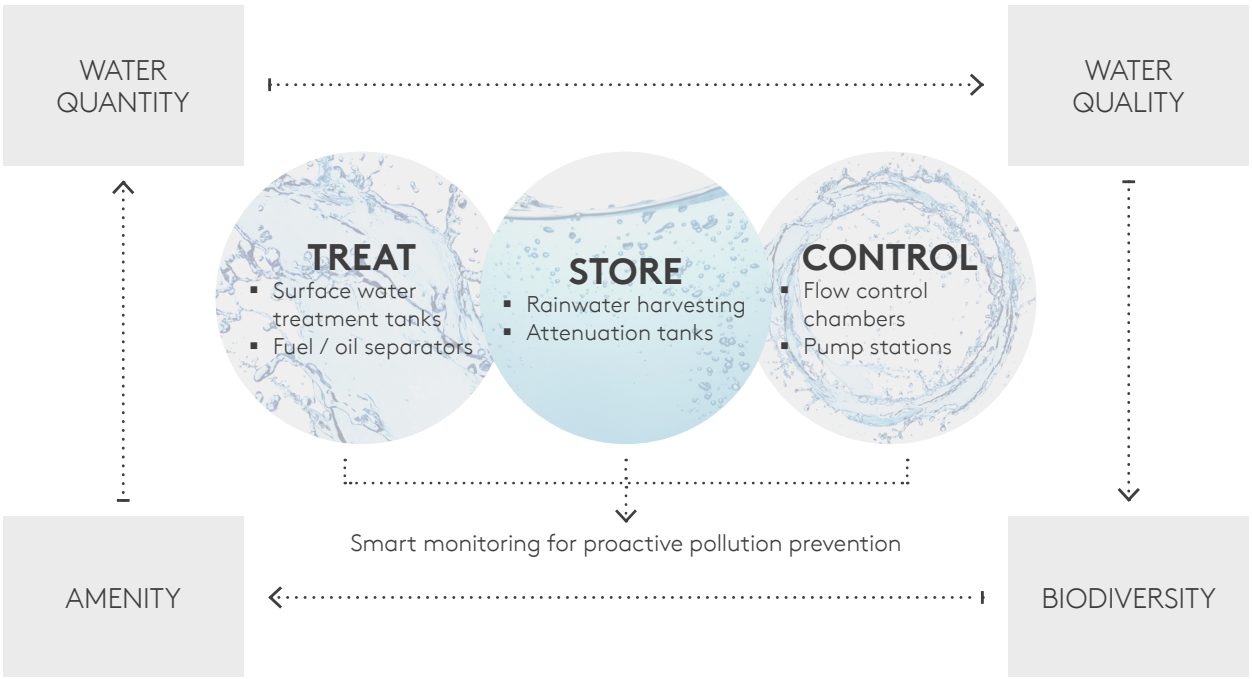

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A SuDS Management Train is designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to enhancing the environment. The treatment train will use a number of SuDS components in series, characterising areas into land use and drainage type.

*SmartServ remote monitoring available for hassle free compliance.

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AquaOil
AquaOil full retention MDPE and GRP separators/ bypass MDPE and GRP separators

STORE

AquaHold
Master and Storage Tanks

CONTROL

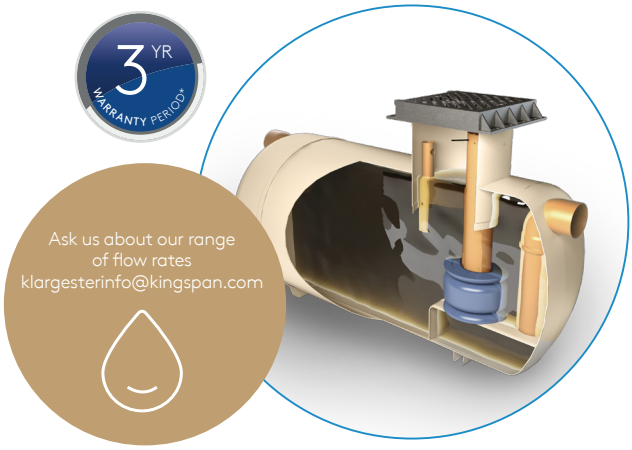
AquaFlow
SF Horizontal Flow Control and FC Vertical Flow Control solutions

AquaPump
PU vertical and PC horizontal range

AquaTreat

For more information including technical specifications, scan here

The Klargester AquaTreat Full Retention GRP Surface Water Treatment Separators range helps to reduce pollution in line with SuDS Mitigation Indices by removing metals, suspended solids and hydrocarbons from surface water.



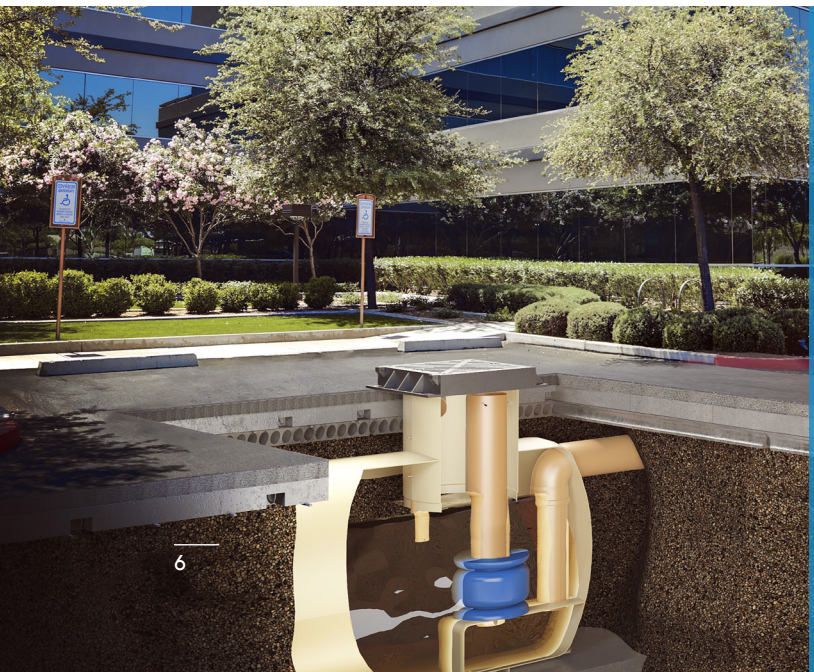
AquaTreat
Full Retention GRP Surface Water Treatment Separators range

Our surface water treatment range is suitable for a wide range of SuDS schemes such as industrial estates, permitted sites and roadways.

Benefits

- Light and easy to install
- Easier servicing, with maintenance from ground level
- Vent points within necks
- SmartServ Pro remote monitoring available (as optional extra)
- Inclusive of silt storage
- Auto closure device included
- Deep inverts available for 2.6 diameter units

*View terms online at https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms



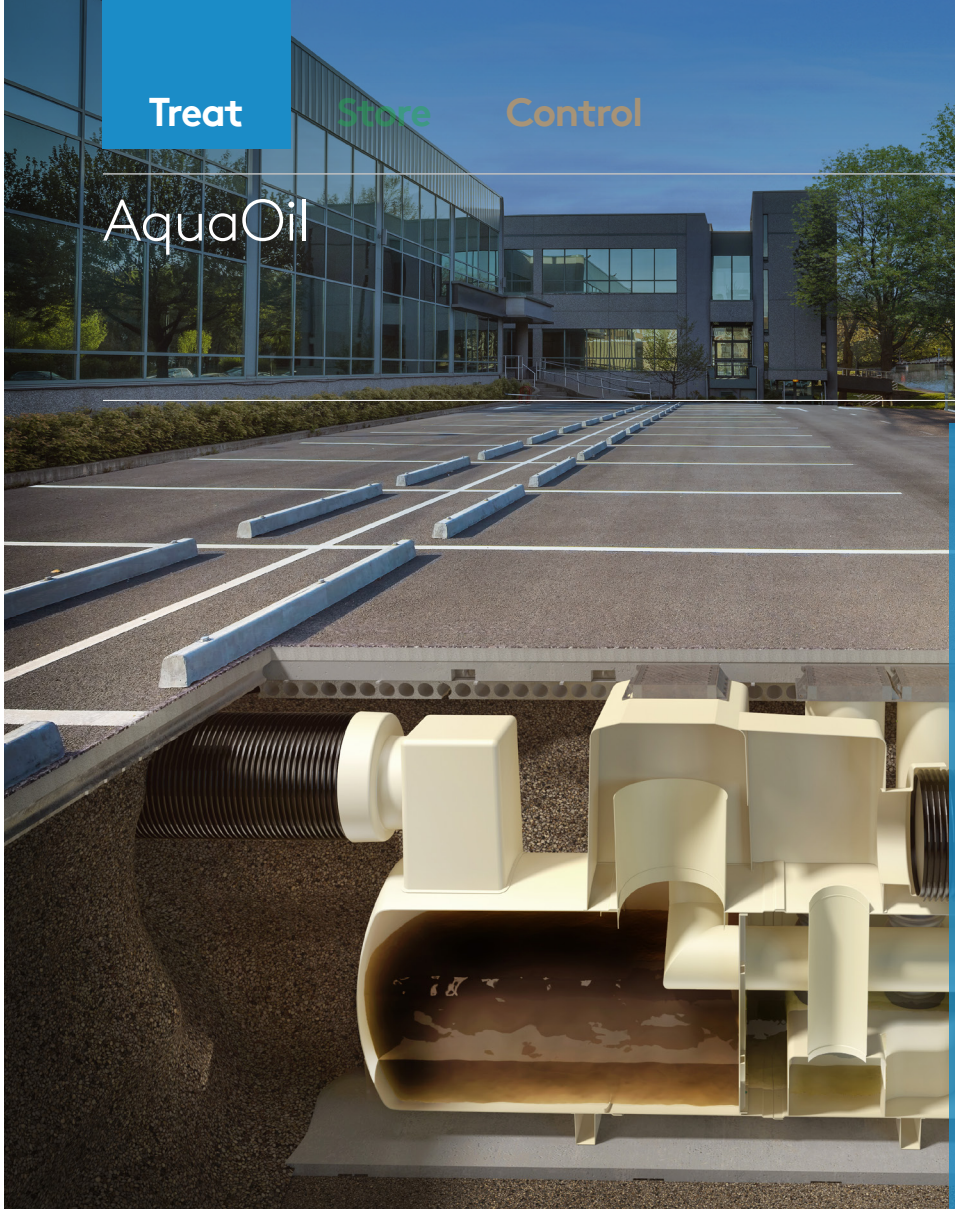
3 year warranty when registered online and must be serviced by a Kingspan engineer or accredited service partner. Other terms and conditions apply*

Scan the QR code to register your warranty

Ask us about our Smart Commissioning package - FMservices@kingspan.com

Treat Store Control

AquaOil



For more information including technical specifications, scan here

3 year warranty when registered online and must be serviced by a Kingspan engineer or accredited service partner. Other terms and conditions apply*

3 YR WARRANTY PERIOD*

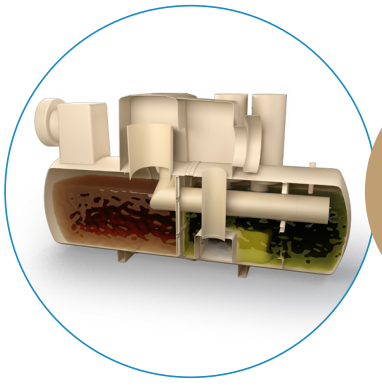
Scan the QR code to register your warranty

Ask us about our Smart Commissioning package - FMservices@kingspan.com

AquaOil full retention MDPE and GRP separators/bypass MDPE and GRP separators are classified as effective spill containment systems that meets the EN 858-1 Class I effluent targets at low flow rates.

Benefits

- GRP and rotomoulded models available
- Easier to service, with maintenance from ground level
- Inclusive of silt storage volume
- Fitted inlet and outlet connectors
- SmartServ Pro remote monitoring solution available (as optional extra)
- Vent points within necks
- Deep inverts available for 2.6 diameter units



170 – 69,444m2
Available for flow rates up to 285 litres per second.

3 YR WARRANTY PERIOD*

AquaOil
Full retention MDPE and GRP separators/ bypass MDPE and GRP separators

*View terms online at https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms

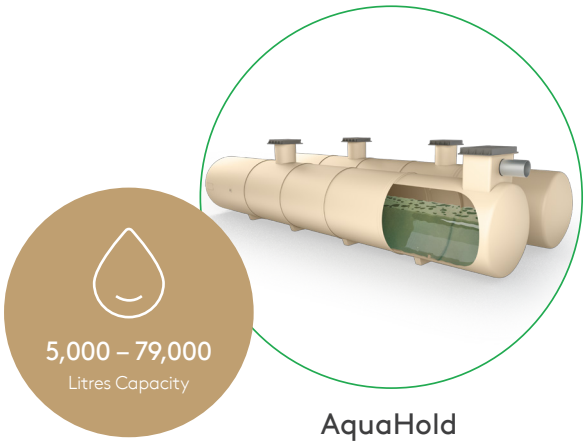
AquaHold

For more information including technical specifications, scan here

The AquaHold range of Master and Storage Tanks prevent a build up of silt and other debris, whilst allowing access for regular maintenance.

Klargester AquaHold tanks store increased runoff rates due to new developments and excess flows from storm events. Attenuation serves as a way to help mimic natural runoff rates that have been altered through developing sites.

The Klargester AquaHold range is available from 5,000–79,000 litres in a single tank installation, or larger modular solutions. Ask our team for details.



AquaHold
Master and Storage Tanks

Benefits

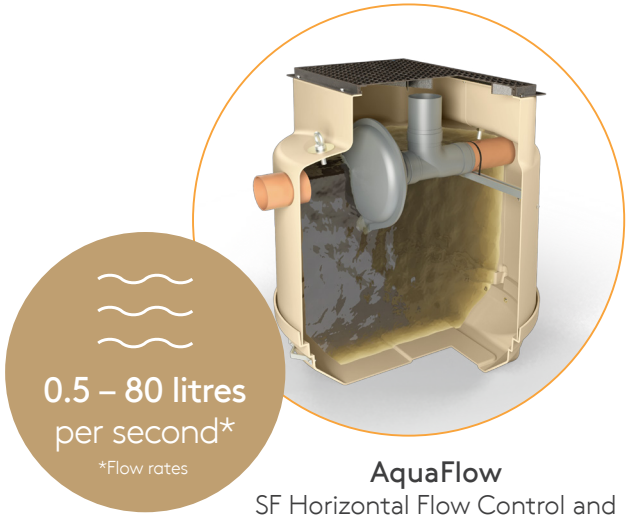
- Simple, robust solution
- Built from durable GRP material
- Suitable for small or large applications
- Easier to service
- Single or multiple tank installations available
- Full technical and servicing support available

*View terms online at https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms

AquaFlow

For more information including technical specifications, scan here

The Klargester AquaFlow SF Horizontal Flow Control and FC Vertical Flow Control solutions are offered in 3 different chamber model sizes, with a standard range of 0.5 l/s – 80 l/s available. Greater capacities available on request.



AquaFlow
SF Horizontal Flow Control and FC Vertical Flow Control solutions

Our AquaFlow devices control the runoff rate entering a receiving watercourse/ network. Limiting flow rates help avoid flooding and damage to natural habitats downstream and receiving watercourse. We offer overflow or surface operated bypass options, with full technical support available for your project.

Benefits

- Full range available in 1.2, 1.8 and 2.6 model sizes
- Robust GRP constructed chambers
- Flexibility with variable inlet connection sizes available
- Large chamber to facilitate ladder access in emergency situations
- Standalone product, compatible with crate systems
- Full technical and servicing support available

*View terms online at https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms

3 year warranty when registered online and must be serviced by a Kingspan engineer or accredited service partner. Other terms and conditions apply*

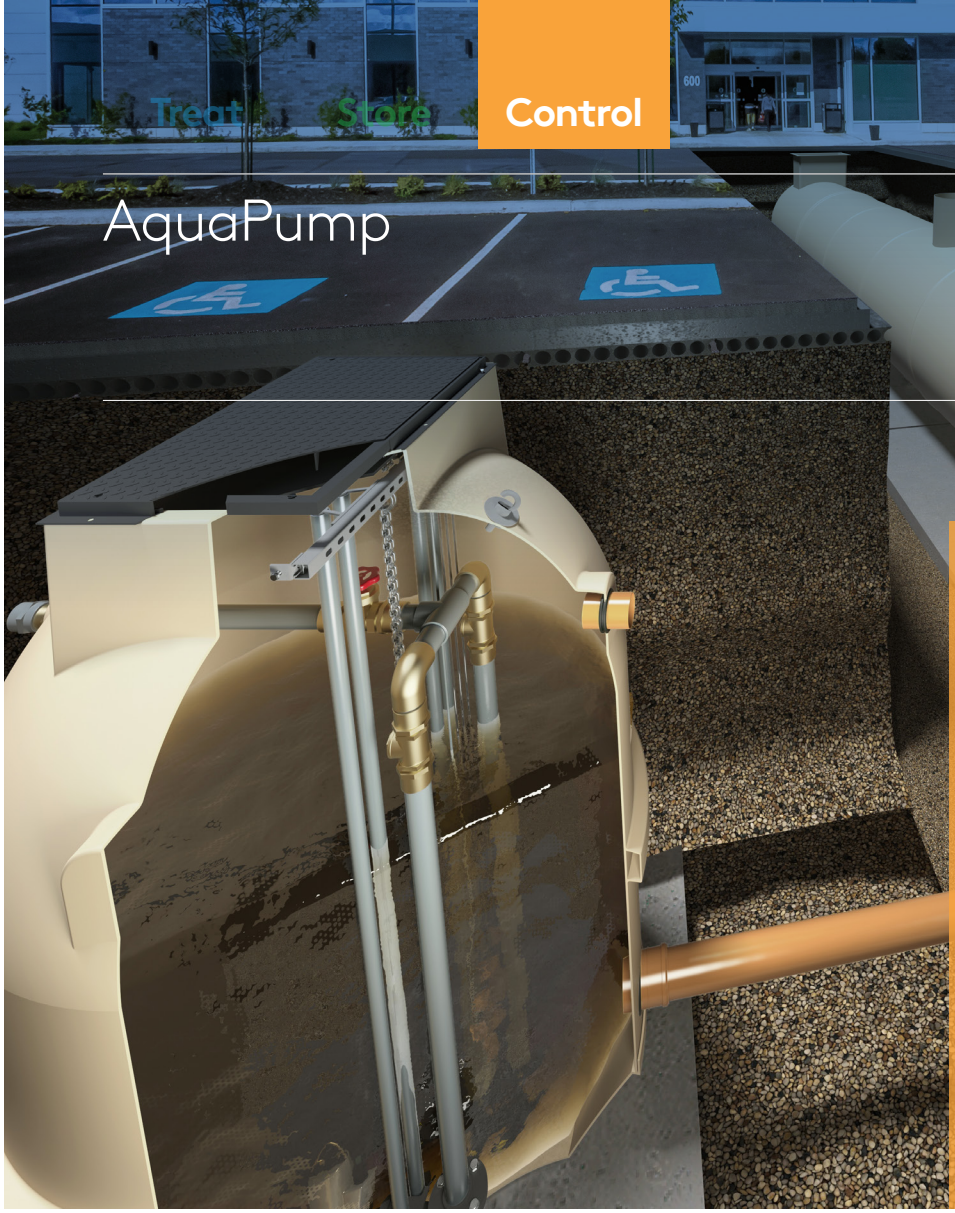
3 YR WARRANTY PERIOD*

Scan the QR code to register your warranty

Ask us about our Smart Commissioning package - FMservices@kingspan.com

AquaPump

For more information including technical specifications, scan here



3 year warranty when registered online and must be serviced by a Kingspan engineer or accredited service partner. Other terms and conditions apply*

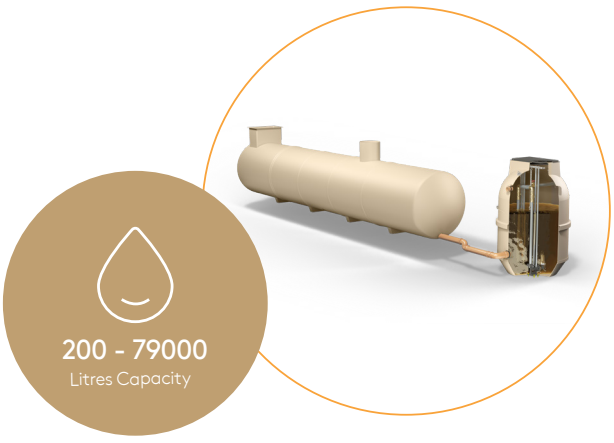
3 YR WARRANTY PERIOD*

Scan the QR code to register your warranty

Ask us about our Smart Commissioning package - FMservices@kingspan.com

AquaPump PU vertical and PC horizontal range is for use when more than gravity is needed to control the release of water on an application.

With full technical support offered to ensure a bespoke pumping solution, our pump discharge ranges up to 70 litres per second.



AquaPump
PU vertical and
PC horizontal range

Benefits

- Full range available in 0.6, 0.9, 1.0, 1.2, 1.8 & 2.6 model sizes
- Robust GRP constructed chambers
- Bespoke designs to suit difficult site layouts
- Chambers up to 4.5m deep, available as standard
- Discharge rates of 1 – 70 l/s with a variety of pump types
- Variable inlet connection sizes and orientations available
- Full technical and servicing support available

Contact Details

UK

Kingspan Water & Energy Ltd.
College Road North
Aston Clinton | Aylesbury
Buckinghamshire | HP22 5EW

T: 01296 633033
E: klargester@kingspan.com

06/2022_v4_4371

Appendix 3C

Restoration **P**lan

Key

Proposed Replanted Native Hedgerow

Retained Hedgerow

Meadow Grassland

Appendix 3D

PHASING PLAN

EXISTING GROUND:

Phase 1 of 3
Infilled to 46.5mOD

Phase 2 of 3
Infilled to 50.75mOD

Phase 3 of 3
Final Fill Level

Gill Mhartain
Kilmartin

SITE ENTRANCE

OSI MAP DETAILS:

Projection / Spatial Reference:
==========
Projection= IRENET95_ITM

ITM Centre Point Coordinates:
==========
X,Y= 728398m,700946m

Reference Index:
==========
Map Series | Map Sheets
1:2,500 | 3906-A

LEGEND:
- APPLICATION SITE BOUNDARY
- LANDS UNDER CONTROL OF APPLICANT
- EXISTING GROUND CONTOUR (mOD)
- EXISTING OVERHEAD POWER LINES
- EXISTING WELL
- EXISTING SEPTIC TANK
- EXISTING VEGETATION

NOTES:
LEVELS ARE IN METRES & TO O.S. DATUM.

OSI Licence No. CYAL50486267

Drawing not to scale:
A scaled version of this drawing is available in the drawing pack provided in support of the SID Application.

CLIENT
HERBERT STREET FINANCIAL

CONSULTANT
wsp

YYYY-MM-DD	2025-Nov-03
DESIGNED	POB
PREPARED	BVV
REVIEWED	RT
APPROVED	RT

PROJECT
SOIL RECOVERY FACILITY
KILMARTIN, ASHFORD, Co. WICKLOW

TITLE
PROPOSED PHASING SEQUENCE PLAN