



J.J. Martin & Associates Ltd.
26 Blacklion Manor,
Greystones,
Co. Wicklow.
A63 H024

Date: 23rd September 2026

The Secretary,
An Coimisiún Pleanála
64 Marlborough St,
Dublin 1.

**Planning and Development Regulations 2001(as amended) – Planning Register Reference 25/61046 -
Roisin O'Boyle - demolition of the existing cottage on the site (92sqm) and for the construction of 8 no.
dwellings consisting of 1 no. 3 bed detached bungalow, 1 no. 3 bed 2 storey terraced dwelling and 6 no.
4 bed 2 storey terraced dwellings with a total gross floor area of 954sqm; for all boundary walls and
fences, a communal bin store (10sqm), proposed vehicular and pedestrian entrances to the
development off Chapel Road and associated footpaths, hard and soft landscaping and all site services
above and below ground including connections to existing services at Chrysanthemum Cottage, Chapel
Road, Greystones, Co. Wicklow**

Wicklow County Council - Planning Register Reference 25/61046

Dear Sir/Madam,

We have been appointed by our client Roisin O'Boyle to provide Civil & Structural Engineering advice for the Further Information response for the above-mentioned Planning Application and subsequent Planning Appeal.

The aforementioned planning application has received a refusal from Wicklow County Council for the following reasons:

1. Having regard to information set out in the Further Information response in respect to surface water drainage, and the extent of works required, the information, it is considered, has not provided the full extents of all of the proposed elements of the proposed Surface Water Drainage System is, including details of construction methods, extents and quantities of excavation regarding clay removal, material importation, membrane utilisation, etc.) and whether such works will impact on the drainage system in the area. In the absence of sufficient clarification of same it is considered that the proposed development would represent a substandard development in terms of layout, nature based Sustainable Urban Drainage Systems (SUDS), and design and would therefore be contrary to proper planning and sustainable development.



2. Having regard to your response to the Further Information request, the proposed redesign of the foul drainage system which includes a pumping station and rising main, along with the lack of evidence that Uisce Éireann will take in charge this foul drainage infrastructure, there is a concern that in the absence of clear proposals for the maintenance of the pumping system that in the event of failure it could lead to pollution resulting in a public health hazard, and development would therefore be contrary to proper planning and sustainable development.

Responses to Reasons for Refusal & Supporting Drawings and Documents:

Please find enclosed additional information which we have provided to address the reasons for refusal.

Reason No.1:

“Having regard to information set out in the Further Information response in respect to surface water drainage, and the extent of works required, the information, it is considered, has not provided the full extents of all of the proposed elements of the proposed Surface Water Drainage System is, including details of construction methods, extents and quantities of excavation regarding clay removal, material importation, membrane utilisation, etc.) and whether such works will impact on the drainage system in the area. In the absence of sufficient clarification of same it is considered that the proposed development would represent a substandard development in terms of layout, nature based Sustainable Urban Drainage Systems (SUDS), and design and would therefore be contrary to proper planning and sustainable development. “

Reason No.1 Response and Additional Information Supplied:

Civil Engineering Ground Improvement Works to Improve Drainage.

Aside from the previously prepared sections which were submitted with the Planning Application and the Further Information request, please refer to enclosed JJM Drawings C400 – C409 which include additional site sections showing the existing and proposed ground levels and the extent of the Civil Engineering Ground Improvement Works to improve the Drainage of the soils on site.

Please also refer to JJM Drawings C100 -C108 which show a step-by-step illustration of how the proposed Civil Engineering Ground Improvement Works for Drainage will typically be undertaken.

We refer to the enclosed Construction, Demolition, & Environmental Waste Management Plan which includes information on the estimated volumes and weights of exported and imported soils.



Sustainable Urban Drainage Systems (SUDs):

It must be noted that there is no Coastal water influence on the site. There is also no Fluvial Water (River) in the vicinity of the site. All surface water on the site arises from rainfall within the site.

The proposed development has been designed in accordance with Section 2.5 of the Wicklow County Council Sustainable Drainage Systems (SUDs) Policy and Development Guidance.

There is a considerable level change across the site. In areas the level differential is almost 3.0m. The site is higher at the proposed entrance in the north and lowest in the southeast.

There have been numerous geotechnical investigations carried out on the site including soakaway tests and trial holes. These tests have been used to illustrate the soil strata on the site.

The soil conditions across the site typically consist of TOPSOIL/FILL over a layer of CLAY SOIL over GRAVEL. Refer to enclosed Site Plan Drawings Showing Locations of Geotechnical Investigations and Reports for same by Ground Investigations Ireland Ltd.

The existing TOPSOIL/FILL is poor to drain and the CLAY layer below this is impermeable.

The ground water level is approximately 1.0m below the existing ground level at the lowest point of the site. Typically the ground water level is at the junction between the Gravel and the CLAY Soil Layers. Refer to Section Drawing C400 – C409 for illustration.

On the lower area of the site the CLAY layer is deeper than elsewhere on the site and there is a layer of CLAYEY SAND between the bottom of the CLAY layer and the GRAVEL Strata below.

In the area of the site where soakaway test No.4 was completed, there is GRAVEL below the CLAY layer and above the ground water level. Soakaway Testing has shown that this area is suitable for draining water into the GRAVEL subsoil.

The water table is below the CLAY Soil layer on the lower areas of the site but nearer to the surface. Soakaway Testing has shown that the lower areas of the site are not suitable for soil infiltration due to the presence of the existing CLAY soil. The CLAY does not allow water to pass through same.

Please refer to JJM Drawings C30 & C31 that show site sections and soil testing logs. These sections show indicatively the proposed levels of the site and the existing soil strata on the site for illustration purposes.

The Civil Engineering Solution for the site will require the soft CLAY soil to be stripped in the areas that are being filled. New clean crushed stone will be rolled and compacted. The imported fill can be engineered to be permeable to improve the drainage in these areas. This will allow for the water to drain from the permeable paving areas and the proposed rain garden through the fill to ground water.

Please refer to JJM Drawings C100-C108 which show a step-by-step illustration of how these works will typically be undertaken along with the location of geogrids and membranes. JJM Drawings C400-C409 show existing and proposed sections through the site.

It is also proposed to strip off the existing TOPSOIL/FILL in the areas of the proposed rear gardens and replace same with freely draining soil mix suitable for use in the rain gardens.



The rainfall falling onto gardens and green spaces will discharge directly to the ground in line with green field site conditions. The infiltration into the soils on the site will be improved from the existing arrangement with the replacement of impermeable CLAY soils and topsoil and the introduction of permeable engineered fill.

The ground levels in the proposed private rear gardens will remain the same as existing levels but the topsoil and the Impermeable CLAY soil material in the private gardens at the rear of the houses will be replaced with free draining topsoil over engineered fill to improve the permeability and address the ongoing water logging issues in this area.

There are existing trees on the boundary of the site that are to be protected. The root balls of the trees will not be excavated, and the existing soils will remain in place around the trees. The tree roots will assist in rainwater management by absorption of rainfall at these areas.

To increase rainwater absorption. There is a proposed 1.2m hedges proposed for the boundary of the site to the east and south. The hedges will intercept and absorb rainfall in these areas.

A land drain has been added to the proposed scheme to run around the back gardens and collect runoff and divert same towards the attenuation stormcell and into the ground. Refer to JJM Drawing C2 and JJM Sections for location of land drain.

This land drain will be accessible to and maintained by the proposed Property Management Company.

All parking spaces in the proposed development will be constructed with permeable paving. The permeable paving areas are built over engineered fill and the rainfall landing on same will discharge to the ground via the permeable fill and gravel layers.

There is a roadside rain garden proposed for the development that will capture the rainfall runoff from the entrance to the site and a portion of road in the area. The rainwater in the raingarden will discharge to the ground via suitable permeable topsoil and engineered fill below same.

There is a surface water manhole within the rain garden with a grated lid. This will act as an overflow in the unlikely event of the rain garden becoming waterlogged.

The rainfall runoff from the roofs of the proposed dwellings will initially be collected into rainwater butts for reuse. When the rainwater butts are full, the water will flow underground to a stormcell type attenuation tank with a permeable base to allow for infiltration into the soils on site. The stormcell attenuation tank is located on the higher area of the site so that the water in the tank can enter the existing well-draining GRAVEL soils in that area. The overall site levels are being adjusted, and the water will flow by gravity from the roofs to the stormcell attenuation tank.



The rainfall that falls onto the road surfaces will flow towards permeable paving areas ahead of being diverted into gullies. Any rainfall that enters the gullies will flow to the stormcell attenuation via a petrol interceptor.

The stormcell attenuation tank will have a design volume to accommodate the 1in100 year rainfall return event.

In the unlikely event of the stormcell attenuation tank filling beyond capacity, there is an overflow pipe proposed. In the event of an emergency, the overflow pipe will release water to the existing public drainage network to the east on Chapel Road.

The drainage in this area flows along Chapel Road to the junction with Rathdown Road (R761). At this junction it joins with a surface water pipe and flows southeast down Rathdown Road towards Greystones Town.

Wicklow County Council Sustainable Drainage Systems:

Section 2.5 of the Wicklow County Council Sustainable Drainage Systems (SuDS) Policy and Development Guidance contains a Hierarchy of Discharge of surface water which should be followed where possible.

The hierarchy prioritises rainwater discharge in the order outlined below.

1. Use Surface Water as a resource.
2. Provide Interception of rainfall through the use of Nature Based SuDS Approaches
3. Where appropriate infiltrate runoff to the ground
4. Discharge to an open surface water drainage system
5. Discharge to a piped surface water drainage system (Connection agreement with Local Authority)
6. Discharge to a combined sewer (Connection agreement with Uisce Eireann required)

The proposed development at Chrysanthemum Cottage is adhering to the hierarchy in the following ways:

“Use Surface Water as a resource”

It is proposed to collect and store all run off from the roofs in the development in rainwater butts on downpipes of the houses. This will allow the runoff water to be used for various purposes.

“Provide Interception of rainfall through the use of Nature Based SuDS Approaches”

There is a raingarden proposed for the development to capture the runoff from the road at the entrance to the development. The removal of the impermeable CLAY and the presence of the engineered fill throughout the site allow for free infiltration of the rainwater into the ground water.



It is proposed to remove the poorly draining topsoil from the entire footprint of the site. In areas where the levels are being increased the existing impermeable CLAY soil strata will be removed and there will be permeable engineered fill material imported. This fill material will allow for the runoff on the site to infiltrate into the soils. At present the clay layer on the site is preventing free movement of water and causing the waterlogging. All proposed green spaces on the site will have the CLAY soil removed and replaced with free draining engineered fill and then be overlaid with imported free draining topsoil suitable for use in raingardens.

“Where appropriate infiltrate runoff to the ground”

It is proposed to introduce permeable paving for all proposed parking areas. The adjoining macadam surfaces for the roads and the concrete surfaces for the footpaths will be laid to falls to encourage the flow of water from impermeable surfaces onto the permeable paving areas. The rainfall and runoff on the permeable paving will discharge to the subsoils via the engineered fill material.

The runoff from the roofs and roads will be routed to the stormcell attenuation tank where it will infiltrate into the ground.

“Discharge to an open surface water drainage system”

There is no open surface water channel available in the vicinity of the site.

“Discharge to a piped surface water drainage system (Connection agreement with Local Authority)”

Due to the topography of the site and the fact that it is lower than the public road and all lands to the north and west. It is essential that there is an emergency overflow from the site.

It is proposed to put an overflow pipe from the stormcell attenuation tank into the existing public drainage network on Chapel Road. The drainage network will then carry any overflow from the site to Rathdown Road and on to Greystones Town.

It is important to note that this will only be active in the event of an emergency. The stormcell attenuation tank will be designed to store the runoff volume generated by a 1 in 100 year rainfall even.

“Discharge to a combined sewer (Connection agreement with Uisce Eireann required)”

It is not proposed to discharge rainfall runoff to a combined sewer.



Reason No.2

"Having regard to your response to the Further Information request, the proposed redesign of the foul drainage system which includes a pumping station and rising main, along with the lack of evidence that Uisce Éireann will take in charge this foul drainage infrastructure, there is a concern that in the absence of clear proposals for the maintenance of the pumping system that in the event of failure it could lead to pollution resulting in a public health hazard, and development would therefore be contrary to proper planning and sustainable development."

Reason No.2:

It was proposed to have a Property Management Company to Manage the Common Areas of the Development.

It was not proposed to have the development taken in charge by the Local Authority.

The maintenance of the proposed foul pumping chamber will be the responsibility of the Property Management Company.

Whilst not intended to be taken in charge, the pumping chamber will be design constructed in accordance with Uisce Eireann Condes of Practice and Standards. There will be Duty and Stand by Pumps as well as warning in the event of the Duty Pump Breaking Down.

We trust that the above and the enclosed information satisfactory and look forward to hearing from you in due course.

If there is more information required, please feel free to contact us.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Martin', is written over a horizontal line.

Joe Martin B.A. B.A.I. M.I.E.I. CEng.
Chartered Engineer
Encls.



Preliminary

Construction, Demolition, & Environmental Waste Management Plan

at

Proposed Residential Development

at

**Chrysanthemum Cottage, Chapel Road, Greystones, Co.
Wicklow.**

September 2026

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1. Introduction

1.1 Background of Report

The Preliminary Construction, Demolition & Environmental Waste Management Plan sets out typical arrangements and measures which may be undertaken during the construction phase of the project in order to mitigate and minimise disruption/disturbance to the area around the site. The purpose of this report is to summarise the possible impacts and measures to be implemented and to guide the Main Contractor who will be required to develop and implement the Construction, Demolition & Environmental Waste Management Plan on site during the course of the construction period.

As is normal practice, the Main Contractor for the project is responsible for the method in which the construction works are carried out and to ensure that best practices and all legal obligations including Local Authority requirements and Health and Safety legislation are complied with. The Main Contractor is also responsible for the design and installation of all temporary works required to complete the permanent works. The plan should be used by the Main Contractor to develop their construction management plan.

1.2 Site Location

The proposed development site is situated at Chrysanthemum Cottage, Chapel Road, Greystones, Co. Wicklow

2. The Site and the Surrounding Environs

2.1 Site Description

The site area is c. 0.3 hectares comprising a greenfield site, one existing dilapidated dwelling structure at Chrysanthemum Cottage, Chapel Road, Greystones, Wicklow, Co. Wicklow.

2.2 Development

The proposed development consists of 8 residential units comprising 8 houses in a mix of three and four bedrooms houses consisting of detached and terraced dwellings. The proposed development also includes a new footpath along Chapel Road, provision of pedestrian connections, site clearance, landscaped private, communal and public open spaces, removal of the existing structure on the site, new boundary treatments, parking spaces, lighting, site drainage works, site civil engineering works to remove impermeable soil layer and introduce permeable granular engineered fill to improve drainage and increase ground levels where required. Along with all ancillary site development works above and below ground.

3. General Site Set-Up and Pre-Commencement Measures

The following measures will be carried out by the Main Contractor:

1. A full condition survey of the public infrastructure that will be utilised or affected by construction traffic shall be undertaken, prior to any work being carried out on the site. This condition survey is to include an inventory of the road network intended to be used by vehicles, weight restrictions to be imposed on vehicles, a full colour photographic record of the road network intended to be used, a full written account of the existing condition and structural integrity of the infrastructure detailing all existing defects and features.
2. Prior to any site works commencing, the main contractor will investigate / identify the exact location of and tag all existing services and utilities around and through the site.
3. The Contractor's Final Construction Management Plan shall ensure adherence to all identified site specific tree protections measures, as supplied within the site specific arborist's report.
4. The contractors Construction Demolition & Environmental Waste Management Plan shall ensure the findings and the recommendations of the Ecological Impact Assessment Report are addressed and adhered to.
6. A site compound including offices and welfare facilities as well as parking to accommodate all operatives will be set up by the Main Contractor. No parking of construction related vehicles will be permitted on the adjoining road network and adequate parking facilities will be made available within the Construction Compound for all site workers during the course of construction.
7. The developer will appoint a Project Manager to manage the construction process on site.
8. Construction access to the subject site will be via the existing site entrance from Chapel Road.
9. No muck, dirt, debris or other material shall be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The contractor is to arrange for vehicles leaving the site to be kept clean.
10. Excavated material will be stored on site for removal in large batches. Initially a wheel wash facility will be installed and operated in accordance with the detailed requirements of the Planning Authority for such works.
11. Site access will be controlled and the surrounding road network monitored to ensure that the roads and footpaths affected by the construction works are maintained in a safe and tidy condition. Road sweepers will be utilised as required.
12. Site security lighting will be located and designed so as not to result in glare on the public road or to impact negatively on any nearby dwellings.
13. Typical working hours for the site will be subject to the agreement/ conditions of the Planning Authority.

4. Construction and Demolition Waste Management

4.1 Policy and Legislation

The principles and objectives to deliver sustainable waste management for this project have been incorporated in the preparation of this report and are based on the following strategic objectives:-

- National Policy: The Waste Management Acts 1996 to 2005

This Waste Management Plan is also in accordance with the following guidance note published by the Department of the Environment, Heritage and Local Government in July 2006:-

- Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition (C&D) Projects.

The hierarchy of waste management sets out the guiding principles in order of importance as follows:-

1. Reduction of the amount of waste generated by the construction process.
2. Segregation of waste is a key concept that will be implemented during the course of the construction phase of the development to enable ease in re-use and recycling, wherever appropriate.
3. Recycle waste material where feasible, including the use of excess excavations as fill material, recycling of various waste fractions such as metals and packaging etc.

This framework is the guide by which we will manage waste generated on this project. The concept ranges from the 'Most favoured to the least favoured options, as follows:

- Prevention-This proposes the prevention of generation of waste. This entails an efficient method of management of the construction processes to prevent, where possible, the generation of waste in the first instance.
- Minimisation-Reducing the quantities of waste generated where prevention is not fully possible.
- Re-use of materials where that may be possible.
- Recycling-There will be some timber waste generated on this project and such material will be segregated so that it can be removed and recycled by licenced operators.
- Energy Recovery-Waste generated will be segregated for licenced operators to utilise this method in keeping with the characteristics of the material in question.
- Disposal-By following the hierarchy noted above we will ensure that any disposal will be minimised and managed in a controlled way.

4.2 Typical Construction Waste

Typical construction waste which will be generated by the development is as follows:-

- General site clearance waste including tree stumps etc.
- There is no known contaminated soil present on the site but in the event that the contamination is discovered during the course of construction the excavated material will be required to be disposed of in a licensed landfill site.
- Surface water runoff.
- Packaging and waste construction materials generated during the construction activities.
- Debris from demolished house.
- Topsoil, and impermeable clay soil layer.

4.3 On-Site Construction Waste Management

The existing upper soil layer on the site is impermeable and also poor for bearing formation for structures, roads and pavements. The proposed development requires the increasing of ground levels for the areas in front of the proposed dwellings. The areas of the site that form the proposed rear gardens will have the same finished ground level as the existing ground levels however the impermeable soil will be removed and replaced.

It is proposed to remove the impermeable soil layer across the footprint of the entire site and impart new well draining compacted granular engineered fill. This will improve the drainage as well as the bearing for the proposed roads and pavements. The proposed dwellings will be on piled foundations.

The importing of well draining granular fill across the site will improve the drainage of the overall site.

There is a requirement to increase the ground levels to the front area of the proposed houses. The existing ground levels will remain the same to the rear of the houses. The cut and fill operations and any other excavation will be not be balanced in terms of quantities. There will be more fill material required to be imported than material to be exported off the site. All arisings and surplus materials will be disposed of off-site to permitted/licensed facilities, please refer to section 4.4 below.

The soil at the bases and root balls of the existing trees will remain in place. The existing large trees along the boundaries are to be protected and retained. Therefore there will be minimal excavation in the vicinity of the roots to these trees.

All waste concrete and masonry will be stored and if appropriate will be crushed on site and used for site haul roads, and the balance removed from site by licensed demolition contractor/ haulier.

Skips will be provided for the disposal of wood from the site. It is envisaged that the majority of the wood for disposal will come from pallets used for the transport of construction materials.

Other non-hazardous waste generated by the site (packaging and running of site offices) will be collected in separate covered skips. Packaging waste shall be managed in accordance with the Waste Management (Packaging) Regulations 2003.

Any hazardous material encountered will be disposed of in accordance with the Waste Management Act 1996-2005 to a suitably licenced tip.

Waste shall not be disposed of by open burning.

The contractor shall be responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and shall make good any such damage forthwith to the satisfaction of Wicklow County Council.

The Purchasing Manager will ensure that materials are ordered so that the quantity delivered, the timing of the delivery and the storage is not conducive to the creation of unnecessary waste.

All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste License or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated material within the applicant's site boundary.

Table 1: Estimated C&D Waste Arisings on Site

C & D Waste Material	Quantity (tonnes)
Topsoil and Clay	<i>5000m³ insitu volume of clay => 12,000 Tonnes 1,100m³ insitu volume topsoil => 2,650 Tonnes</i>
Concrete & Masonry	<i>TBC. Crushed and used on site for haul roads where possible</i>
Masonry	<i>TBC.</i>
Wood	<i>TBC</i>
Packaging & Other Waste Materials	<i>To be Completed by C&D Waste Manager</i>
Hazardous Materials	<i>To be Completed by C&D Waste Manager</i>
TOTAL ARISINGS OFF-SITE	<i>To be Completed by C&D Waste Manager</i>

4.4 Off-Site Waste Management Licensing/Permitting

All waste materials (where necessary, after in-situ reuse and recycling options have been fully considered) will be disposed of off-site, under the appropriate Duty of Care and subject to approvals/consents from the relevant statutory bodies. It is the responsibility of the Main Contractor to ensure that any company to whom waste is transferred is legally permitted to do so and that the facility they bring the waste to is licensed to handle that type of waste as outlined in the Waste Management Acts 1996-2005. The Waste Collection Permit Register, in accordance with the Waste Management (Collection Permit) Regulations 2001 will be consulted to ensure that waste carriers hold the appropriate permit.

The relevant waste collection permits and waste licences will be provided by the Main Contractor.

An inspection of the site will be made by the Main Contractor for hazardous substances, gas cylinders and the like. If such substances are encountered during the course of construction, then works must be halted. The project supervisor for construction stage (PSCS) and the responsible Statutory Authority will be informed immediately.

The Main Contractor will prepare a detailed inventory of construction based hazardous waste generated, such as tars, adhesives, sealants and other dangerous substances, and these will be kept segregated from other non-hazardous waste to prevent possible contamination. Arrangements will be made for such substances for disposal in a safe manner to an authorized disposal site or by means acceptable to the relevant Authority.

The Main Contractor will ensure that the excavation works are carried out in accordance with best standard practice and excavation materials are well segregated to minimize any potential cross-contamination.

The Main Contractor will carry out appropriate environmental chemistry testing in order to determine the waste classification of the soils that are to be excavated and that will include Waste Acceptance Criteria testing. The test regime will be agreed with the receiving landfill operator and

the testing will be carried out by an accredited laboratory.

Should excavation materials be assessed to be hazardous, the Main Contractor will carry out pretreatment of the waste soils to a methodology that is agreed with the receiving landfill operator and in accordance with Environmental Protection Agency guidance.

The Main Contractor is encouraged to reuse and recycle any waste materials as far as is reasonably practicable.

In respect of any liquid disposal including underground water, The Main Contractor will carry out appropriate environmental chemistry testing in order to determine whether the liquid is contaminated or not. The test regime will be agreed with the receiving disposal facility and the testing will be carried out by an accredited laboratory.

The Main Contractor will ensure that surface and ground waters are adequately protected from contamination by waste temporarily stored on development prior to disposal.

The Main Contractor will manage and carry out the works in accordance with best environmental practice and in accordance with the requirements of Local Authority, EPA and all requirements as specified in this document.

4.5 Appointment of C&D Waste Manager

The Main Contractor will appoint a C&D Waste Manager. The C&D Waste Manager will have overall responsibility for the implementation of the project Waste Management Plan (WMP) during the construction phase.

Copies of the Waste Management Plan will be made available to all relevant personnel on site. All site personnel and sub-contractors will be instructed about the objectives of the Waste Management Plan and informed of the responsibilities which fall upon them as a consequence of its provisions. Where source segregation, selective demolition and material reuse techniques apply, each member of staff will be given instructions on how to comply with the Waste Management Plan. Posters will be designed to reinforce the key messages within the Waste Management Plan and will be displayed prominently for the benefit of site staff.

4.6 C&D Record Keeping

It is the duty of the C&D Waste Manager to ensure that necessary licenses have been obtained as needed. Each consignment of C&D waste taken from the site will be subject to documentation which will conform with the table below along with Transportation Dockets to ensure full traceability of the material to its final destination.

Table 2:Details of Materials Taken from Site

Detail	Particulars
Project of Origin	Residential Development at Chrysanthemum Cottage, Chapel Road, Greystones, Co. Wicklow.
Material being Transported	<i>To be completed by C&D Waste Manager</i>
Quantity of Material	<i>To be completed by C&D Waste Manager</i>
Date of Material Movement	<i>To be completed by C&D Waste Manager</i>
Name of Carrier	<i>To be completed by C&D Waste Manager</i>
Destination of Material	<i>To be completed by C&D Waste Manager</i>
Proposed Use	<i>To be completed by C&D Waste Manager</i>

4.7 Topsoil

In the case of topsoil, careful planning and on-site storage can ensure that this resource is generally reused on-site as much as possible. However, the subject site requires the full stripping of the existing topsoil and the introduction of a new more permeable topsoil mix that facilitates more rapid infiltration of water. Any surplus of soil not reused on site can be sold. However, topsoil is quite sensitive and can be rendered useless if not stored and cared for properly.

- It is important that topsoil is kept completely separate from all other construction waste as any cross-contamination of the topsoil can render it useless for reuse.
- It is important to ensure that topsoil is protected from all kinds of vehicle damage and kept away from site-track, delivery vehicle turning areas and site plant and vehicle storage areas.

If topsoil is stored in piles of greater than two metres in height the soil matrix (internal structure) can be damaged beyond repair. It should also be kept as dry as possible and used as soon as possible to reduce any deterioration through lengthy storage and excess moving around the site.

Records of topsoil storage, movements and transfer from site will be kept by the C&D Waste Manager.

The soil at the bases and root balls of the existing trees will remain in place. The existing large trees along the boundaries are to be protected and retained. Therefore there will be minimal excavation in the vicinity of the roots to these trees.

4.8 Earthworks – Cut and Fill Policy

Earthworks for civil engineering improvement of the site drainage and soil strata for bearing of road and structure foundation forms a major part of the quantity of waste that will be generated by the construction phase of this project. In order to optimise the impact of the generation of surplus material due to excavation the following principles are to be considered during the detail design and construction phase: -

- The quantity of excavated materials to be removed from or imported into the site has been reduced by establishing levels of the proposed buildings which optimise the volume of cut and fill.
- Unsuitable sub-soils generated by excavations on site will be reviewed for reuse as landscaping or non-engineering fills on adjoining or other construction sites within the region.
- Careful separation of builder's rubble packaging and contaminated waste from re-usable material will result in the minimisation of the disposal of material to landfill.

As per table 1 above, the estimated volumes of Cut Generated by the proposed works will be 5000m^3 *insitu volume of clay* => 12,000 Tonnes and $1,100\text{m}^3$ *insitu volume topsoil* => 2,650 Tonnes

There will be approximately 6500m^3 of imported granular fill material (13,000 Tonnes) and $1,300\text{m}^3$ of imported top soil. (3150 Tonnes)

Please note these figures are initial estimates.

5. Deliveries

It is intended that deliveries to the construction site will typically be made via the existing access to the site. This will be directly off Chapel Road to the northern boundary of the site.

Materials should be ordered and delivered to site on an "as needed" basis in order to prevent over supply to site. Deliveries will be managed upon arrival to the site and systems should be provided in order to avoid any queuing of delivery vehicles.

The Main Contractor shall adopt measures as necessary to avoid damage to the infrastructural services of the adjoining roads over which vehicles servicing the development will traverse.

The access points above will be designated as the primary points for deliveries to the site and removal of waste from the site.

Set procedures and designated wash-out areas will be provided, or alternatively vehicle wash-out will be prohibited if a suitable wash-out area is not identified.

All delivery vehicles will be co-ordinated by the flagman on duty at the relevant access gate.

6. Parking and Storage

A site compound including offices and welfare facilities as well as parking to accommodate all operates will be set up by the Main Contractor.

No parking of construction related vehicles will be permitted on the adjoining roads and adequate parking facilities will be made available within the Construction Compound for all site workers during the course of construction.

The Main Contractor will be required to schedule delivery of materials strictly on a daily basis.

The Main Contractor will ensure that surface and ground waters are adequately protected from contamination by stored materials.

During construction the contractor shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. Parking along the public road area will not be permitted.

7. Dust and Dirt Control

Nuisance dust emissions from construction activities are a common and well recognised problem. Fine particles from these sources are recognised as a potential significant cause of pollution.

During the construction phase, best available technology not entailing excessive cost shall be employed by the developer to minimise noise from the construction operations and shall comply with the BS 5228:1997 "Noise Control on Construction and Open Sites"

The Main Contractor will be required to demonstrate that both nuisance dust and fine particle emissions from the site is adequately controlled and are within acceptable limits. The total dust emission arising from on-site operations associated with the proposed development shall, when measured at the site boundaries, not exceed 350 milligrams per square metre per day, averaged over 30 days. The Main Contractor shall, if directed by the Planning Authority, monitor and record the total dust emissions arising from all on site operations associated with the proposed development. The necessary number and locations of the monitoring and recording stations for dust deposition shall be in accordance with the requirements of the Planning Authority. The Planning Authority shall be afforded access at all reasonable times in order to inspect, examine and check or to have inspected, examined and checked, all apparatus and equipment used or required to carry out monitoring of dust.

Dust and fine particle generation from construction and demolition activities on the site can be substantially reduced through carefully selected mitigation techniques and effective management. Once particles are airborne it is very difficult to prevent them from dispersing into the surrounding area. The most effective technique is to control dust at source and prevent it from becoming air borne, since suppression is virtually impossible once it has become air borne.

7.1 Mitigation Measures

The following are techniques and methods which are widely used currently throughout the construction industry to control dust and dirt emitting from the site, and which may be used in this development.

1. The roads around the site are all surfaced and no dust is anticipated arising from unsealed surfaces.
2. A regime of 'wet' road sweeping can be set up to ensure the roads around the immediate site are as clean and free from dirt / dust arising from the site, as is reasonably practicable. This cleaning will be carried out by approved mechanical sweepers.
3. Footpaths immediately around the site can be cleaned by hand regularly, with damping as necessary.
4. High level walkways and surfaces such as scaffolding can be cleaned regularly using safe 'wet' methods, as opposed to dry methods.
5. Vehicle waiting areas or hard standings can be regularly inspected and kept clean by brushing or vacuum sweeping and will be regularly sprayed to keep moist, if necessary.
6. Vehicle and wheel washing facilities can be provided at site exit(s) where practicable. If necessary vehicles can be washed down before exiting the site.

7. Netting can be provided to enclose scaffolding in order to mitigate escape of air borne dust from the existing and new buildings.
8. Vehicles and equipment will not emit black smoke from exhaust system, except during ignition at start up.
9. Engines and exhaust systems should be maintained so that exhaust emissions do not breach stationary emission limits set for the vehicle / equipment type and mode of operation.
10. Servicing of vehicles and plant should be carried out regularly, rather than just following breakdowns.
11. Internal combustion plant should not be left running unnecessarily.
12. Where possible fixed plant such as generators should be located away from residential areas.
13. The number of handling operations for materials will be kept to a minimum in order to ensure that dusty material is not moved or handled unnecessarily.
14. The transport of dusty materials and aggregates should be carried out using covered / sheeted lorries.
15. Material handling areas should be clean, tidy and free from dust.
16. Vehicle loading should be dampened down and drop heights for material to be kept to a minimum.
17. Drop heights for chutes / skips should be kept to a minimum.
18. Dust dispersal over the site boundary should be minimised using static sprinklers or other watering methods as necessary.
19. Stockpiles of materials should be kept to a minimum and if necessary, they should be kept away from sensitive receptors such as residential areas etc.
20. Stockpiles where necessary, should be sheeted or watered down.
21. Methods and equipment should be in place for immediate clean-up of spillages of dusty material.
22. No burning of materials, including green waste will be permitted on site.
23. Earthworks excavations should be kept damp where necessary and where reasonably practicable.
24. Cutting on site should be avoided where possible by using pre-fabrication methods.
25. Equipment and techniques for cutting / grinding / drilling / sawing / sanding etc., which minimise dust emissions and which have the best available dust suppression measures, should be employed.
26. Where scabbling is to be employed, tools should be fitted with dust bags, residual dust should be vacuumed up rather than swept away, and areas to be scabbled should be screened off.
27. Wet processes should be used to clean building facades if possible. If dry grit blasting is unavoidable then ensure areas of work are sealed off and dust extraction systems used.
28. Where possible pre-mixed plasters and masonry compounds should be used to minimise dust arising from on-site mixing.
29. Prior to commencement, the Main Contractor should identify the construction operations which are likely to generate dust and to draw up action plans to minimise emissions. Furthermore, the Main Contractor should prepare environmental risk assessments for all dust generating processes, which are envisaged.

30. The Main Contractor should allocate suitably qualified personnel to be responsible for ensuring the generation of dust is minimised and effectively controlled.
31. All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bounded area at least 30m from watercourses and capable of storing 110% of the container/tank capacity.
32. All refuelling shall take place in a designated refuelling area at least 30m from watercourses.
33. The contractor shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.
34. The contractor shall provide to the Local Authority, on completion of works, a comprehensive report detailing the management of the all waste streams generated during the construction and commissioning stages of the project. This shall include but not be limited to type of waste streams, amount of each waste stream generated, destination of waste stream (including final destination if applicable), percentage of waste re-used, recycled, recovered and disposed, and prevention and minimisation initiatives undertaken.

8. Noise Assessment and Control Measures

The main contractor will deal with the immediate dangers to hearing etc. associated with high noise levels and the impact of same on construction operatives, by means of risk assessment and mitigation

/ precautionary measures and equipment, all pursuant to the current health and safety legislation. Current legislation limits, assessment period of 8 hours of one week (noisiest 8 hours likely to experience):-

- Lower Action Value (LAV) – 80 dBA $L_{EX,8}$, 135 dB Peak – Hearing Protection shall be made available and information shall be provided.
- Upper Action Value (UAV) – 85 dBA $L_{EX,8}$, 137 dB Peak – Use of Hearing Protection is mandatory, measures to eliminate the noise as much as possible shall be applied.
- Exposure Limit Value (ELV) – 87 dBA $L_{EX,8}$, 140 dB Peak – Not to be exceeded

Protection by ear plugs/muffs given by their Signal-to-Noise Ratio (SRN) or Noise Reduction Rating (NRR) is typically 20 – 30 dB.

$Exposure = L_{EX,8} - (SNR - 10)$

As a guide, if it is difficult to hear a normal conversation at a distance of 2m or a workplace is consistently noisier than a busy street, it is likely that the noise levels in the area are above 80 dBA.

It is not envisaged that any excessively noisy activities will be carried out over extended periods of time during the construction stage. However, due to the nature of the construction works, exposure to noise levels in excess of 80 dBA (Safe Working Limit) may occur occasionally. The Main Contractor will carry out a noise assessment in relation to the proposed works at construction stage. The noise assessment identified the following steps in its analysis:-

1. **Potentially Hazardous Activities:** Use of site machinery and power tools. For example concrete saws, angle grinders, vibratory plate compactors etc.
2. **Potential Hazards:** Excessive noise
3. **Persons at Risk:** People in the vicinity of the work generating an excessive noise. These persons include employees, contractors and members of the public.
4. **Risk of Exposure to the Potential Hazard:** Temporary or permanent hearing loss.
5. **Risk Assessment before the Implementation of Control Measures:** Medium
6. **Risk Assessment after the Implementation of Control Measures:** Low
7. **Control Measures Implemented by:** Site Manager / Works

Supervisor The following control measures are to be implemented:-

Site Manager shall monitor a likelihood of prolonged exposure to excessive noise and commission noise surveying/monitoring programme where necessary.

1. Works Supervisor shall assess risk arising from noise prior to each particular activity taking place and determine appropriate action. The aim shall be to minimise the exposure to excessive noise levels.
2. If it is likely that the noise exposure exceeds Lower Action Value then hearing protection must be made available.
3. If it is likely that the noise exposure exceeds Upper Action Value then hearing protection is mandatory to be used. Work Supervisor shall decide on the most suitable hearing protection to be used based on Exposure (see formula above) and worker's personal preference (earmuffs or earplugs).
4. Works Supervisor shall ensure proposed measures are put in place and that their effectiveness and suitability is evaluated on regular bases.
5. Site management shall minimise noise at work by looking for alternative processes and/or working methods, which would make the work quieter and/or exposure times shorter.
6. Site Manager shall liaise with all site contractors in order to effectively control noise exposure.
7. Number of people working near source of the noise shall be minimised.
8. Plant and machinery shall be compliant with current legislation and fitted with silencers where possible.
9. Employees must use hearing protection where its use is made compulsory.
10. Hearing protection zones shall be identified where necessary.
11. Spot checks on appropriate use of hearing protection shall be carried out.
12. Operators of rock breaking machines and workers nearby must wear adequate ear protection.

Environmental Noise Mitigation Measures:

1. The Contractor will adhere to the working hours as set out in a grant of planning permission.
2. All plant to be serviced and maintained in good working order to ensure noise production is kept to a minimum.
3. The Contractor will endeavour to position noise plant where possible away from sensitive receptors and will be mindful of sensitive receptors in arrangement of site set up. The following are possible receptors around the subject site
 - Existing neighbouring dwellings to north, east and south of the site.
4. Idle plant to be switched off or throttled down to both save energy and reduce noise emissions.
5. All plant operators to be qualified in their specific piece of plant.
6. Compressors and generators will be sited in areas least likely to give rise to nuisance where practicable.
7. In the event that The Contractor receives a complaint about noise from a neighbour he will act immediately to remedy the situation.

Proper Use of Hearing Protection

1. Earmuffs: Workers must make sure that they totally cover their ears, fit tightly and that there are no gaps around the seals. Hair, glasses, jewellery, hats etc. shall not interfere with the seal. Seals and insides of earmuffs shall be kept clean. Workers shall make sure that any headband keeps its tension.
2. Earplugs: Workers shall make sure that they are wearing them properly. They shall practice fitting them and get help if they are having trouble. Hands shall be clean before fitting earplugs. Earplugs must not be shared with other workers.
3. Semi-inserts/caps: Same applies as for earplugs. Worker shall make sure that any headband keeps its tension.

All workers are expected to:

1. Co-operate: Help the Company to do what is needed to protect their hearing. Make sure that they use properly any noise control device and follow any working methods that are put in place.
2. Wear any hearing protection they are given: Make sure that they are wearing it properly. They shall wear it all the time when they are exposed noisy environment (over UAV). Taking it off even for a short while means that the hearing could still be damaged.
3. Maintain their hearing protection so as to preserve it's working condition:
4. Report any problems: Report any problems with the hearing protection or effectiveness of the measures to the work supervisor.

10. Ecological Impact Assessment

All recommendations contained in the Ecologist's report will be incorporated in
The Main Contractors Construction Management Plan

**Method statement for:
Demolition of Existing Dwelling at Chrysanthemum Cottage,
Chapel Road, Greystones, Co. Wicklow**

RAMS 10-01 –Demolition of Dwelling

PROJECT DETAILS

RAMS Title:	Demolition of Dwelling	RAMS No:	RAMS10-01	Project No:	XXXX	Name:	demolition
Contractor:	TBC			Project Location:	Chrysanthemum Cottage, Chapel Road	Date:	21-09-2026
Address	TBC	Contact Number	TBC	Client:		Contract No:	

REVISION AND DISTRIBUTION

This Document and any subsequent revisions shall be co-ordinated by and approved before re-issue of this page and changed pages described in the revision table below.

Revision

Issue	Description	Date	Prepare By	Position	Sign	Review /Approved By	Position	Sign
0	RAMS 10-01 Demolition of Dwelling	21-09-2026						
1								
2								

Personnel Details							
Project Manager (PM):	TBC			Safety Officer (SO):			
Project Engineer (PE):	NA			Site Supervisor (SS) TBC		TBC	
Site Engineer (SE):	NA						
Occupations (Trades/skills/training)	☒ Labour	☒ Plant operator	☐ Electrician	☐ Heavy veh. driver	☒ Supervisor	☐ Dogman	☐
	☒ General const. safety	☒ First AID	☐ Confined space	☐ OHS Operator	☒ Excavator	☐ Loader Operator	☒ Engineer
Permits	☐ Confined space	☐ Permit to dig	☒ Hot works	DBYD plans	☐	☐ Council permits	☐

Revision

Rev	Description	Page/s	Approved	Date	Client Approved	Date
0	Issued for Planning	All	JM	21-09-2026		

1.1 Sequence of Works

1. Site setup - All the operations on site will be carried out under the close supervision of the Site Supervisor, who will ensure that NO member of the public or site personnel comes into contact with any of the on-site operations. Exclusion zones will be set up around demolition activities.
2. The supervisor will liaise with site management to agree procedures and timelines for the works, so that they can be coordinated with other activities on site.
3. All employees will have valid safe passes and manual handling. Some operatives will have abrasive wheel training. Machine operators will have valid CSCS cards for the machine they are working. All safety training available on site in the safety folder.
4. All Machinery will have in date GA1, GA2 and GA3 forms. These will be on site in the safety folder

Demolition of the Structure

All demolition works on site will be carried out in accordance with BS6187:2000 Code of Practice for Demolition.

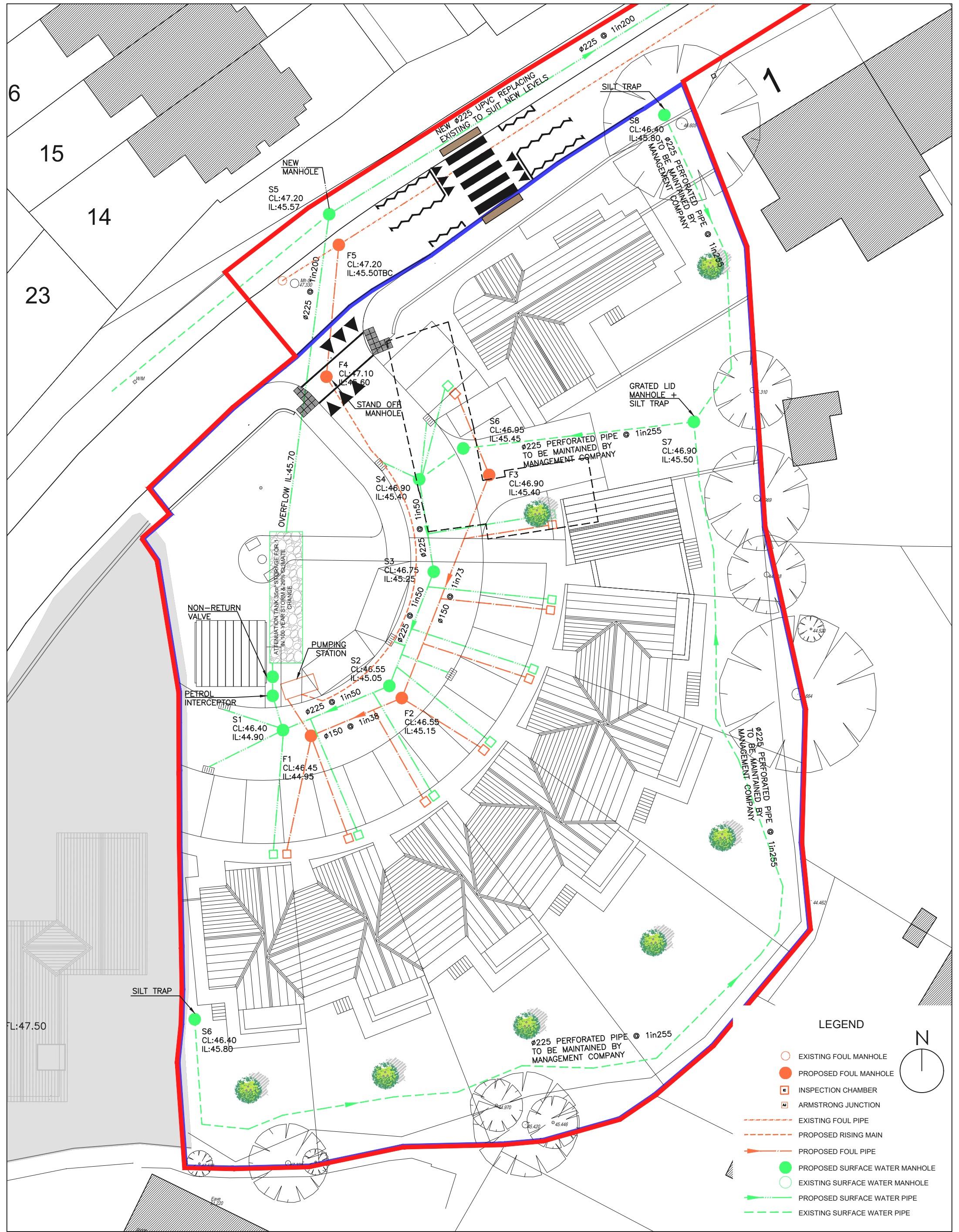
1. Walls to be demolished are constructed in masonry and random rubble..
2. A 30 tonne excavator with rock breaker will be used to demolish walls and break up into sizeable segments for crushing and eventual removal from site by licensed haulier.
3. All plant and lorry movements on the site will be controlled by a banksman who will direct the operator and ensure that no collisions with other plant or personnel occur.

RAMS 10-01 –Demolition of Shed Structure

Step	Procedure (in steps)	Possible Hazards	Risk Analysis			Community, Safety, Environmental & Engineering Controls	Responsible Person	Residual risk		
			Probability	Consequence	Ranking			Probability	Consequence	Ranking
3	Demo of structure	- Noise - Dust - Injury from falling materials - Injury to third parties - Airborne debris - Trips & fall - Falls from Working at Height	4 4	4 4	16 16	- Operatives working close by but outside the designated demolition area will be provided with appropriate PPE protection. - Working from height via MEWPs - Safety netting installed as necessary - Operatives provided with appropriate respiratory protection where necessary. - Operatives will be made aware of the dangers of the demolition process and toolbox talks relevant to the job will be given by the site supervisor. - The materials generated from the demolished material will be cleared away on an on-going basis. - A dust suppression system will be used as and when required. - No third parties will be permitted to enter the designated demolition area. - All machines/lorries will be controlled to ensure visibility all round for	Project Manager / Site Supervisor	2 2	2 2	4 4
4	Site Plant & Equipment	- Faults in machine due to inadequate servicing and maintenance. - Refuelling locations, loading. - Falls of persons from loads or vehicles	4 4 4	2 3 4	8 12 16	- All Plant deliveries to site will be pre-checked and serviced. - Ensuring the competence of all employees engaged in machine operations. - Carry out regular inspections of site plant, daily and weekly checks to be completed for each item of plant and equipment, including safety harnesses. - Adherence to safe use practices. - Before operating check if plant & equipment is safe to use. - All site operatives and operators to wear the appropriate P.P.E. i.e. Hard Hats, Hi Visibility Vests, and Safety Boots. - All operatives will be fully trained in the plant or equipment they use. - Regular training of the plant or equipment to be used, regardless of how frequent the operative may use it.	Site Supervisor / Project Manager	2 2 2	2 2 2	4 4 4

RAMS 10-01 –Demolition of Shed Structure

5	Breaking out of Concrete	- Noise - Dust - Moving Plant	4	2	8	- Works will be completed within the designated working hours to minimise nuisance to nearby residences. Operatives to wear suitable hearing protection during any works involving the use of the breaker. - Water suppression will be used during the breaking works, as required to minimise dust. Dust masks are to be worn by operatives during the demolition works - Spotters will be in place at all times when excavators are in use.	Site Supervisor /	2	2	4
			4	3	12		Project Manager	2	2	4
			4	4	16			2	2	4



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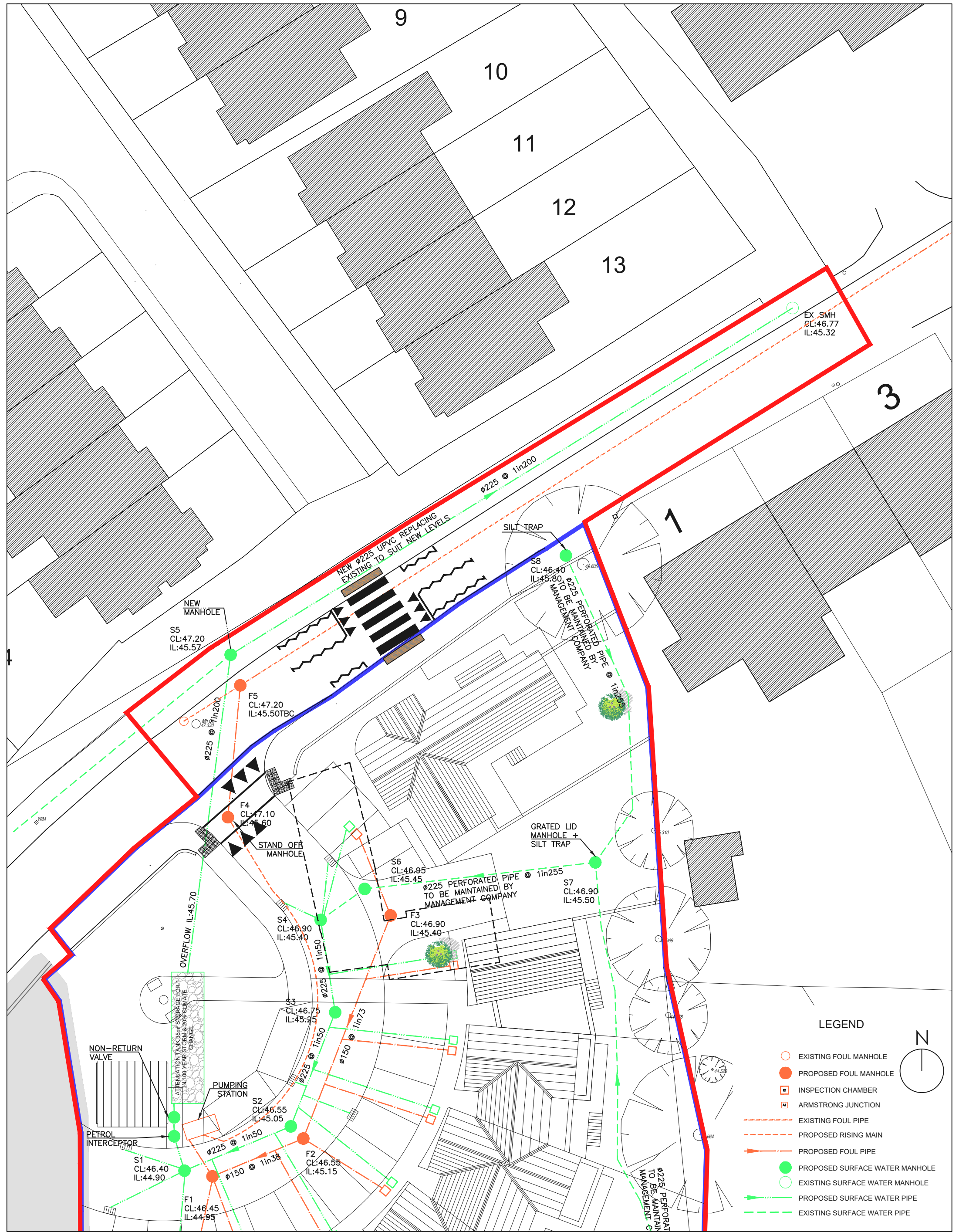
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DRAWING TITLE: PROPOSED DRAINAGE LAYOUT 1/2			
DRAWN BY: JM	CHECKED BY: JM	SCALE: 1:250 @ A3	DATE: 09/2026

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Co. Wicklow, A63 H024
0867724313
design@jmartin.ie
www.jmartin.ie

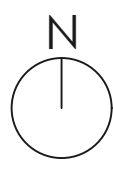
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C2	-

PLANNING APPEAL



LEGEND

- EXISTING FOUL MANHOLE
- PROPOSED FOUL MANHOLE
- INSPECTION CHAMBER
- ARMSTRONG JUNCTION
- EXISTING FOUL PIPE
- PROPOSED RISING MAIN
- PROPOSED FOUL PIPE
- PROPOSED SURFACE WATER MANHOLE
- EXISTING SURFACE WATER MANHOLE
- PROPOSED SURFACE WATER PIPE
- EXISTING SURFACE WATER PIPE



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DRAWN BY: JM	CHECKED BY: JM	SCALE: 1:250 @ A3	DATE: 09/2026

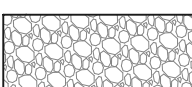
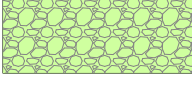
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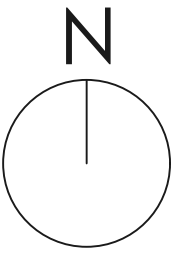
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PLANNING APPEAL



NTS

- | | |
|---|---|
|  | EXISTING TOPSOIL |
|  | EXISTING IMPERMEABLE CLAY SOIL |
|  | EXISTING SANDY SOIL LAYER |
|  | NEW COMPACTED
CLAUSE 808 MATERIAL |
|  | EXISTING WELL DRAINING
GRAVEL SOIL LAYER |
|  | EXISTING GROUND LEVEL |
|  | PROPOSED GROUND
LEVEL |
|  | GROUND WATER LEVEL |
|  | NEW COMPACTED
WELL DRAINING
ENGINEERED FILL |
|  | PROPOSED IMPORTED
FREE DRAINING TOPSOIL |



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PROJECT:	RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW

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JM	JM	1:100 @ A1	09/2026

PLANNING APPEAL

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:
IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.
FOR AREAS SUCH AS THE PROPOSED REAR GARDENS OF THE DWELLINGS, THE FINISHED GROUND LEVELS WILL MATCH THE EXISTING GROUND LEVELS. IN THESE AREAS THE TOP SOIL AND CLAY IMPERMEABLE CLAY LAYER WILL BOTH BE REMOVED AND REPLACED WITH SUITABLE GRANULAR ENGINEERED FILL AND THEN SUITABLE WELL DRAINING TOP SOIL.
TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.
IT IS ALSO REQUIRED TO REMOVE THE IMPERMEABLE CLAY LAYER TO IMPROVE THE BEARING FOR THE LOADING ASSOCIATED WITH PAVEMENTS AND ROADS.
THE PROPOSED BUILDINGS ARE ENVISAGED TO BE BUILT OFF PILED FOUNDATIONS.
IN AREAS WHERE THERE IS EXISTING SAND STRATA THIS WILL ALSO BE REMOVED AND GRANULAR ENGINEERED FILL IMPORTED IN THESE AREAS.

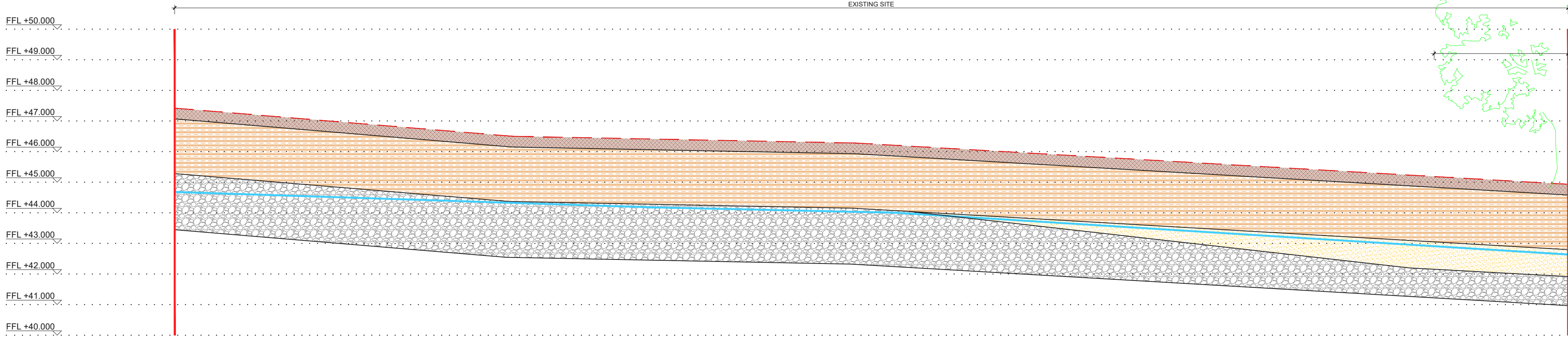
EXISTING TREES:
IT IS PROPOSED TO PROTECT AND RETAIN THE EXISTING TREES THAT ARE ALONG THE SITE BOUNDARY.
THE SOIL AROUND THE EXISTING ROOT BALLS OF THE TREES WILL NOT BE DISTURBED IN ORDER TO PROTECT THE TREE ROOTS.
THE TREES WILL HELP WITH THE ABSORPTION OF THE SURFACE WATER RUN OFF FROM THE SITE ALONG THE BOUNDARY.

PROPOSED HEDGE BOUNDARY TREATMENT:
IT IS PROPOSED TO INTRODUCE 1.2M TALL HEDGES ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE SITE.
THESE NEW HEDGES WILL BE PLANTED AFTER THE CIVIL ENGINEERING DRAINAGE IMPROVEMENT WORKS ARE COMPLETED.
THE ROOTS OF THESE HEDGES WILL ABSORB RAINWATER AND SURFACE WATER RUNOFF LOCALLY AT THE SITE BOUNDARIES.

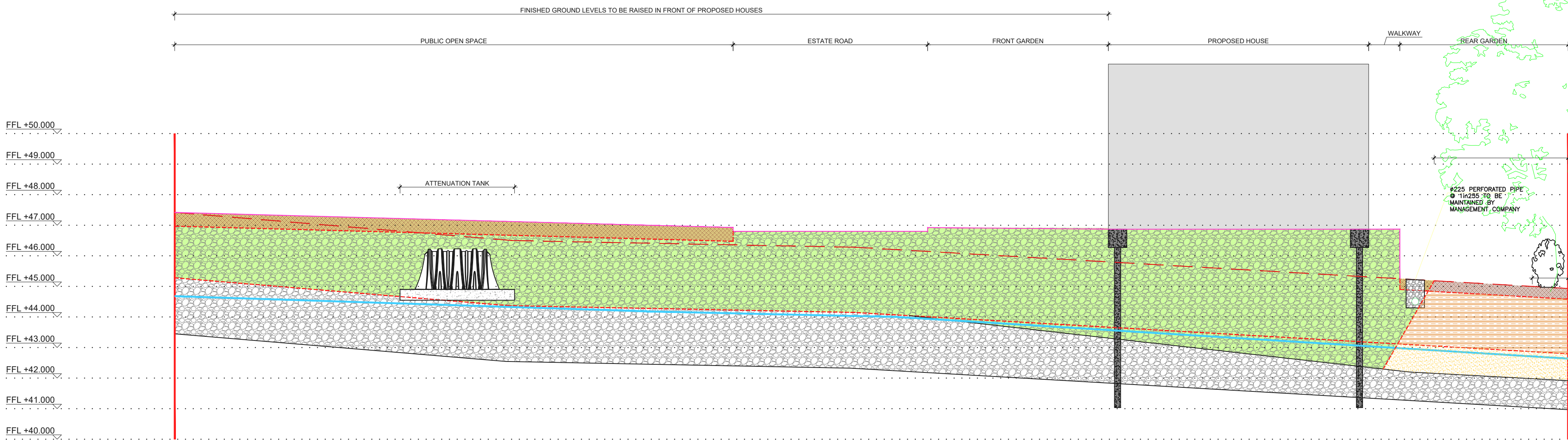


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- EXISTING TOPSOIL
- EXISTING IMPERMEABLE CLAY SOIL
- EXISTING SANDY SOIL LAYER
- NEW COMPACTED CLAUSE 808 MATERIAL
- EXISTING WELL DRAINING GRAVEL SOIL LAYER
- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL
- GROUND WATER LEVEL
- NEW COMPACTED WELL DRAINING ENGINEERED FILL
- PROPOSED IMPORTED FREE DRAINING TOPSOIL



EXISTING SITE SECTION B-B



PROPOSED SITE SECTION B-B

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design@jmartin.ie
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PROJECT:
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DRAWING TITLE:
EXISTING & PROPOSED SITE SECTION B-B

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PLANNING APPEAL

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

FOR AREAS SUCH AS THE PROPOSED REAR GARDENS OF THE DWELLINGS, THE FINISHED GROUND LEVELS WILL MATCH THE EXISTING GROUND LEVELS. IN THESE AREAS THE TOP SOIL AND CLAY IMPERMEABLE CLAY LAYER WILL BOTH BE REMOVED AND REPLACED WITH SUITABLE GRANULAR ENGINEERED FILL AND THEN SUITABLE WELL DRAINING TOP SOIL.

TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

IT IS ALSO REQUIRED TO REMOVE THE IMPERMEABLE CLAY LAYER TO IMPROVE THE BEARING FOR THE LOADING ASSOCIATED WITH PAVEMENTS AND ROADS.

THE PROPOSED BUILDINGS ARE ENVISAGED TO BE BUILT OFF PILED FOUNDATIONS.

IN AREAS WHERE THERE IS EXISTING SAND STRATA THIS WILL ALSO BE REMOVED AND GRANULAR ENGINEERED FILL IMPORTED IN THESE AREAS.

EXISTING TREES:

IT IS PROPOSED TO PROTECT AND RETAIN THE EXISTING TREES THAT ARE ALONG THE SITE BOUNDARY.

THE SOIL AROUND THE EXISTING ROOT BALLS OF THE TREES WILL NOT BE DISTURBED IN ORDER TO PROTECT THE TREE ROOTS.

THE TREES WILL HELP WITH THE ABSORPTION OF THE SURFACE WATER RUN OFF FROM THE SITE ALONG THE BOUNDARY.

PROPOSED HEDGE BOUNDARY TREATMENT:

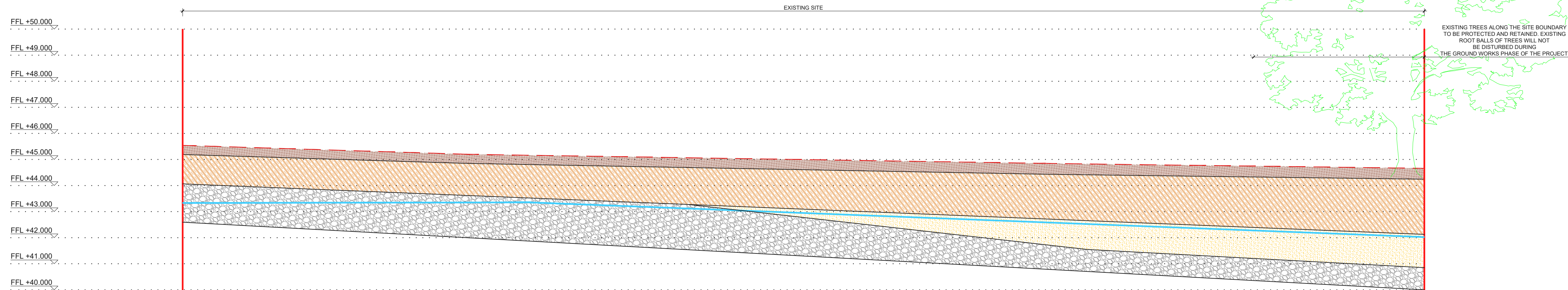
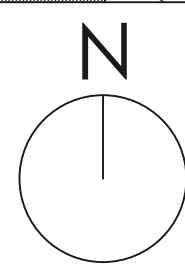
IT IS PROPOSED TO INTRODUCE 1.2M TALL HEDGES ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE SITE.

THESE NEW HEDGES WILL BE PLANTED AFTER THE CIVIL ENGINEERING DRAINAGE IMPROVEMENT WORKS ARE COMPLETED.

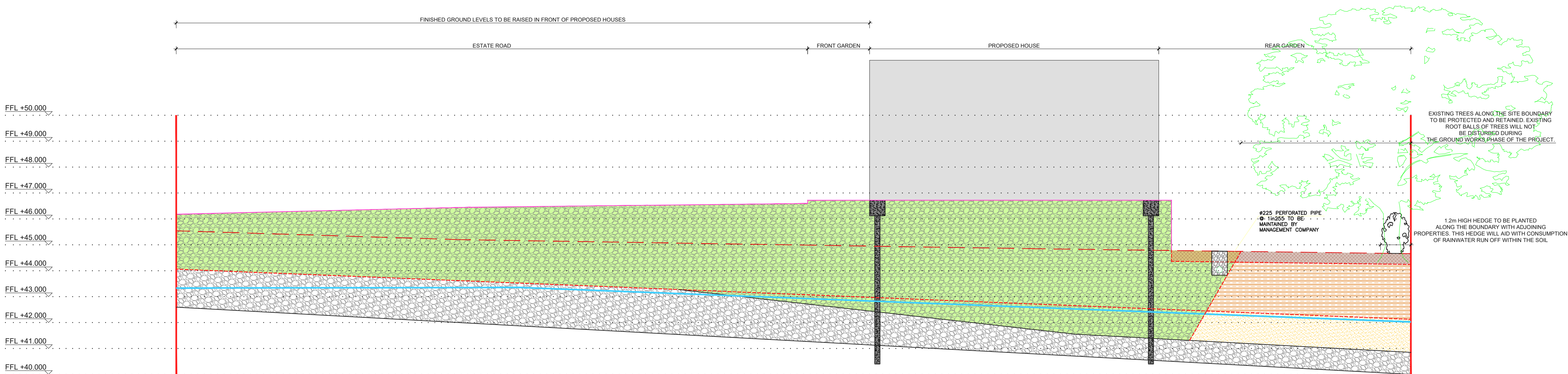
THE ROOTS OF THESE HEDGES WILL ABSORB RAINWATER AND SURFACE WATER RUNOFF LOCALLY AT THE SITE BOUNDARIES.



KEY PLAN



EXISTING SITE SECTION C-C



PROPOSED SITE SECTION C-C

DO NOT SCALE OFF THIS DRAWING. ONLY STATED DIMENSIONS ARE TO BE USED.
ALL DIMENSIONS TO BE VERIFIED ON SITE BY MAIN CONTRACTOR BEFORE THE COMMENCEMENT OF WORKS.

REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY.
THIS DRAWING IS TO BE READ WITH ALL RELATED ARCHITECTS AND ENGINEERS DRAWINGS AND OTHER RELEVANT INFORMATION

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- EXISTING TOPSOIL
- EXISTING IMPERMEABLE CLAY SOIL
- EXISTING SANDY SOIL LAYER
- NEW COMPACTED CLAUSE 808 MATERIAL
- EXISTING WELL DRAINING GRAVEL SOIL LAYER
- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL
- GROUND WATER LEVEL
- NEW COMPACTED WELL DRAINING ENGINEERED FILL
- PROPOSED IMPORTED FREE DRAINING TOPSOIL

REV	DESCRIPTION	BY	DATE



Engineering
Planning Design
26 Blacklion Manor, Greystones,
Co. Wicklow, A63 H024
0867724313
design@jmartin.ie
www.jmartin.ie

CLIENT:
ROSIN O BOYLE

PROJECT:
RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD,
GREYSTONES, CO. WICKLOW

DRAWING TITLE:
EXISTING & PROPOSED SITE SECTION C-C

DRAWING No:	REVISION:
C402	-
DRAWN BY: JM	CHECKED BY: JM
SCALE: 1:100 @ A1	DATE: 09/2026

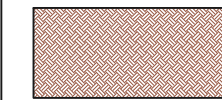
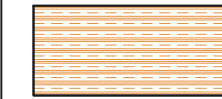
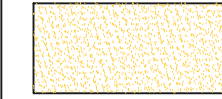
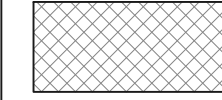
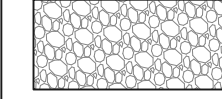
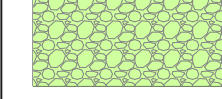
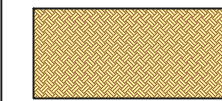
PLANNING APPEAL

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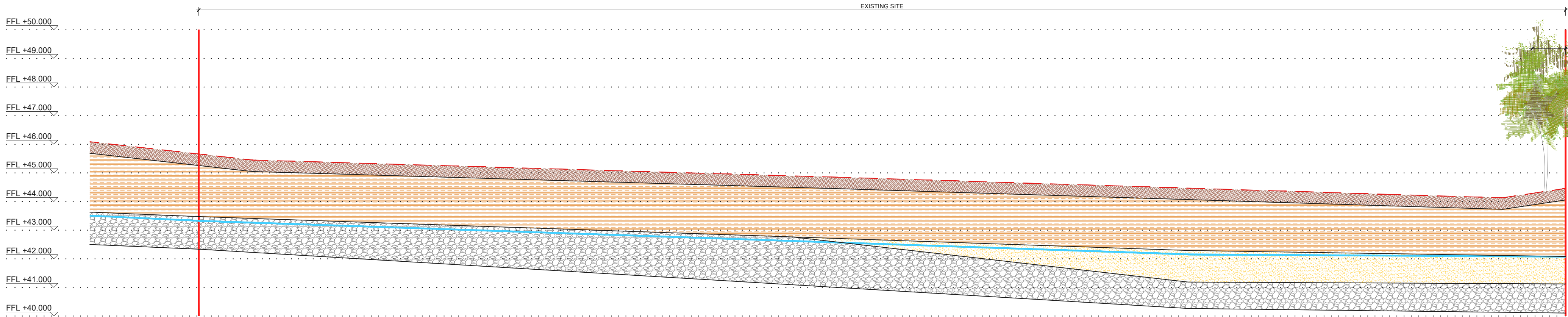
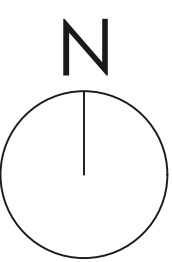
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-  EXISTING TOPSOIL
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-  EXISTING GROUND LEVEL
-  PROPOSED GROUND LEVEL
-  GROUND WATER LEVEL
-  NEW COMPACTED WELL DRAINING ENGINEERED FILL
-  PROPOSED IMPORTED FREE DRAINING TOPSOIL

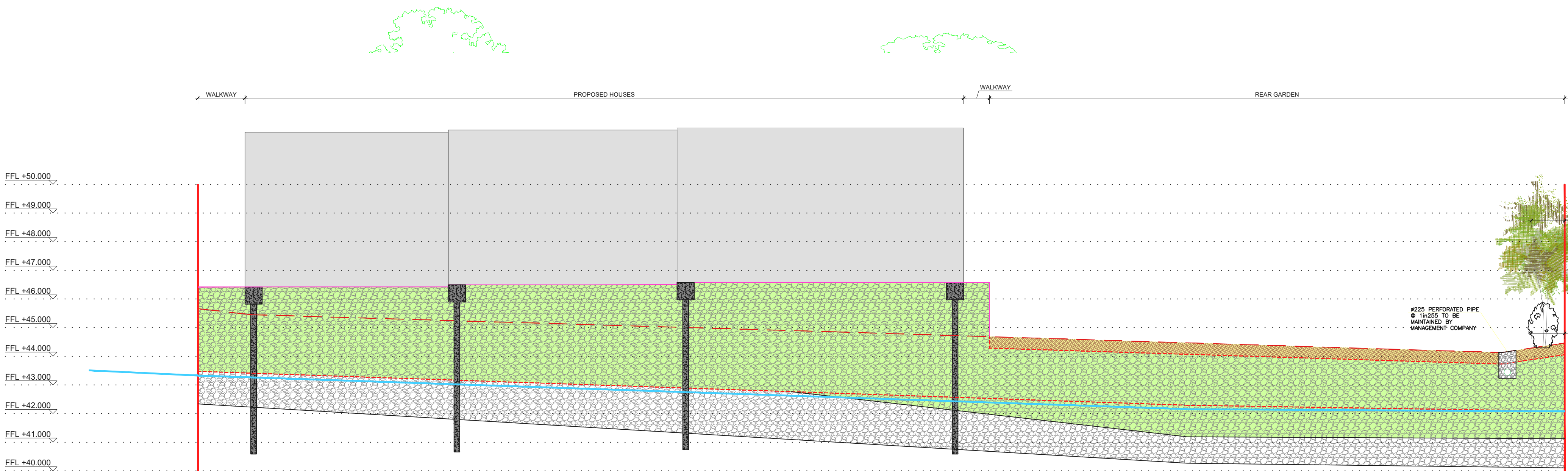


KEY PLAN

NTS



EXISTING SITE SECTION D-D



PROPOSED SITE SECTION D-D

REV	DESCRIPTION	BY	DATE



Engineering
Planning Design
26 Blacklion Manor, Greystones,
Co. Wicklow, A63 H024
0867724313
design@jmartin.ie
www.jmartin.ie

CLIENT:
ROSIN O'BOYLE

PROJECT:
RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD,
GREYSTONES, CO. WICKLOW

DRAWING TITLE:
EXISTING & PROPOSED SITE SECTION D-D

DRAWING No:	REVISION:
C403	-
DRAWN BY: JM	CHECKED BY: JM
SCALE: 1:100 @ A1	DATE: 09/2026

PLANNING APPEAL

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

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PROPOSED HEDGE BOUNDARY TREATMENT:

IT IS PROPOSED TO INTRODUCE 1.2M TALL HEDGES ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE SITE.

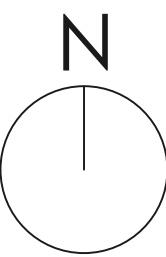
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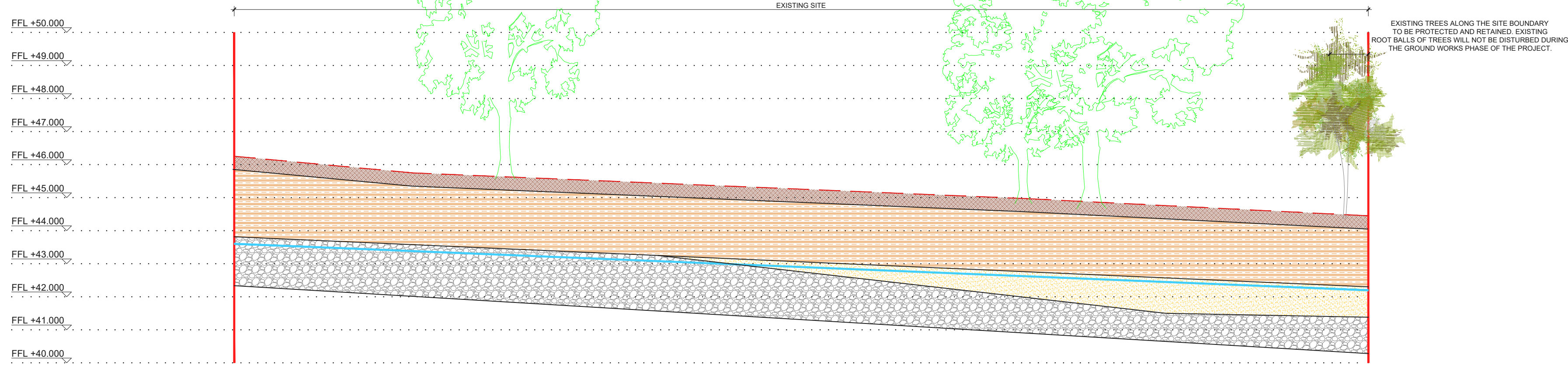


KEY PLAN

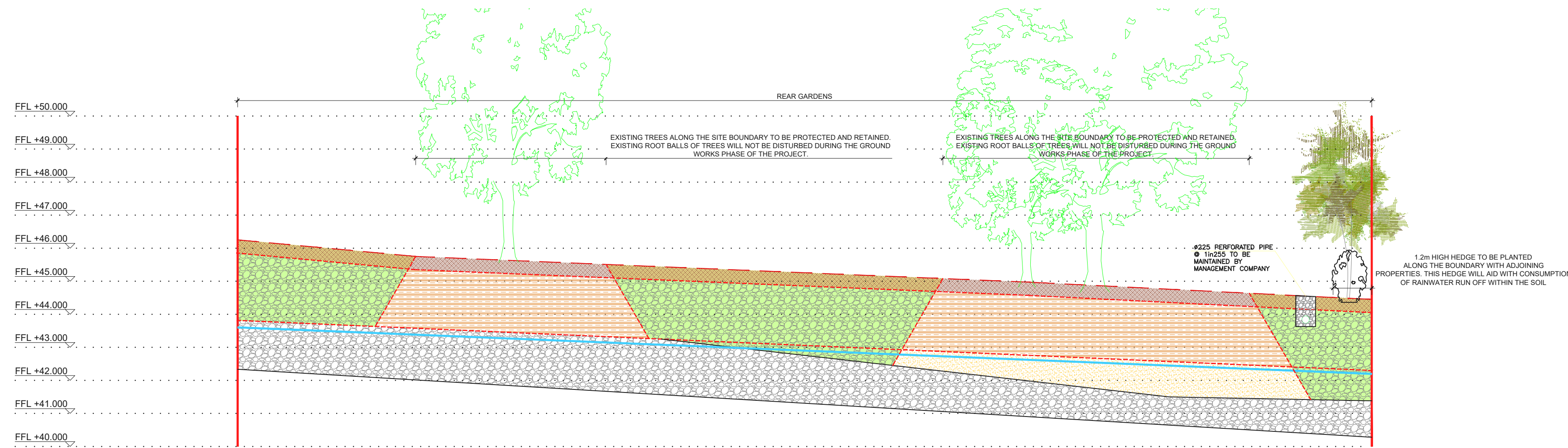
NTS



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- EXISTING SANDY SOIL LAYER
- NEW COMPACTED CLAUSE 808 MATERIAL
- EXISTING WELL DRAINING GRAVEL SOIL LAYER
- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL
- GROUND WATER LEVEL
- NEW COMPACTED WELL DRAINING ENGINEERED FILL
- PROPOSED IMPORTED FREE DRAINING TOPSOIL



EXISTING SITE SECTION E-E



PROPOSED SITE SECTION E-E

REV	DESCRIPTION	BY	DATE



Engineering
Planning Design
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0867724313
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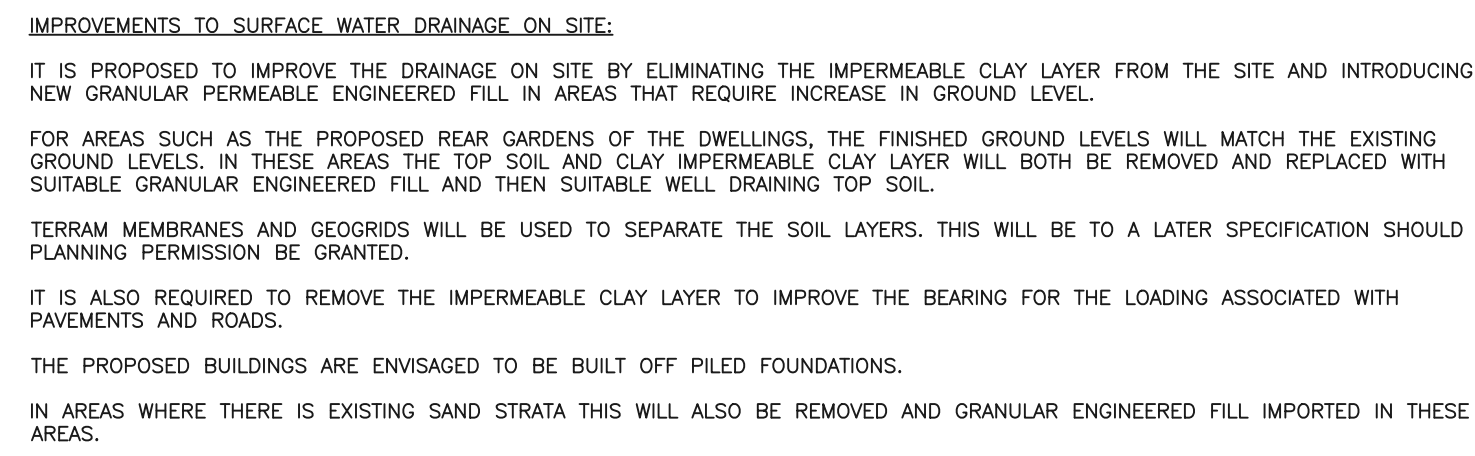
CLIENT:
ROSIN O'BOYLE

PROJECT:
RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD,
GREYSTONES, CO. WICKLOW

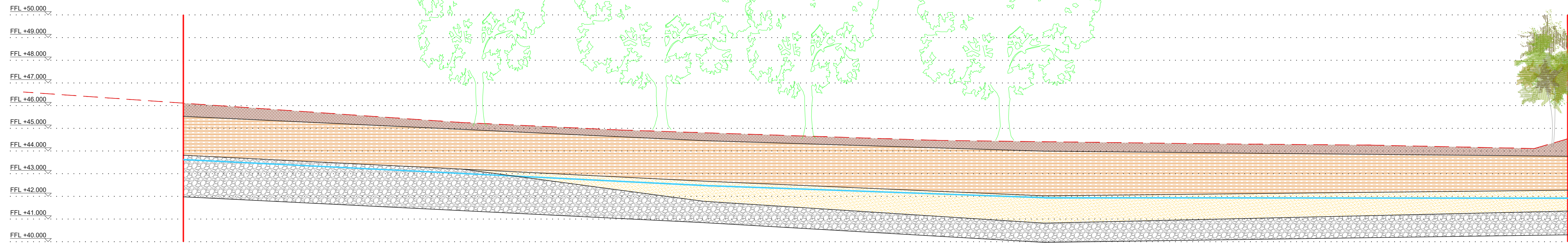
DRAWING TITLE:
EXISTING & PROPOSED SITE SECTION E-E

DRAWING No:			REVISION:
C404			-
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
JM	JM	1:100 @ A1	09/2026

PLANNING APPEAL

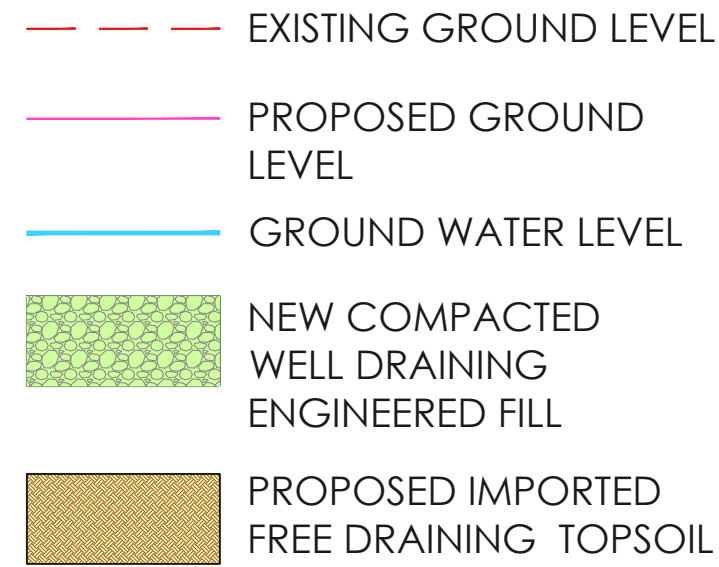


THE ROOTS OF THESE HEDGES WILL ABSORB RAINWATER AND SURFACE WATER RUNOFF LOCALLY AT THE SITE BOUNDARIES.



1.2m HIGH HEDGE TO BE PLANTED
ALONG THE BOUNDARY WITH ADJOINING
PROPERTIES. THIS HEDGE WILL AID WITH CONSUMPTION
OF RAINWATER RUN OFF WITHIN THE SOIL

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DRAWING No: C405		REVISION: -
PLANNING APPEAL		



THE TREES WILL HELP WITH THE ABSORPTION OF THE SURFACE WATER RUN OFF FROM THE SITE ALONG THE BOUNDARY.

THE ROOTS OF THESE HEDGES WILL ABSORB RAINWATER AND
SURFACE WATER RUNOFF LOCALLY AT THE SITE BOUNDARIES.



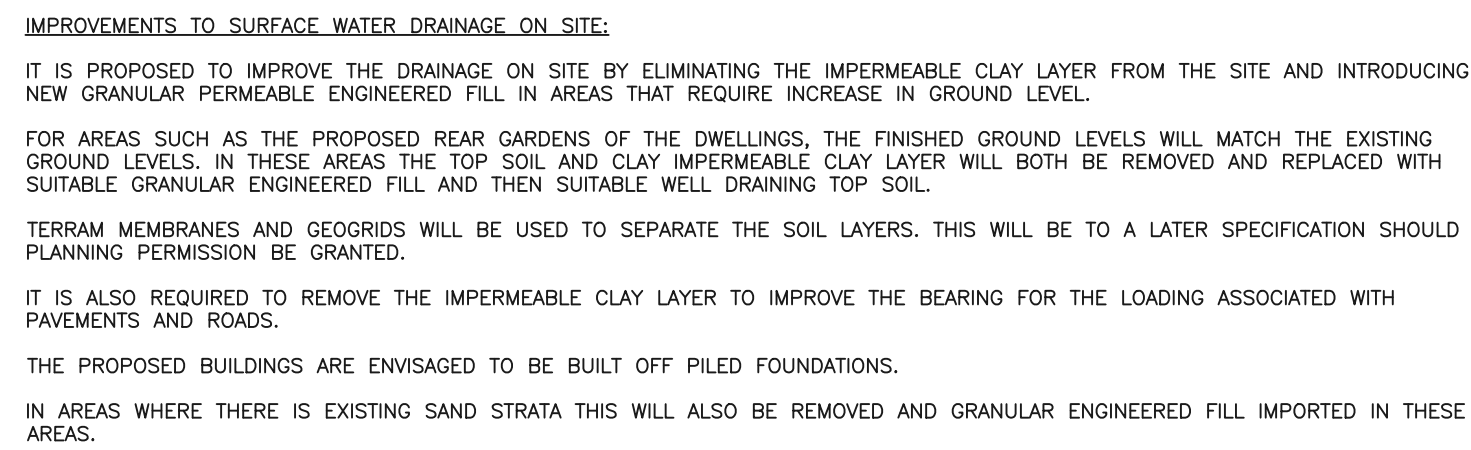
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REV	DESCRIPTION	BY	DATE

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DRAWING No:	REVISION:
C406	-

PLANNING APPEAL



PROPOSED HEDGE BOUNDARY TREATMENT:

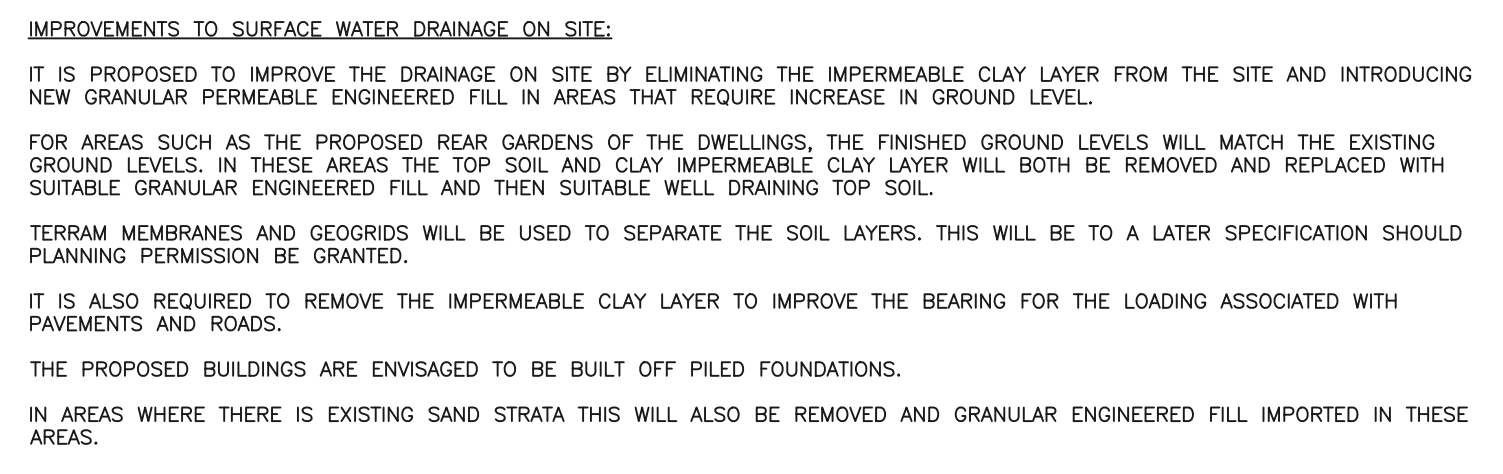
IT IS PROPOSED TO INTRODUCE 1.2M TALL HEDGES ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE SITE.

THESE NEW HEDGES WILL BE PLANTED AFTER THE CIVIL ENGINEERING DRAINAGE IMPROVEMENT WORKS ARE COMPLETED.

THE ROOTS OF THESE HEDGES WILL ABSORB RAINWATER AND SURFACE WATER RUNOFF LOCALLY AT THE SITE BOUNDARIES.



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PLANNING APPEAL			



IT IS PROPOSED TO PROTECT AND RETAIN THE EXISTING TREES THAT ARE ALONG THE SITE BOUNDARY.

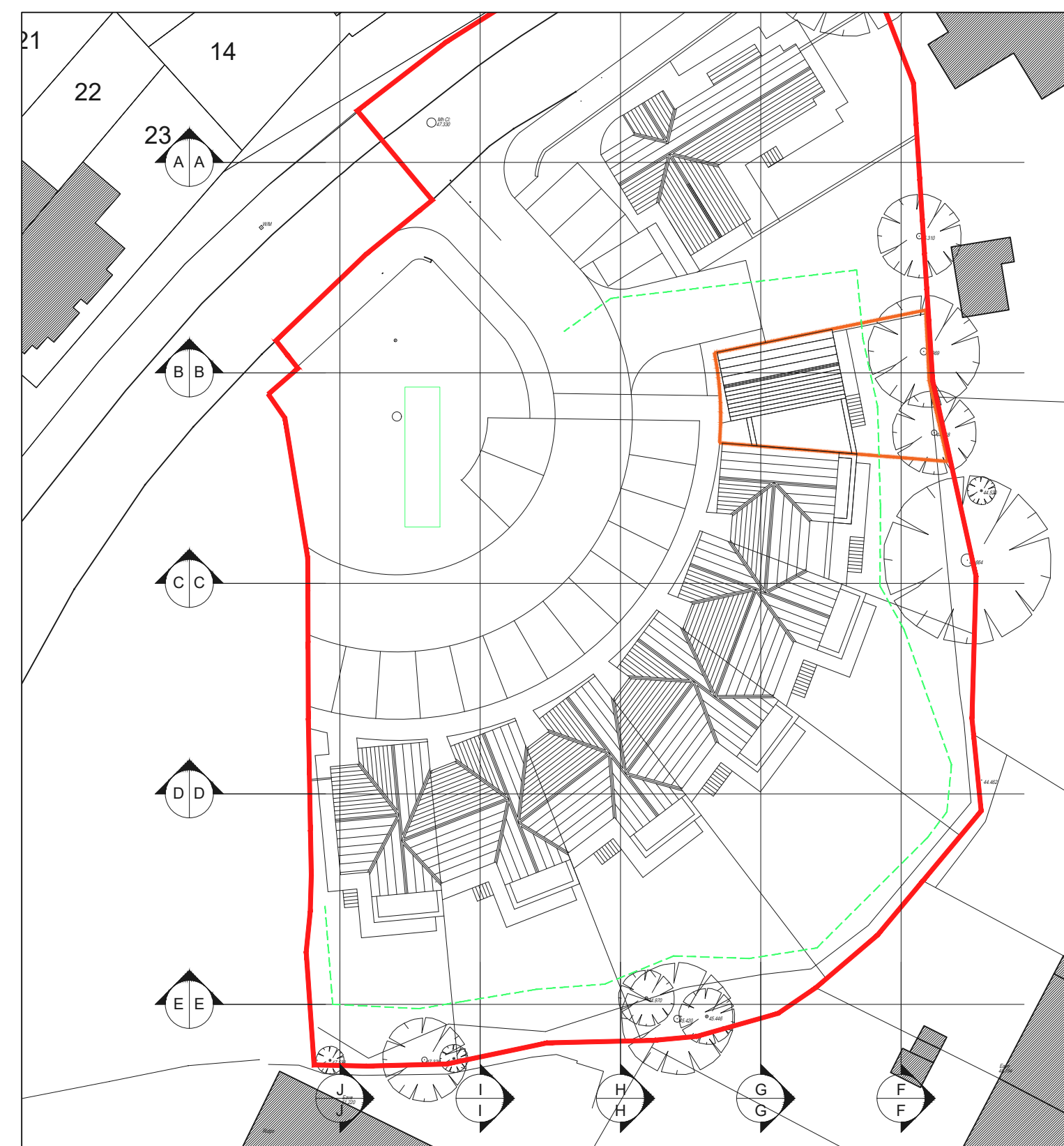
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THE TREES WILL HELP WITH THE ABSORPTION OF THE SURFACE WATER RUN OFF FROM THE SITE ALONG THE BOUNDARY.

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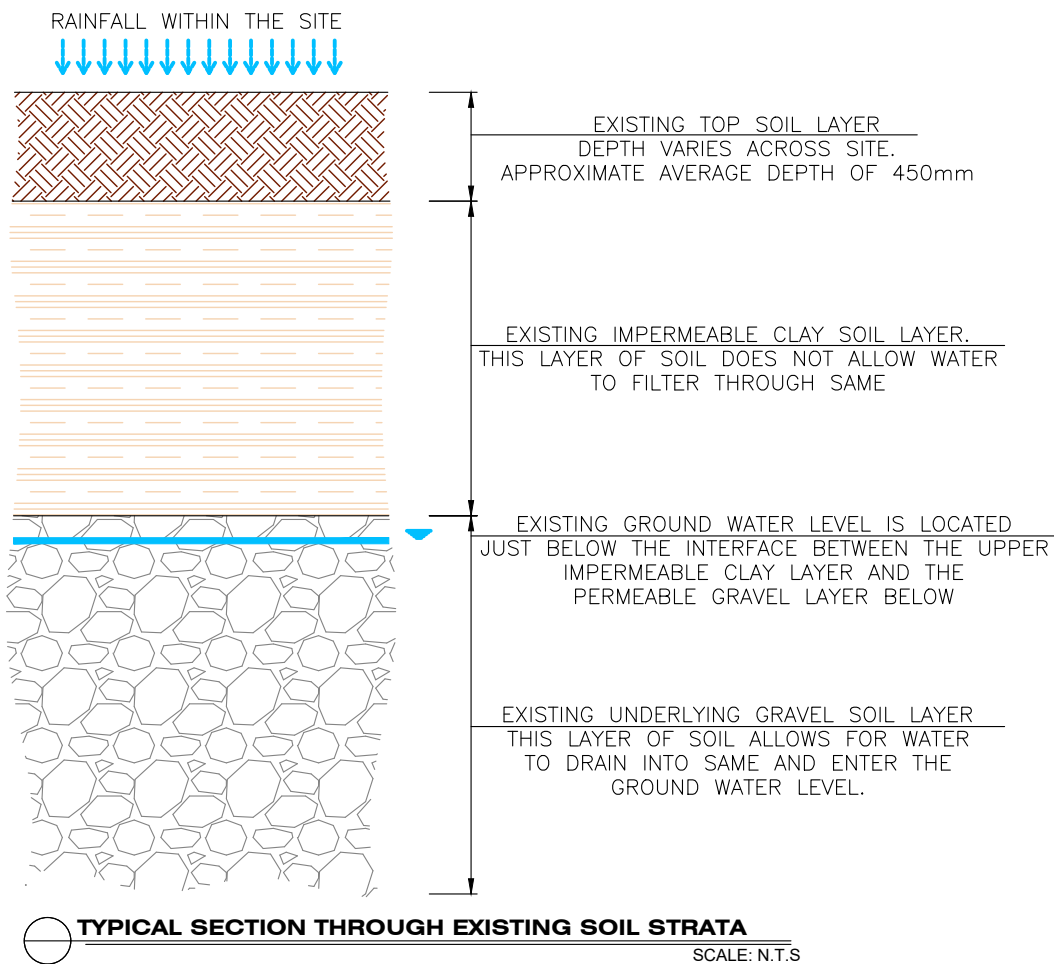
THE ROOTS OF THESE HEDGES WILL ABSORB RAINWATER AND SURFACE WATER RUNOFF LOCALLY AT THE SITE BOUNDARIES.



REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: EXISTING & PROPOSED SITE SECTION J-J			
DRAWN BY: JM	CHECKED BY: JM	SCALE: 1:100 @ A1	DATE: 09/2026

	Engineering Planning Design 26 Blackton Manor, Graystones, Co- Wicklow, A63 H024 085776313 design@jmartin.ie www.jmartin.ie	REVISION:
DRAWING No: C409		-
PLANNING APPEAL		



TYPICAL SECTION THROUGH EXISTING SOIL STRATA
SCALE: N.T.S

SURFACE WATER DRAINAGE ON THE SITE:

FIRSTLY IT MUST BE NOTED THAT THERE IS NO COSTAL OF FLUVIAL (RIVER INFLUENCE) ON THE WATER CONDITIONS ON THE SITE. THE COAST IS OVER A KILOMETER TO THE EAST AND CONSIDERABLY LOWER THAN THE LEVEL OF THE SITE. THE NEAREST STREAM TO THE SITE IS 500m TO THE NORTH OF THE SITE AT THE BLACKLION SCHOOLS CAMPUS AND LIDL. THE LEVEL OF THE STREAM IS ALSO CONSIDERABLY LOWER THAN THE LEVELS ON THE SITE.

THE ONLY SURFACE WATER IN THE AREA IS GENERATED BY RAINFALL FALLING ON THE SITE. (PLUVIAL)

BACKGROUND OF TESTING OF SITE.

THERE HAS BEEN EXTENSIVE GEOTECHNICAL TESTING UNDERTAKEN ON THIS SITE IN THE PAST FEW YEARS. TESTING HAS INCLUDED NUMEROUS TRIAL PITS AND SOAKAWAY TESTS. THIS TESTING INFORMATION HAS BEEN USED TO COMPILE THE SITE SECTIONS PRODUCED FOR ALL STAGES OF THIS PLANNING PROCESS TO DATE.

IN SUMMARY, THE GEOTECHNICAL INVESTIGATIONS HAVE SHOWN THAT THERE IS A LAYER OF TOPSOIL OVER AN IMPERMEABLE CLAY LAYER WHICH IS IN TURN OVER AN EXISTING PERMEABLE GRAVEL LAYER. THE GROUND WATER ON THE SITE IS LOCATED IN THE PERMEABLE GRAVEL LAYER.

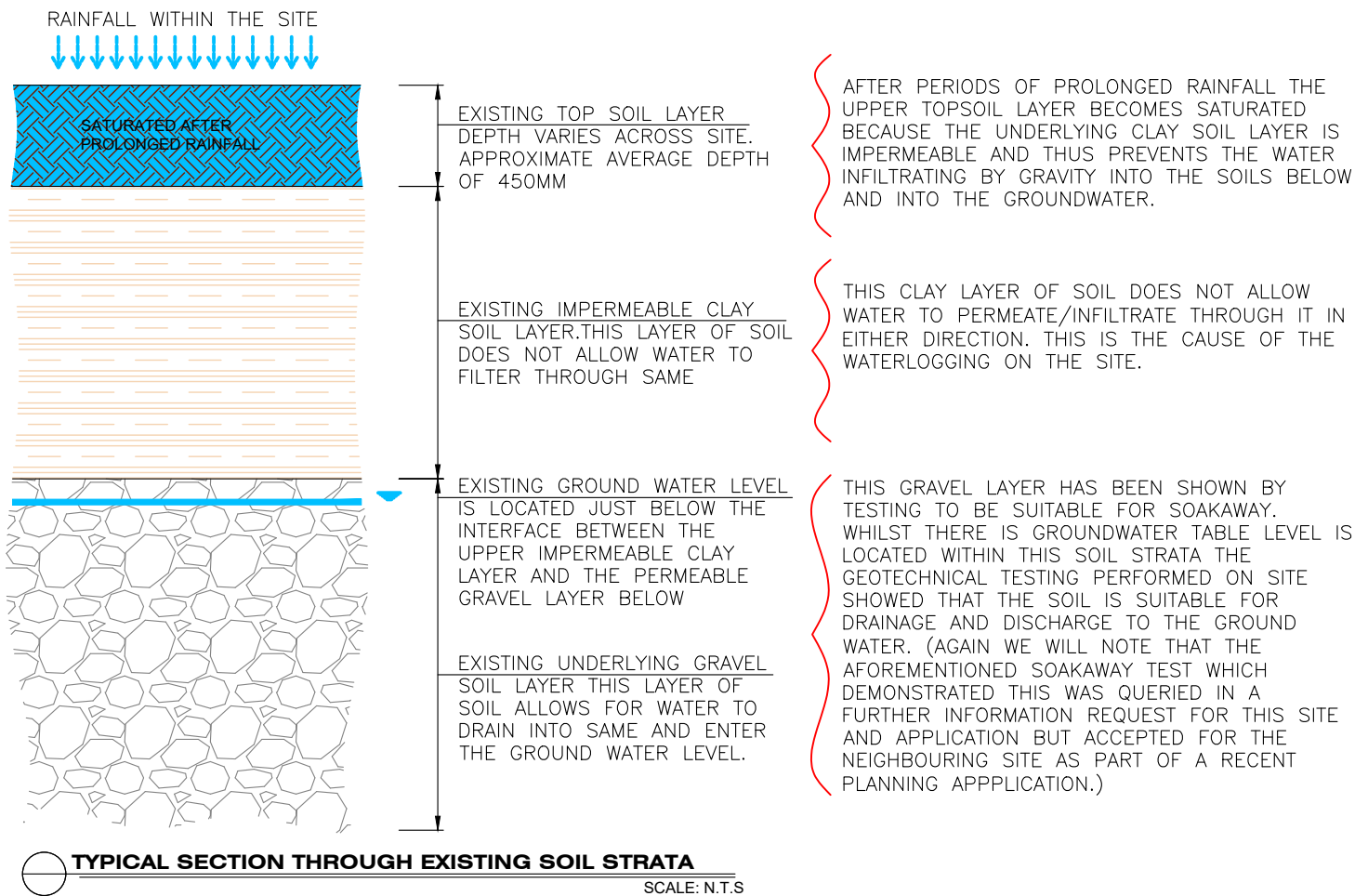
SOAKAWAY TESTING HAS BEEN UNDERTAKEN IN BOTH THE CLAY SOIL LAYER AND IN THE GRAVEL SOIL LAYER. SOAKAWAY TESTS WERE SUCCESSFUL IN THE GRAVEL SOIL LAYER BUT NOT SUCCESSFUL IN THE IMPERMEABLE CLAY LAYER. THE SUCCESSFUL TESTS WERE CONDUCTED IN THE GRAVEL STRATA AT A LOCATION ON THE SITE WHERE THE FINISHED GROUND LEVEL IS HIGHER THAN MOST OF THE SITE BUT THE DEPTH OF THE TEST WAS SUFFICIENT FOR DRAINAGE BY GRAVITY FROM THE PROPOSED HARDSTANDING AREAS TO THE FREE DRAINING GRAVEL LAYER. AS PART OF THE FURTHER INFORMATION REQUEST FROM WCC THE LEVELS OF THIS TEST WERE QUERIED AND RESPONDED TO.

WE WOULD NOTE DURING THE PLANNING HISTORY OF THIS SITE, THERE WERE PROPOSAL FOR DEVELOPMENTS INCLUDING AN ADJOINING SITE. THE SITE HAS SINCE BEEN SEPARATED INTO TWO SITES AND PLANNING HAS BEEN GRANTED FOR A SINGLE HOUSE ON THE ADJOINING SITE. AS PART OF THE PLANNING APPLICATION FOR THE ADJOINING SITE, THE EXACT SAME SOAKAWAY TEST AND REPORT THAT WAS QUERIED BY THE LOCAL AUTHORITY IN THE FURTHER INFORMATION REQUEST FOR THIS APPLICATION WAS ACCEPTED WITHOUT QUERY DESPITE THE FACT THAT THE TEST IS NOT WITHIN THE BOUNDARIES OF THE ADJOINING SITE AND IS ALSO AT A HIGHER LEVEL THAN THE MAJORITY OF THE ADJOINING SITE.

REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: EXISTING SOIL BUILD-UP WITH NOTES ON GEOTECHNICAL INVESTIGATIONS TO DATE: SHEET 1 OF 2			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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DRAWING No: C100	REVISION: -
PLANNING APPEAL	



EXISTING SURFACE WATER DRAINAGE ON THE SITE AND ADJOINING PROPERTIES:

AS ALREADY DISCUSSED, THE ONLY SOURCE OF SURFACE WATER ON THE IS FROM RAINFALL WITHIN THE SITE. THERE IS NO RIVER OR COASTAL INFLUENCE ON THE SITE. THERE IS ALSO NO WATER FLOWING OVERGROUND INTO THE SITE FROM ADJOINING PROPERTIES. THE TOPOGRAPHY OF THE SITE AND VEGETATION ON THE SITE ARE SUCH THAT THERE IS NO OVERGROUND FLOW OF WATER FROM OUR SITE TO THE ADJOINING PROPERTIES.

IT HAS BEEN NOTED THAT THE EXISTING DRAINAGE ON THE SITE IS POOR. THIS IS DUE TO THE IMPERMEABLE CLAY LAYER ON THE SITE IMMEDIATELY BELOW THE TOPSOIL LAYER.

THE PRESENCE OF THIS CLAY LAYER PREVENTS RAINWATER FILTERING/MOVING THROUGH SAME INTO THE FREE DRAINING GRAVEL LAYER BELOW. THIS CAUSES THE SITE TO BE COME WATERLOGGED AFTER HEAVY RAINFALL.

IT HAS BEEN NOTED BY NUMEROUS OBJECTORS THAT THE ADJOINING PROPERTIES ALSO EXPERIENCE WATERLOGGING. NEIGHBOURING SITES ARE LIKELY TO HAVE THE SAME SOIL STRATA BUILD-UP PRESENT AS IN THE SITE UNDER APPLICATION AND WILL THEREFORE EXPERIENCE THE SAME WATERLOGGING DUE TO THE IMPERMEABLE CLAY LAYER.

THE EXISTING WATERLOGGING ON THE NEIGHBOURING PROPERTIES IS NOT DUE TO THE PRESENCE OF DEVELOPMENT ON ADJOINING AND NEARBY SITES AS THERE IS NO OVERGROUND WATER FLOWING INTO THESE PROPERTIES. THE WATERLOGGING ON THESE NEIGHBOURING SITES IS MOST LIKELY FROM RAINWATER LANDING WITHIN THE SITES THEMSELVES AS WELL AS RUNOFF FROM ROOFS, PATIOS ETC.

THE CIVIL ENGINEERING PROPOSAL FOR THIS SITE DEVELOPMENT AIMS TO ELIMINATE THE IMPERMEABLE CLAY LAYER IN THE SITE TO ALLOW A FREE DRAINING PATHWAY TO THE GROUNDWATER AND PERMEABLE SOIL LAYERS BELOW.

REV	DESCRIPTION	BY	DATE

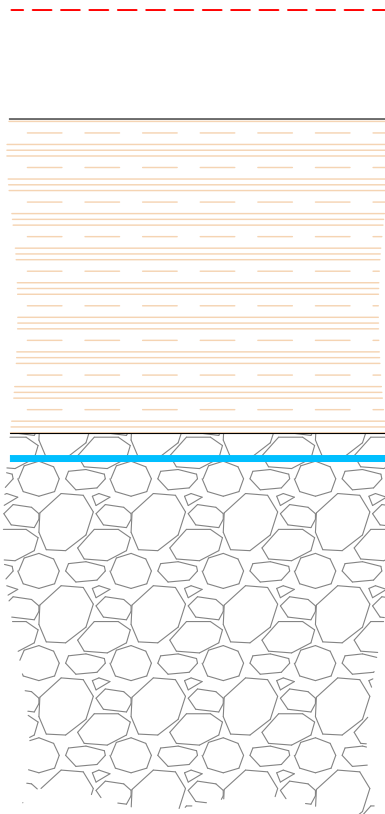
CLIENT: ROSIN O BOYLE			
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DRAWING TITLE: EXISTING SOIL BUILD-UP WITH NOTES ON GEOTECHNICAL INVESTIGATIONS TO DATE: SHEET 2 OF 2			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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DRAWING No: C101	REVISION: -
PLANNING APPEAL	



PROPOSED CIVIL ENGINEERING/DRAINAGE IMPROVEMENT WORKS

STEP 1: REMOVAL OF EXISTING TOP SOIL LAYER



EXISTING TOP SOIL LAYER
DEPTH VARIES ACROSS SITE.
APPROXIMATE AVERAGE DEPTH
OF 450MM

EXISTING TOP SOIL TO BE REMOVED AND
DISPOSED OF OFF SITE TO SUITABLE LANDFILL.

EXISTING IMPERMEABLE CLAY
SOIL LAYER. THIS LAYER OF SOIL
DOES NOT ALLOW WATER TO
FILTER THROUGH SAME

EXISTING GROUND WATER LEVEL
IS LOCATED JUST BELOW THE
INTERFACE BETWEEN THE
UPPER IMPERMEABLE CLAY
LAYER AND THE PERMEABLE
GRAVEL LAYER BELOW

EXISTING UNDERLYING GRAVEL
SOIL LAYER. THIS LAYER OF
SOIL ALLOWS FOR WATER TO
DRAIN INTO SAME AND ENTER
THE GROUND WATER LEVEL.



TYPICAL SECTION THROUGH EXISTING SOIL STRATA SHOWING TOP SOIL REMOVED

SCALE: N.T.S

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

FOR AREAS SUCH AS THE PROPOSED REAR GARDENS OF THE DWELLINGS, THE FINISHED GROUND LEVELS WILL MATCH THE EXISTING GROUND LEVELS. IN THESE AREAS THE TOP SOIL AND CLAY IMPERMEABLE CLAY LAYER WILL BOTH BE REMOVED AND REPLACED WITH SUITABLE GRANULAR ENGINEERED FILL AND THEN SUITABLE WELL DRAINING TOP SOIL.

TERRAM MEMBRANES WILL BE USED TO SEPARATE THE SOIL LAYERS.

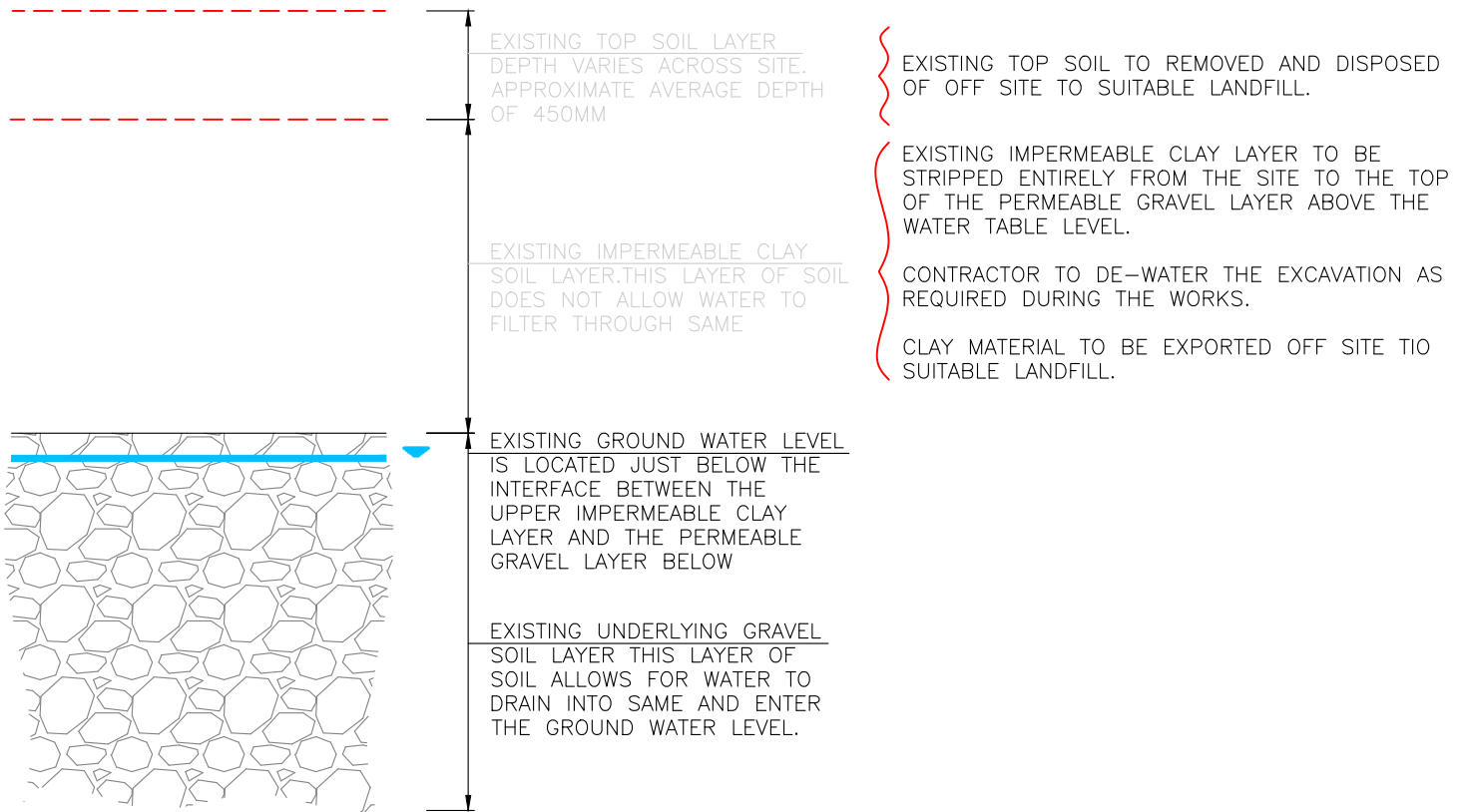
REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED CIVIL ENGINEERING IMPROVEMENT WORKS STEP 1.			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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DRAWING No: C102	REVISION: -
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PROPOSED CIVIL ENGINEERING/DRAINAGE IMPROVEMENT WORKS STEP 2: REMOVAL OF EXISTING IMPERMEABLE CLAY LAYER



TYPICAL SECTION THROUGH EXISTING SOIL STRATA SHOWING IMPERMEABLE CLAY REMOVED

SCALE: N.T.S

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

FOR AREAS SUCH AS THE PROPOSED REAR GARDENS OF THE DWELLINGS, THE FINISHED GROUND LEVELS WILL MATCH THE EXISTING GROUND LEVELS. IN THESE AREAS THE TOP SOIL AND CLAY IMPERMEABLE CLAY LAYER WILL BOTH BE REMOVED AND REPLACED WITH SUITABLE GRANULAR ENGINEERED FILL AND THEN SUITABLE WELL DRAINING TOP SOIL.

TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

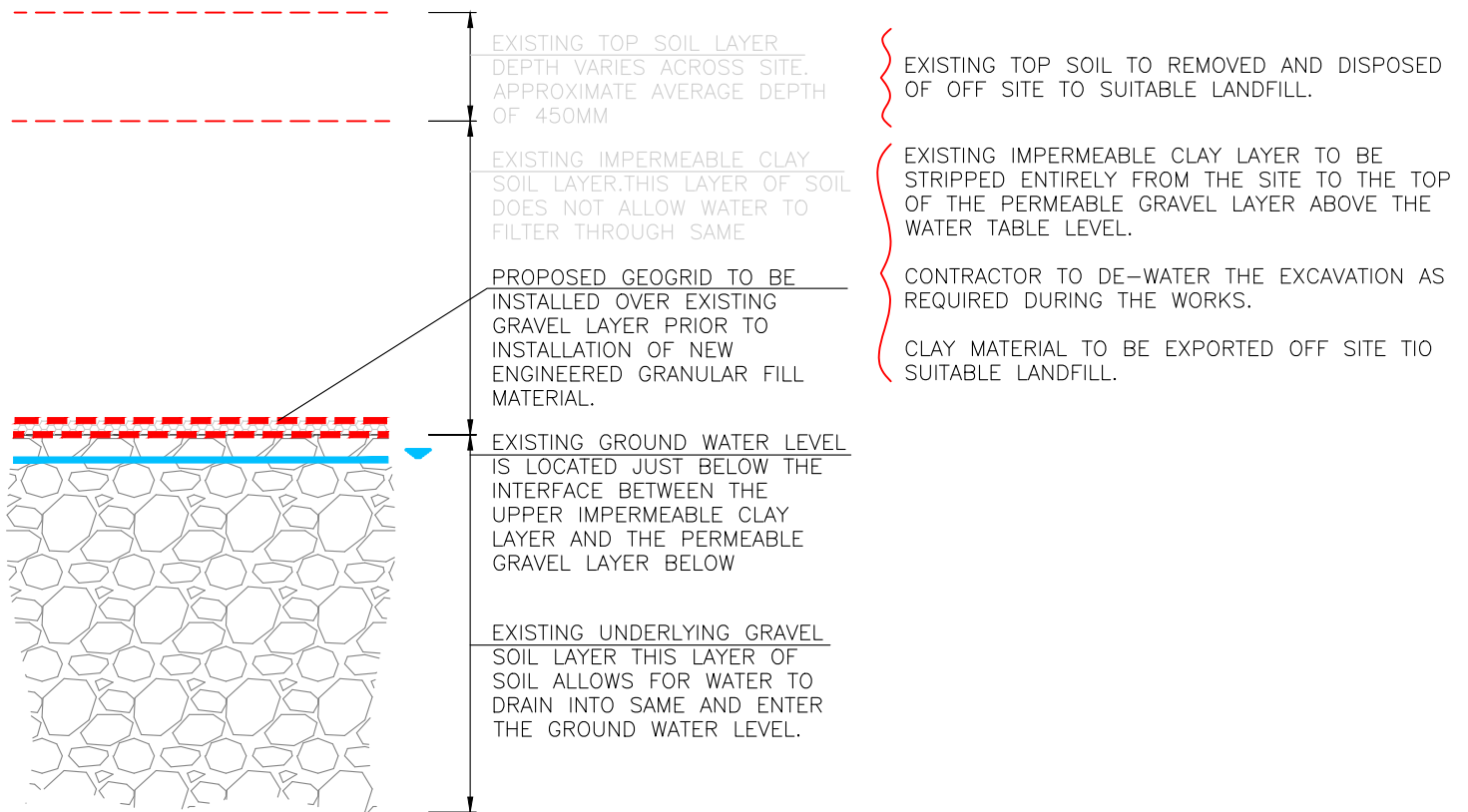
REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED CIVIL ENGINEERING IMPROVEMENT WORKS STEP 2.			
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**PROPOSED CIVIL ENGINEERING/DRAINAGE IMPROVEMENT WORKS
STEP 3: INSTALLATION OF GEOGRID ON TOP OF EXISTING GRAVEL LAYER**



**TYPICAL SECTION THROUGH EXISTING SOIL STRATA
SHOWING IMPERMEABLE CLAY REMOVED** SCALE: N.T.S

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

FOR AREAS SUCH AS THE PROPOSED REAR GARDENS OF THE DWELLINGS, THE FINISHED GROUND LEVELS WILL MATCH THE EXISTING GROUND LEVELS. IN THESE AREAS THE TOP SOIL AND CLAY IMPERMEABLE CLAY LAYER WILL BOTH BE REMOVED AND REPLACED WITH SUITABLE GRANULAR ENGINEERED FILL AND THEN SUITABLE WELL DRAINING TOP SOIL.

TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

REV	DESCRIPTION	BY	DATE

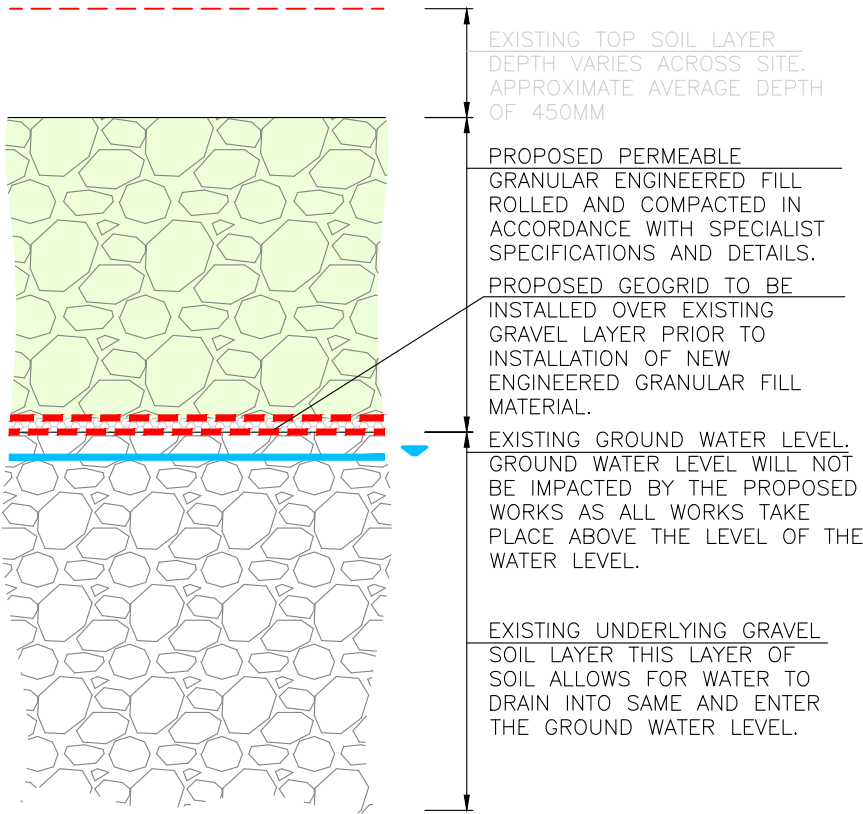
CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED CIVIL ENGINEERING IMPROVEMENT WORKS STEP 3.			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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PROPOSED CIVIL ENGINEERING/DRAINAGE IMPROVEMENT WORKS
STEP 4: INSTALLATION OF ENGINEERED GRANULAR FILL OVER GEOGRID



EXISTING IMPERMEABLE CLAY LAYER TO BE REPLACED WITH WELL DRAINING COMPACTED ENGINEERED FILL THAT ALLOWS WATER TO FILTER THROUGH SAME TO GROUND WATER LEVEL.

THIS WILL PREVENT THE UPPER TOP SOIL LAYER ON THE SITE GETTING WATERLOGGED IN THE FUTURE.

LEGEND:	
	PROPOSED WELL DRAINING TOP SOIL MIX TO BE LAID OVER TERRAM
	PROPOSED PERMEABLE GRANULAR ENGINEERED FILL ROLLED AND COMPACTED IN ACCORDANCE WITH SPECIALIST SPECIFICATIONS AND DETAILS.
	PROPOSED TERRAM MATERIAL BETWEEN TOP-SOIL AND ENGINEERED FILL.
	PROPOSED GEOGRID MATERIAL BETWEEN ENGINEERED FILL MATERIAL AND EXISTING UNDERLYING GRAVEL SOIL LAYER.

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

FOR AREAS SUCH AS THE PROPOSED REAR GARDENS OF THE DWELLINGS, THE FINISHED GROUND LEVELS WILL MATCH THE EXISTING GROUND LEVELS. IN THESE AREAS THE TOP SOIL AND CLAY IMPERMEABLE CLAY LAYER WILL BOTH BE REMOVED AND REPLACED WITH SUITABLE GRANULAR ENGINEERED FILL AND THEN SUITABLE WELL DRAINING TOP SOIL.

TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

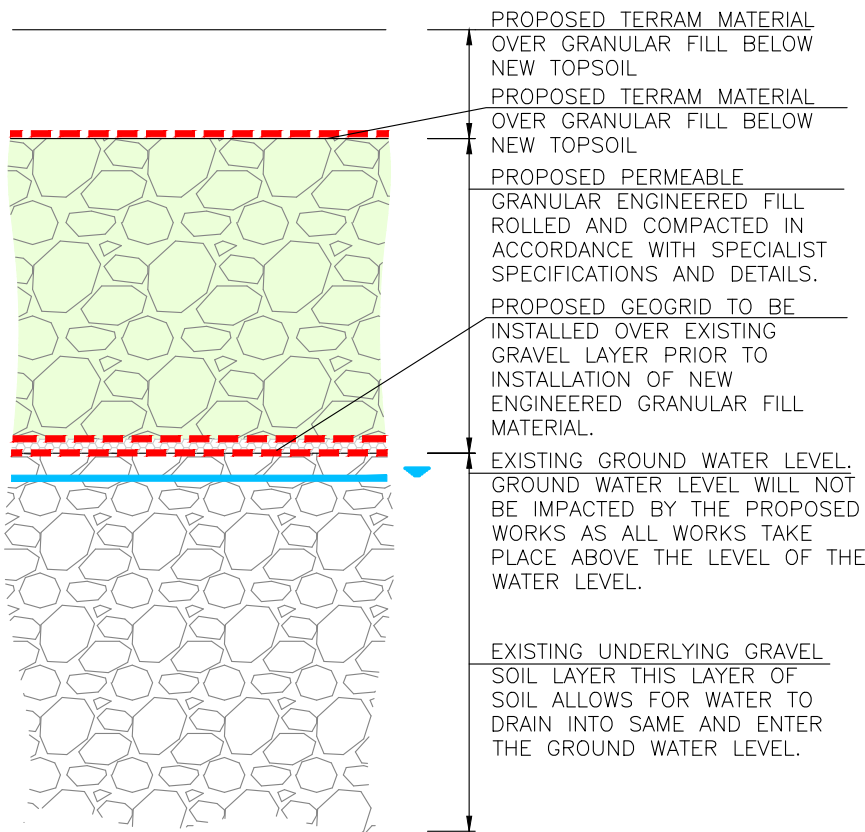
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CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED CIVIL ENGINEERING IMPROVEMENT WORKS STEP 4.			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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PROPOSED CIVIL ENGINEERING/DRAINAGE IMPROVEMENT WORKS STEP 5: INSTALLATION OF TERRAM OVER GRANULAR FILL



EXISTING IMPERMEABLE CLAY LAYER TO BE REPLACED WITH WELL DRAINING COMPACTED ENGINEERED FILL THAT ALLOWS WATER TO FILTER THROUGH SAME TO GROUND WATER LEVEL.

THIS WILL PREVENT THE UPPER TOP SOIL LAYER ON THE SITE GETTING WATERLOGGED IN THE FUTURE.

LEGEND:



PROPOSED WELL DRAINING TOP SOIL MIX TO BE LAID OVER TERRAM



PROPOSED PERMEABLE GRANULAR ENGINEERED FILL ROLLED AND COMPACTED IN ACCORDANCE WITH SPECIALIST SPECIFICATIONS AND DETAILS.



PROPOSED TERRAM MATERIAL BETWEEN TOP-SOIL AND ENGINEERED FILL.



PROPOSED GEOGRID MATERIAL BETWEEN ENGINEERED FILL MATERIAL AND EXISTING UNDERLYING GRAVEL SOIL LAYER.

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

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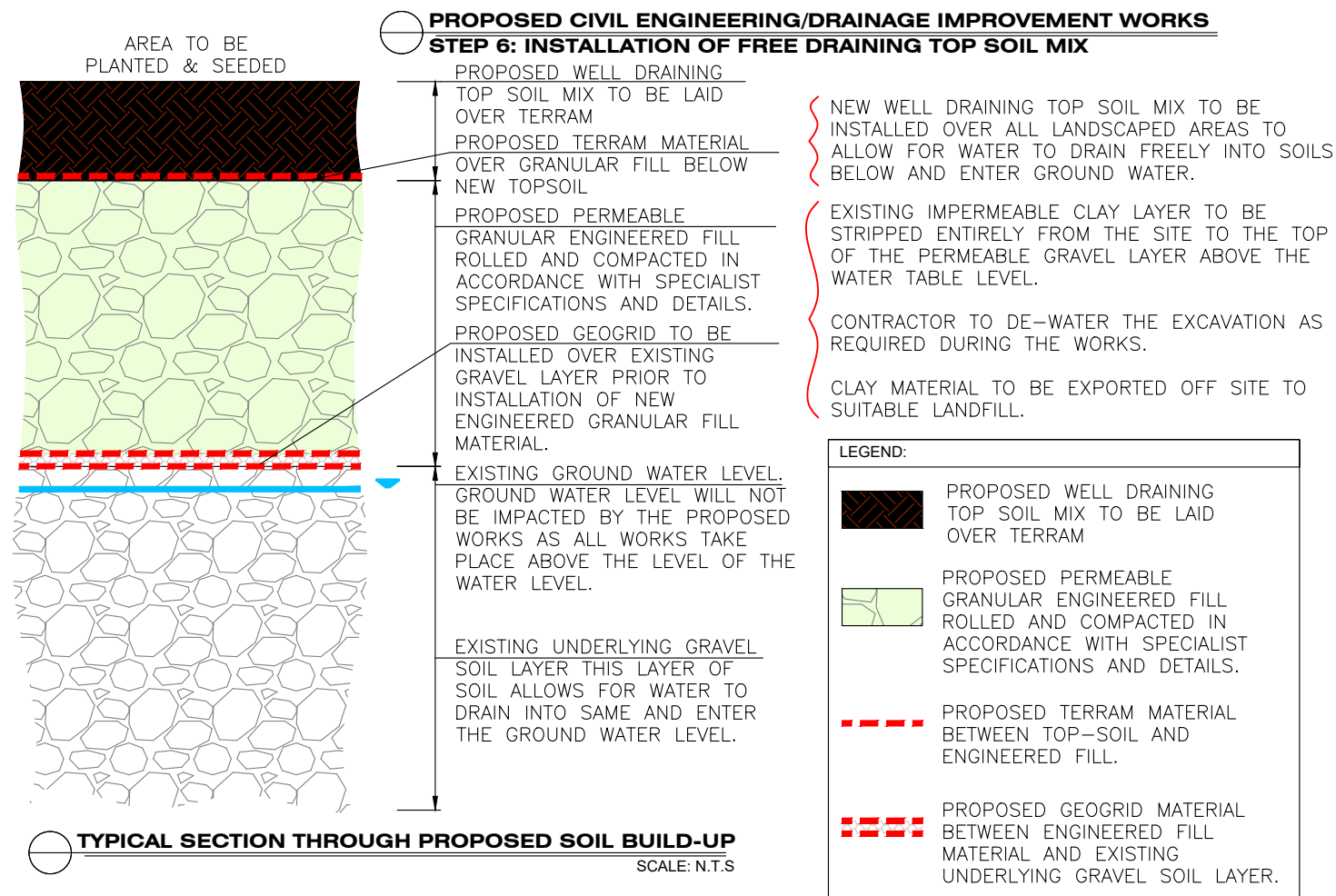
TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED CIVIL ENGINEERING IMPROVEMENT WORKS STEP 5.			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

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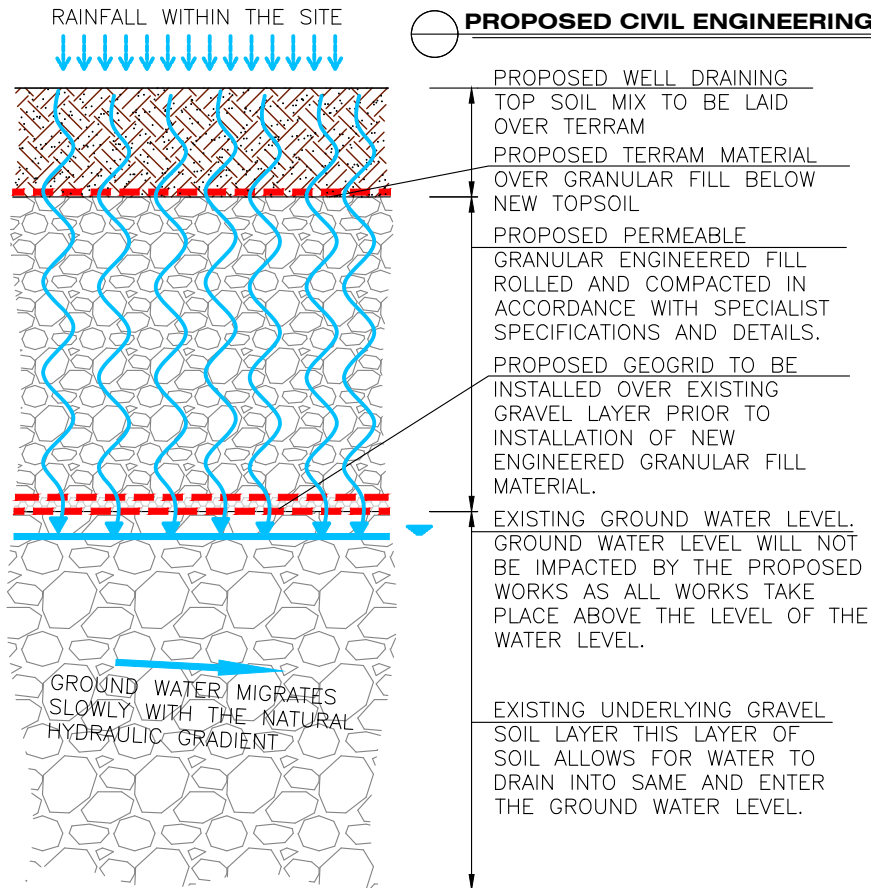
TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED CIVIL ENGINEERING IMPROVEMENT WORKS STEP 6.			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

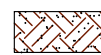
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THE PROPOSED SOIL IMPROVEMENT WORKS ELIMINATE THE IMPERMEABLE CLAY AND WILL THUS ALLOW FOR RAINWATER FALLING ON THE SITE TO DRAIN FREELY TO THE UNDERLYING GRAVEL SOILS AND INTO THE GROUND WATER. THE GROUND WATER THEN MIGRATES IN LINE WITH THE NATURAL HYDRAULIC GRADIENT FOR THE SITE.

LEGEND:



PROPOSED WELL DRAINING TOP SOIL MIX TO BE LAID OVER TERRAM



PROPOSED PERMEABLE GRANULAR ENGINEERED FILL ROLLED AND COMPACTED IN ACCORDANCE WITH SPECIALIST SPECIFICATIONS AND DETAILS.



PROPOSED TERRAM MATERIAL BETWEEN TOP-SOIL AND ENGINEERED FILL.



PROPOSED GEOGRID MATERIAL BETWEEN ENGINEERED FILL MATERIAL AND EXISTING UNDERLYING GRAVEL SOIL LAYER.

TYPICAL SECTION THROUGH PROPOSED SOIL STRATA SHOWING MOVEMENT OF SURFACE WATER

SCALE: N.T.S

IMPROVEMENTS TO SURFACE WATER DRAINAGE ON SITE:

IT IS PROPOSED TO IMPROVE THE DRAINAGE ON SITE BY ELIMINATING THE IMPERMEABLE CLAY LAYER FROM THE SITE AND INTRODUCING NEW GRANULAR PERMEABLE ENGINEERED FILL IN AREAS THAT REQUIRE INCREASE IN GROUND LEVEL.

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TERRAM MEMBRANES AND GEOGRIDS WILL BE USED TO SEPARATE THE SOIL LAYERS. THIS WILL BE TO A LATER SPECIFICATION SHOULD PLANNING PERMISSION BE GRANTED.

THE PROVISION OF A DIRECT PATHWAY FOR RAINWATER TO THE GROUND WATER WILL NOT ADVERSELY IMPACT THE ADJOINING PROPERTIES. THE PRESENCE OF THE IMPERMEABLE CLAY LAYER WITHIN THE ADJOINING PROPERTIES PREVENTS THE ANY WATER FROM PASSING THROUGH SAME. THE RAINWATER RUNOFF FROM THE SITE UNDER THIS APPLICATION WILL BE BELOW THIS IMPERMEABLE CLAY LAYER WHEN MIGRATING WITH THE NATURAL HYDRAULIC GRADIENT. THE WATER CANNOT CLIMB AGAINST GRAVITY NOR CAN IT PENETRATE THE IMPERMEABLE CLAY LAYER.

REV	DESCRIPTION	BY	DATE

CLIENT: ROSIN O BOYLE			
PROJECT: RESIDENTIAL DEVELOPMENT @ CHRYSANTHEMUM, CHAPEL ROAD, GREYSTONES, CO. WICKLOW			
DRAWING TITLE: PROPOSED SOIL BUILD-UP SHOWING PATHWAY FOR RAINWATER THROUGH SOILS TO GROUND WATER.			
DRAWN BY: JM	CHECKED BY: JM	SCALE: NTS @ A4	DATE: 09/2026

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