



1. Vision

To encourage and facilitate the expansion of existing industry and the creation of new industry without comprising high environmental standards or the principles of sustainable development, thereby creating an environment that is conducive to employment generation and attractive to potential employers.

2. Context

This chapter sets out the employment and industry strategy for County Wicklow for the Plan period and beyond. The strategy is based on the principles of The National Spatial Strategy, The Strategic Planning Guidelines for the Greater Dublin Area 1999, its Review and Update 2000, 2001 and 2002, The Dublin Transportation Office (DTO) “A Platform for Change” and The Wicklow County Development Board document, “Outlook” 2002-2012.

The National Spatial Strategy 2002 – 2020 (NSS) has identified international trends in business location. These trends will have a significant influence on the location of employment and industry on a county level within Wicklow. These trends include:

- Tendency towards spatial concentrations of technology intensive companies.
- The attraction of skilled workers towards urban areas.
- The growing importance of services reinforcing the role of large centres of population.

Future trends identified in enterprise development are likely to see:

- The majority of new jobs created in service sector.
- Preference by companies for locations close to points of consumer demand.
- Increased investment in research, design and innovation needed for companies to remain competitive.
- A range of high quality locations will be required for business to attract skilled labour.
- Effective physical and electronic access to customers, suppliers and other sources of information will remain a crucial requirement for business success.

Enterprise policy must recognise the different locational requirements of enterprise activity in various parts of the county. Strategies must seek to strengthen a wider range of areas, without damaging areas that are already performing strongly.

The Strategic Planning Guidelines for the Greater Dublin Area 1999 (SPG) state that the Greater Dublin Area, of which Wicklow forms part should facilitate the further development of business through the availability of land for development and the adequate provision of all the necessary services.

With the exception of agriculture, forestry and fishing, employment is forecast to increase in all sectors, with the largest absolute increases in commercial, business and professional services. To facilitate this increase the Guidelines outline a number of recommendations:

- Investigate and introduce measures (advance factories; dedicated land; provision of services; taxation incentives, etc.) to secure employment activities in the identified ‘development centres’ in the Hinterland Area.
- Identify and implement measures to encourage home Tele-working and the more extensive use of information technology.
- New data on the place of employment, including service sector employment, in the Greater Dublin Area should be generated and used for the monitoring of the strategy and future planning.

The Dublin Transport Office (DTO) strategy, “A Platform for Change” 2000-2016 was prepared to support and complement the strategic land-use and planning framework described in the Strategic Planning Guidelines for the Greater Dublin Area. The DTO strategy, which is based on achieving a balance between public and private transport, seeks to consolidate growth in the Metropolitan Area (e.g. Bray, Greystones/Delgany) and promote self-sufficiency in the development centres within the Hinterland Area.

The Wicklow County Development Board document “Outlook” identifies employment and enterprise as important elements of the strategy. The strategy contains a commitment to develop conditions where enterprise and therefore employment opportunities can thrive.

3. Strategy

The Council’s strategy is based on policies and objectives which facilitate the growth of existing and creation of new employment and industry in a sustainable manner across the County.¹² The strategic vision of this Plan is to aid the expansion of existing industries, to concentrate development into existing centres, in particular the designated Settlement Areas in the ‘SPG’ Metropolitan Area and the Development Centres of the Hinterland Area, including the zoned lands in the local growth areas within the hinterland.

Analysis of recent labour force trends in the Inter Censal period 1991-1996 show an increase in the workforce of the County. This increase was largely accounted for by significant increases in the Commerce, Insurance, Finance/Business Services and the Professional Services sectors. The geographical distribution of those at work in these sectors is very much concentrated along the east coast and in the north and northwest.¹³

¹² Census of Population 1991 and 1996, Central Statistics office

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The % of the county's population unemployed or seeking a first job continues to decrease in line with the national average. The unemployed %s were highest in the urban areas specifically Bray, Wicklow and Arklow. While the number of persons in the workforce has increased considerably over recent years, the increased number of persons at work has resulted in unemployment figures remaining relatively stable. Whilst jobs losses are scattered evenly across the county, job gains in manufacturing and services are concentrated in urban centres resulting in rapid urbanisation of the population.

Between 1980 and 1990 there were major losses of manufacturing jobs in the County. The majority of these job losses occurred in Arklow, which experienced a marked decline of industrial jobs over the ten-year period. Since 1990 the number of industrial jobs throughout the county has again begun to increase. Over 90% of these jobs were located within urban centres. The manufacturing sector is of greatest importance in the districts around the principle towns and also in Blessington in the northwest.¹⁴

The total service sector in Wicklow accounts for over 50% of the workforce. It is also the most rapidly growing sector with gains among those employed in commerce, insurance and finance and also in the number employed in professional services. Many of these service jobs are located outside the county, in the Dublin region.¹⁵

In formulating policies to promote employment and industry the Plan aims to exploit the County's strategic location and competitive advantages for industrial and commercial activities while at the same time seeking to safe guard the environment from adverse environmental impacts.

Development strategies will encourage retail, service and industrial land uses to locate in or adjacent to towns in order to maximise accessibility to customers, the work force and to minimise travel and trip generation. All such developments shall take due regard to existing residential amenities and the proper planning and development of the area.

Development strategies that can create the conditions for the facilitation of economic activities, and therefore employment will be actively pursued. Plan policies relating to employment and industry will recognise the different locational requirements of enterprise activity in various parts of the County. Generally new industry will be encouraged to locate on suitably zoned lands in towns and town environs. Where necessary, the Council will consult with the relevant Urban Authorities. Where employment generating development is proposed in rural areas it will generally only be permitted when it complies with the specific criteria as outlined in section 5.2 – Employment Generating Development in Rural Areas.

4. Policy

4.1 – ENCOURAGEMENT OF EMPLOYMENT RELATED DEVELOPMENT

Policy EM 1 : The Council will encourage and facilitate the expansion of existing industry and the creation of new industry, in particular service based industries, where this conforms to good planning practice.¹⁶

4.1.1 – INDUSTRIAL LAND PURCHASING POLICY

Policy EM 2: The Council's industrial land purchasing policy shall promote the growth centre strategy to ensure a better distribution of employment throughout the county.

Specific regard will be had to the provision of additional land for industrial development in the settlement areas of the Metropolitan Area and Development Centres and Primary and Secondary Local Growth Centres of the Hinterland Area. Primary Local Growth Centres of Baltinglass, Blessington, Newtownmountkennedy, Carnew, and Rathdrum, Baltinglass, in order to ensure a satisfactory distribution of industrial employment throughout the county. Where necessary, the Council will consult with the relevant Town Councils.

4.1.2 – NEW INDUSTRIAL/EMPLOYMENT DEVELOPMENT

Policy EM 3 Location: The Council will require that new industrial/employment development locate on suitably zoned lands within settlements or their environs.

Policy EM 4 Location: Retail, service and industrial land uses should generally be located in or adjacent to towns on suitably zoned lands in order to maximise accessibility to customers, the work force and to minimise travel and trip generation. All such developments shall take due cognisance of existing residential amenities and the proper planning and development of the area.

Policy EM 5 Employment Zones at Grade Separated Intersections: Employment generating development will be considered on sites zoned as illustrated in Table 6.1 and Maps 16A to 16F.

¹⁶ Service Based industry includes software development; data processing and electronic commerce, technical and consulting service. Commercial laboratory services, administrative centres, co-ordination and headquarters services; research and development services; media, multimedia and recording services; entertainment and leisure services; training services; publishing services; international financial services; healthcare services; construction related services; environmental services; logistics management services.

¹⁴ Wicklow County Development Plan 1999, Wicklow County Council, 1999

¹⁵ Outlook, Wicklow County Development Board, 2002.



The Council will permit the following uses in the “E” Zone (except where otherwise specified): Industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from NII. The provision of transport or retail facilities will not be at the expense of facilities in existing settlements.

Policy EM 6 Design: The Council will require that new industrial development be of a high standard of architectural design and finishes and satisfy requirements regarding access, aesthetics, layout, tree planting and landscaping as detailed in section 5.3 – Industrial Development Standards and section 5 of Chapter 5 –Design and Development.

4.1.3 – ANCILLARY SERVICE PROVISION OF LARGE SITES ZONED FOR EMPLOYMENT

Policy EM 7: The Council will require that large sites zoned for employment shall provide a mix of ancillary services such as shops, creches and food outlets in a way that they do not impact on existing facilities in particular town centre activities.

4.2 – TOWN CENTRE LAND USES

Policy EM 8: The Council will support the mixture of land uses in town centres including residential, retail, service and suitable industrial land uses where this accords with the proper planning and development of the area and where existing residential amenities are not significantly adversely affected.

4.3 – ROLL-ON ROLL-OFF FREIGHT PORT AT ARKLOW

Policy EM 9: The Council will encourage and support the establishment of a new Roll-on Roll-off freight port at the Roadstone jetty south of Arklow Town.

^{16A} The southernmost 8ha, defined by the existing field boundary some 150 metres north of the Clogga Road shall have an option for the life of this plan for employment uses as described in “E” (see paragraph under Section 4.1.2 above). A roadway into the lands to the North to accommodate the overall zoning of these lands shall be provided at the development stage of this block of land.

Table 6.1 Employment Zones

| Interchange Name | Area Hectares | Zoning Objective E |
|--|---------------|--|
| Kish Interchange A South Arklow | 84 Ha | To provide for Employment Uses |
| Kish Interchange B1 South Arklow | 73 Ha | To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit which either a microchip or similar manufacturing plant or for a business, office, science or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. The designated 4.6 hectares is to provide for low density residential development at a rate of 2.5 dwelling per hectare and operate under this optional constraint. ^{16A} |
| Kish B2 South Arklow | 41 Ha | To provide for agricultural uses with an option for the life of the Plan to provide for employment uses as described in zoning objectives E. |
| Killinskyduff North Arklow | 75 Ha | To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit which either a microchip or similar manufacturing plant or for a business, office, science or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. |
| Mountkennedy Kilpeddar | 31.27 Ha | To provide for agricultural uses with an option for the life of the plan to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. |
| Scratenagh Crossroads | 8.09 Ha | To provide for light industrial uses/business park uses with extensive landscaping and a high architectural standard of layout and building design. |
| Kilmurray South | 2 Ha | To provide for an arts and crafts development with studio and workshops with a maximum total gross floor area of 400m ² (in one or two blocks) to be divided into units of 40 m ² , 60 m ² or 100 m ² with one dwelling only for a centre manager for the development. The implementation of this development is subject to and dependent upon the completion of the Kilmacanogue/Glen of the Downs Dual Carriageway, including the grade separated junction at this location. |
| Barry’s Bridge, East, Drummin, Kilpeddar | 27.7 Ha | To provide for Employment uses including industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from NII. The provision of transport and retail facilities will not be at the expense of facilities in existing settlements. |



4.4 – HOME BASED ECONOMIC ACTIVITY

Home Based economic activities are small scale commercial activities carried out by the residents of the dwelling, are subordinate to the main use of the property as residential accommodation and which do not diminish the character and amenities of the area.

Policy EM 10: The Council will support opportunities afforded by home-based economic activity subject to the proper planning and development of the area.

4.5 – SMALL SCALE AND/OR STARTER ENTERPRISES IN RURAL AREAS

Rural small scale and/or starter enterprises are small scale commercial activities that are subordinate to the established main use of the property (e.g. agricultural or residential) and do not seriously interfere with the amenities of adjacent properties.

Policy EM 11: The Council will support the use of domestic or farm locations for rural small scale and/or starter enterprises provided such uses are ancillary to the main use and do not seriously interfere with the amenities of adjacent properties.

4.6 – RESOURCE BASED RURAL ACTIVITIES

Policy EM 12: The Council will support the suitable development and expansion of resource based rural activities including timber processing and the processing of aggregates and stone, that is not damaging to the local environment, amenities and heritage.

4.7 – TELEWORKING

Teleworking involves working at home at a distance from customers, employees or clients using telecommunications including computers and the Internet for communication resulting in reduced travel demands within the County.

Policy EM 13: The Council will support the development of teleworking within the County.

4.8 – EXTRACTIVE INDUSTRY

The Council recognises the importance of the extractive industry and will facilitate its operation in suitable locations. However it is accepted that such industry is site specific and can have severely detrimental environmental effects. Therefore, permission for mineral extraction will only be granted where the Council can be satisfied that the environmental quality of Wicklow's landscape, heritage and amenities are not adversely affected.

4.8.1 – EXPLORATION AND EXPLOITATION OF MINERALS

Policy EM 14: The Council will facilitate and encourage the exploration and exploitation of minerals in the County in a manner, which is consistent with environmental protection and sustainable development.

4.8.2 – OPERATIONS OF THE EXTRACTIVE AGGREGATES INDUSTRY

Policy EM 15: The Council will facilitate the operations of the extractive aggregates industry where they conform to the principle of sustainability and do not significantly affect residential, environmental or tourism amenities.

4.8.3 – NATURAL ROCK INDUSTRY

Policy EM 16: The Council will encourage the use, development and diversification of the County's indigenous natural rock industry, particularly where it can be shown to benefit processing, craft or other related industries.

4.8.4 – RELATED AND SPIN-OFF INDUSTRIES OF THE EXTRACTIVE INDUSTRY

Policy EM 17: The Council will support and facilitate the development of related and spin-off industries of the extractive industry such as craft and monumental stone industries and the development of the mining and industrial tourism heritage.

Consideration will be given to the development of such related industries within or in association with existing operations of worked out mines or quarries where this does not conflict with other policies and objectives of the Plan.

4.9 – ANIMAL INCINERATION

Policy EM 18: The Council will give consideration to the provision of facilities for the purpose of animal incineration on suitably zoned industrial lands, subject to due planning and environmental considerations.



5. Development Control Objectives

5.1 – INDUSTRIAL/EMPLOYMENT DEVELOPMENT IN TOWNS

New industrial/employment development will be required to locate on suitably zoned land in towns and their environs where appropriate. The industrial/employment development at the environs location should not seriously interfere with existing or proposed land uses in the area. Town environs are defined as lands generally within one kilometre of the development boundary of growth centres.

The Council will seek to optimise the use of existing industrial lands and factory space in towns and villages.

5.2 – EMPLOYMENT GENERATING DEVELOPMENT IN RURAL AREAS

Where industrial/employment development is proposed in rural areas it will generally only be permitted when it complies with the following criteria:

- The applicant must demonstrate a particular locational, process or workforce related need to locate in a rural area.
- The applicant must demonstrate that these needs are more suitable to a rural area
- It must not be located in an Area of Outstanding Natural Beauty except in the case of extractive industries, where it complies with the requirements of Section 5.4.1 – Control Criteria.
- It must not be located on a national route except where appropriately located on suitably zoned lands within a growth centre.
- The development must be appropriate to the area/landscape in scale and design.
- It must not significantly diminish the environmental and residential amenities of the immediate area.

5.3 – INDUSTRIAL/EMPLOYMENT DEVELOPMENT STANDARDS

5.3.1 – DESIGN OF INDUSTRIAL/EMPLOYMENT DEVELOPMENT

Industrial/employment development should be of a high standard of design and required to satisfy requirements regarding access, aesthetics, layout, tree planting and landscaping. Industrial, warehousing developments should have a pleasant aspect. The following factors should be taken into account in the assessment of the applications for the development of industrial space throughout the county.

5.3.2 – ACCESS

Pedestrian, cyclist and public transport access should be considered in the layout of industrial areas. Where there are high volumes of HGV movements, cyclists and pedestrians should be protected from general traffic by segregated facilities. Facilities should be provided in accordance with the Traffic Management Guidelines and National Manual for Cycle Facilities.

5.3.3 – INDIVIDUAL SITE LAYOUTS

Adequate space should be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site and clear of the public road and preferably behind the building line. Adequate turning space must be provided within each site for 15 metre articulated vehicles and 9 metre fixed axle vehicles. Areas between the building and the roadside boundary may include car-parking spaces provided there is an acceptable landscaping scheme. Site coverage and plot ratio standards are dealt with in Section 6, Chapter 5 – Design and Development.

A minimum set back of at least 12 metres from estate roadside boundaries should be incorporated into all site layouts. In the case of development of two or more industrial buildings, a uniform set back or building line should be established throughout the proposed development. The rear and side building lines must have regard to adjacent land uses especially where industrial areas abut residential, retail, community and rural land uses.

5.3.4 – CAR-PARKING AND CIRCULATION

All new developments must provide car-parking spaces as set out in Table 6.2 below. The Council reserves the right to alter the requirements having regard to each particular development.

Table 6.2 Car Parking Standards for Industrial and Commercial Uses.

| Land Use | Car Parking Requirement |
|---------------------------------|--|
| Offices | 5 Spaces per 100 m ² gross floor area |
| Offices (above Ground Floor) | 4 Spaces per 100 m ² gross floor area |
| Manufacturing | 3 Spaces per 100 m ² gross floor area |
| Warehousing | 1 Spaces per 100 m ² gross floor area |
| Retail Warehousing | 6 Spaces per 100 m ² gross floor area |

Parking areas should be reserved solely for the parking of vehicles and should not be used for the storage of materials or goods associated with the development, nor for the parking of goods or other heavy vehicles. Car parking facilities for visitors and for disabled drivers should be provided in all new industrial or warehousing developments.



5.3.5 – FENCING AND LANDSCAPING

Proposals for all new industrial/employment developments should be accompanied by suitable landscaping schemes to soften the visual appearance of the buildings and to screen adjoining properties, views from public areas such as roads, footpaths, etc. details of boundary treatment and landscaping should accompany applications. Priority should be given to the preservation of existing trees and hedgerows along site boundaries and within the curtilage of sites. Landscaping proposals should provide for planting in an informal pattern with trees and shrubs of varieties common to the surrounding area. All electricity and telephone service lines should be laid underground. No security fencing should be installed forward of the building line of any industrial or warehouse facility. Definition of roadside boundaries should be by the way of low walls (not to exceed 1.0 m in height) or by means of planting and landscaping of the boundary.

5.3.6 – DESIGN

In the case of development of two or more industrial or warehouse buildings, a uniform design including architectural treatment, roof profiles, boundary fence, and building lines is essential. In particular, the Council will seek to ensure that a very high standard of industrial design is incorporated into the buildings themselves. All external walls should be suitably clad or fully rendered and painted save for where brick or other similar finished material, such as “Forticrete” blockwork, acceptable to the Planning Authority is proposed. Building heights should generally not exceed a maximum of 10.5 metres. Roof finishes should generally be darker than side and front elevations. Access for the disabled is a general requirement and must conform with the recommendations set down in Technical Guidance Document M of the Building Regulations 1997, or as subsequently amended.

5.3.7 – USE

Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, should be submitted to and approved by the Planning Authority before the commencement of such use. Changes in use may require the permission of the Council in accordance with the Local Government (Planning and Development Regulations) 2001, or as amended.

5.3.8 – STORAGE OF GOODS AND FUELS

Goods including raw materials, manufactured goods, packing, crates, etc. should be stored or displayed only within the enclosed factory area. Any proposal to use external space for storage or display should be submitted to the Planning Authority for permission. All outdoor storage and other areas, including bin storage, oil tanks, etc. should be located behind the building line and be fully screened by screen fences or wall of adequate height. All overground oil, chemical storage tanks should be adequately bunded to protect against spillage. Bunding should be impermeable and capable of retaining a volume equal to 1.5 times the capacity of the largest tank. Filling and off-take points should be located within the bund.

5.3.9 – DRAINAGE

All foul sewage generated by the development should be separately collected and discharged to the public sewerage system.

All uncontaminated roof and surface water drainage should be collected via a separate storm water system and discharged to the adjacent watercourse or sewer.

To prevent accidental spillage of oils, greases, solvents or other contaminated matter entering the watercourses or soakways, interceptor traps should be located where they are easily accessible for regular inspection and emptying and fitted to the storm water drainage systems.

Detailed drawings of the foul and storm water drainage systems should accompany the Planning Application. Drawings should include layout and longitudinal sections, together with gradients, pipe diameters and class invert levels and location of all manholes and interceptor traps.

Trade effluent should only be discharged in accordance with the terms of a current licence granted under the relevant provisions of the Local Government (Water Pollution) Acts, 1997 – 1990.

5.3.10 – WATER SUPPLY

Water supply to the development should be by means of a connection off the existing public supply, which should be metered by means of a meter capable of measuring low and very high flows.

All valves and hydrants should be set in proper chambers and fitted with covers and frames and no part of the development should be greater than 50m from a fire hydrant. Hydrants should be valved, with “London Round Thread” connectors.

Drawings showing details of the watermain layout should accompany the planning application and should include details in respect of pipe class and diameter, location of all valves, hydrants and stopcocks, together with details of on-site water storage, including storage for fire fighting purposes and water treatment facilities.

5.3.11 – LIGHTING

Developments, in particular those of a large commercial nature, can have a negative impact upon the quality of rural areas at night-time through excessive lighting, leading to light pollution. The Council shall discourage such excessive and unsustainable use of lighting.

Impacts resulting from the lighting of sites should be minimised. A detailed study may be required prior to the commencement of development to outline probable impacts and suggest ameliorative measures.



5.3.12 – NOISE LEVELS

Noise arising from any industrial/employment development should not exceed 55 dB(A) Leq (1 hour) with a maximum peak of 65 dB(a) between 0800 to 1800 hours, Monday to Saturday inclusive, but excluding public holidays, when measured along any point along the site boundary. At all other times the noise level should not exceed 45 dB(A) Leq (1 hour) when measured at the same locations. No pure tones should be audible at any time.

5.3.13 – ADVERTISING

A co-ordinated signage system throughout industrial estates should be encouraged by the Planning Authority. Within the curtilage of industrial estates, signage should be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where such are considered by the Council.

No advertising or signs shall be erected on any premises, nor within its curtilage without specific grant of permission from the Planning Authority. All signage on the signs of the buildings should be subject to a prior grant of planning permission. Up to three flag poles in agreed location to a maximum height of 7 metres may be permitted subject to planning permission.

5.3.14 – STORAGE REQUIREMENTS

In order to comply with the Packaging Waste Regulations 1998, all new or expanding commercial/industrial businesses shall provide for adequate covered storage space which will allow the storage of recyclable goods for at least one weeks duration.

5.4 – EXTRACTIVE INDUSTRY

5.4.1 – CONTROL CRITERIA

The Council will facilitate the development of the extractive industry and permit such workings where it has been shown that the following criteria can be met, having taken into account the considerable reduction in demand with the increased recycling of construction and demolition waste:

- A proven need exists for the mineral or aggregate.
- The environment and the landscape will be safeguarded to the greatest possible extent.
- Such operations have good access to the national or regional road network and do not adversely affect the residential or tourism amenity of the area
- Satisfactory provision will be made for a beneficial after use of the land that does not conflict with other planning policies for the area.
- The working, landscaping, restoration and after care of the site will be carried out to the highest standards in accordance with an approved scheme. The scheme will incorporate progressive restoration that does not include landfill, industrial, commercial, domestic waste nor illegal waste of any kind.

Where planning permission is granted for extractive industries, the Council will require the lodgement of cash deposits for satisfactory restoration, rehabilitation and site aftercare, including monitoring of the worked out pit area, maintenance, repair, strengthening and upgrading of the affected road network, and landscaping and screening of the site during works. Applications for mineral or aggregate extraction shall comply with Section 5.4.3 “Application Requirements for Extractive Developments”.

5.4.2 – EXTRACTIVE INDUSTRY IN THE ZONE OF OUTSTANDING NATURAL BEAUTY

Where proposals for the working out of minerals and aggregates are submitted in the Zone of Outstanding Natural Beauty as indicated in Map 3 A – F, the Council will ensure that the existing landscape quality shall remain the overriding priority and such proposals must illustrate that the benefits of the development will outweigh any adverse environmental consequences. The Council shall evaluate the need to conserve the environment, character and natural beauty of AONB's and the extent to which the proposed development would materially damage these qualities. It shall also examine the national need for that specific mineral or aggregate substance to be worked and the availability of the resource in less sensitive locations

5.4.3 – APPLICATION REQUIREMENTS FOR EXTRACTIVE DEVELOPMENTS

The following information is required to assess planning applications for the extraction of minerals and /or aggregates. Where an environmental impact assessment is required the applicant should liaise with the Council to scope the contents, concerns and issues to be addressed in any environmental impact statement to be prepared.

All applicants are obliged to meet with the requirements of Part 10 (Environmental Impact Assessment) of the Planning and Development Regulations 2001 in all cases. Notwithstanding the Regulations, the following are the minimum requirements to allow for proper assessment of applications for permission to extract aggregates / minerals:

5.4.3.1 – LAND AND MINERAL INTEREST

Particulars of applicants interest in the site and in adjoining lands and of those of other interested parties in the application site.



5.4.3.2 – NATURE OF DEVELOPMENT

A full description is to be given as to the nature of the proposed development. The description must state whether the proposed development is on a new site, is an extension of existing workings or the reopening of a disused working and does the development constitute a contravention of a planning condition or permission.

5.4.3.3 – NATURE OF DEPOSIT

- The mineral or aggregate to be extracted.
- Results of any exploration or prospecting work carried out, e.g. boreholes, trialpits, etc.
- The nature, thickness and quantities of topsoil, subsoil and overburden (including reference to soil making materials as appropriate) minerals to be extracted, waste or non-saleable material.
- Results of tests undertaken to indicate quality of deposit, e.g. special physical or chemical properties.
- Geology and topography of the site, identifying where relevant, land stability, water table, ground conditions, including surface water drainage characteristics, etc.
- Details of the proposed site and the reason for its selection over possible alternatives.

5.4.3.4 – PROPOSED METHOD OF EXTRACTION

- Total quantity of material to be extracted (tonnes). (State amount of saleable mineral or aggregate waste and overburden separately).
- Rate of production in tonnes per annum (mineral or aggregate and extracted waste to be separately identified).
- Proposed method and depth of working, including detail of direction of work, phasing, duration of each of the site development works, tipping and extractive operation and restoration.
- Details of plans of plant and machinery for mineral or aggregate extraction.
- Method of transporting material to processing or disposal point (e.g. roadway, conveyor, tramway, etc).
- State the length of time the operation will last from inception to final restoration.

5.4.3.5 – ADDITIONAL INFORMATION RELATING TO UNDERGROUND OPERATIONS

Details of the extent and impact of any subsidence or instability likely to be caused on the surface by the proposed development.

5.4.3.6 – PROCESSING OF MATERIALS

- Type and dimensions of plants, machinery (including capacity) and details of buildings to be used in processing.
- Tonnage of materials to be processed per annum.
- Details including quantities of any other materials brought onto site for processing or storage (including hazardous materials).
- A description of the nature and quantities of process waste and the proposed method of disposal.
- Amount and source of water used.

5.4.3.7 – ANCILLARY OPERATIONS AND DEVELOPMENT

Details and plans of any other buildings, plant and structures to be erected.

5.4.3.8 – TRANSPORT

- Details of the vehicles that would remove the minerals or aggregate from the site including the anticipated daily number of vehicle movements generated by the operation of the site, including weight and type of vehicle.
- Proposed route of vehicle with mineral or aggregate.

5.4.3.9 – ENVIRONMENTAL EFFECTS OF THE PROPOSAL

- Details of blasting, including times and predicted air and ground vibration effects and noise to be recorded at the site boundaries to the nearest properties.
- A description of the proposed method of treatment and disposal of any water encountered during the works (including ground and surface water) both on and off the site. If the working is to take place below the natural water table level, state whether the workings are to be wet or dry.
- Details of any measures proposed for the suppression of noise and dust from the mining and quarrying operations and from the processing operation, including the treatment of any topsoil and subsoil storage heaps (background data to be included).
- Indications of the anticipated hours of mineral or aggregate working, processing and vehicular movements, expressed separately.
- Details of the measures proposed to clean vehicle wheels.
- Details of the measures of phasing of the landscaping works and proposed screening of the site.
- Details of existing landscape features such as contours, trees, hedgerows, boundary walls and other items existing on site and within a quarter of a mile of the outer boundaries of the site.
- Details of all items of archaeological, historical, ecological and scientific interest present on the site or which would be affected by the proposed development
- Details of the effects on the water table and proposals for mitigation.
- Where relevant, details with respect to the disposal of mine waste and its effects on surface and ground water.



5.4.3.10 – RESTORATION, AFTER CARE AND AFTER USE

- Intended after use or uses with appropriate detail on the nature type and ownership.
- Contours of existing and intended final levels of sites.
- Use of soil materials in restoration, together with intended phasing and timescale.
- Amount, type and sources of filling materials where the reclamation envisages partial or complete filling on site.
- Details of proposed drainage of the restored land, creation of any permanent water areas.
- After-care proposals, including intended timescale to commencement of restoration and aftercare. Where it will not take place for several years, a summary of the principle items to be included in an aftercare scheme, which will be agreed at a later date or dates. For short-term workings, full details will be required including an agreement to maintain the site for an appropriate number of years until the desired use has been established.

5.4.3.11 – PLANS AND DRAWINGS

In addition to location and site plans, plans may be requested to show the following:

- Existing contour level over the area of extraction and the land in the immediate vicinity.
- General method of working, including details and direction of phasing.
- Proposed level of the worked out areas.
- Proposed surface area, height and location of stockpiles, topsoil and overburden mounds

5.5 – ESTABLISHMENTS UTILISING DANGEROUS SUBSTANCES (AS DEFINED UNDER COUNCIL DIRECTIVE 92/82/EC)

Where development is proposed which involves the use of dangerous substances as defined under Directive 96/82/EC such facilities shall be located as to maximise distance and to minimise the threat of major accidents. In particular establishments shall be controlled with respect to:

- Transportation links
- Locations frequented by the public
- Residential areas
- Areas of Particular Natural sensitivity of interest

In the event of the modification of any existing establishments / storage facility or process of the nature or quantity of dangerous substances which could have any significant repercussions on major accidents such additional steps shall be taken as are necessary to ensure that there is no increased risk to people and the environment.

Guidance shall be sought from the Local Authority on the location of all such developments.

