

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD21A/0246 Construction of 8 houses and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha at Palmyra, Whitechurch Road, Rathfarnham, Dublin 16 by Beckett Developments Ltd.

From: Gretta Hannigan <Gretta.Hannigan@fisheriesireland.ie>
Sent: Monday 4 October 2021 17:32
To: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: SD21A/0246 Construction of 8 houses and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha at Palmyra, Whitechurch Road, Rathfarnham, Dublin 16 by Beckett Developments Ltd.

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Register Reference: SD21A/0246
Development: Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works ,landscaping ,boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.
Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16
Applicant: Beckett Developments Ltd

Dear Sir,

I refer to the above application in respect of a residential development and associated works at Palmyra, Whitechurch Road, Rathfarnham

The development is located in close proximity to the Whitechurch stream, a wild brown trout fishery and tributary to the Dodder an important salmonid system.

All construction should be in line with a project specific Construction Environmental Management Plan (CEMP). The CEMP should identify potential impacts and mitigating measures, it should provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and groundwater and measures to minimise the generation of sediment and silt. The mitigation outlined in Section 3.3.1 of the NIS should be applied and implemented with the exception of the measure re concrete and cement management, under no circumstance should concrete trucks be washed on site. Invasive plant species identified in the NIS should be contained and treated in accordance with an Invasive Species Management Plan, further information available at <http://invasivespeciesireland.com/>

Ground preparation and associated construction works, have significant potential to cause the release of sediments and various pollutants into surrounding watercourses. Pollution of the adjacent freshwaters from poor on-site construction practices could have a significantly negative impact on the fauna and flora of this important surface water system. A comprehensive and integrated approach for achieving river protection during construction and operation (in line with international best practice) should be planned

and implemented. Protective silt fencing should be erected to protect the stream in advance of any construction works commencing.

Please advise us on the progress of this application,

Yours sincerely

Gretta Hannigan
Senior Fisheries Environmental Officer

Inland Fisheries Ireland- Dublin

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