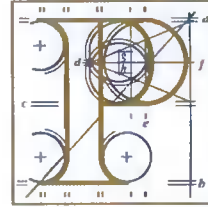


Our Case Number: ABP-313119-22

Planning Authority Reference Number: SD21A/0171



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 30 March 2022

Re: Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m³ with an average fill level of C.3.5m above existing.
Saggart, Co. Dublin

Dear Sir / Madam,

I wish to inform you that An Bord Pleanála has received an application for leave to appeal under section 37(6)(c) of the Planning and Development Act, 2000, (as amended), and **enclosed is a copy for your information only.**

In accordance with section 37(6)(c) of the Planning and Development Act, 2000, (as amended), you are requested to submit **within a period of one week** beginning on the date of receipt of this notice, the following documents:-

- (1) The application made to the planning authority.
- (2) Any drawings, maps, (including ordnance survey number) particulars, evidence, environmental impact statement, other written study received or obtained from the applicant. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy.
- (3) Copies of any technical or other reports prepared by or for the planning authority in relation to the application.
- (4) A certified copy of the relevant Manager's Order giving the decision of the planning authority and a copy of the notification of the decision given to the applicant.
- (5) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (6) A copy of the **published notice** and a copy of the text of the **site notice** erected on the land or structure.
- (7) Copies of requests (if any) to the applicant for further information relating to the application under appeal with copies of reply and documents (if any) submitted in response to such requests.

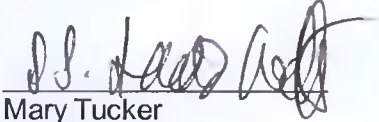
Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

(8) A copy of the minutes of any pre-planning meetings.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



Mary Tucker
Executive Officer
Direct Line: 01-8737132

BP66 Registered Post

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

21st March 2022

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA
LDG- 050553-22
ABP- _____
24 MAR 2022
Fee: € 110 Type: C&D
Time: 9:20 By: Hand

Dear Sirs

I wish to appeal the granting of the below planning permission

Proposed Development: South Dublin County Council Ref SD21A/0171

Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m³ with an average fill level of C.3.5m above existing.

History of application

Date application received:	28/06/2021
Request Additional Information:	23/08/2021
Further Information received:	21/10/2021
Seek Clarification of Additional Information:	18/11/2021
Further Information received:	01/02/2022
Grant Permission:	28/02/2022

I am appealing on the following grounds: -

In this application, waste soil is to be moved to a nearby location known as "Hurley's Field" and all significant documentation mentions that site only.

However, Further Information received on 01/02/2022 contains 2 concerning documents, which I enclose.

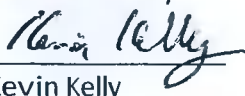
1. Traffic management Plan – The 5th page refers to lands owned by Tetrarch Capital and the intention to dispose of waste soil there.
2. Material disposal Citywest – is a map which indicates "Citywest disposal location" which is the Tetrarch Capital lands as above.

These Tetrarch Capital lands were never part of the original application and I am concerned that approval of SD21A/0171 is giving permission to dispose of waste soil there. My interest here is that I live in Fairgreen, the residential road which adjoins the Tetrarch Capital lands. The 5th page above mentions 25,000m³ of waste soil being moved through my estate, Fairgreen, into the adjoining lands.

Other than the 2 documents I refer to above, none of the applicant's submission includes any reports, analysis or impact studies relating to the Tetrarch Capital lands and therefore permission should not have been granted.

I hereby request that this case be fully reviewed and clarified that the Tetrarch Capital lands at Fairgreen are not part of this granted permission and are not to be accessed.

Yours Faithfully


Kevin Kelly





Construction Stage Traffic Management Plan

Saggart Reservoir Contract

Project Reference J1387

NOTE: The plan is a working document that evolves during the course of the works. As such, it may be amended so as to incorporate any changes in design or work procedures and the various appendices will be supplemented with relevant information as the contract progresses. This plan will be maintained in the main site office where it may be inspected at any time.

Rev	Originator	Approver	Date	Description
00	Pearse Scanlon	Tony Croke	25-05-2021	Rev 00
01	Pearse Scanlon	Tony Croke	09-06-2021	Rev 01
02	Ulick Hannon	Tony Croke	28/01/2022	Rev 02

1.0 PURPOSE

The purpose of this Construction Stage Traffic Management Plan is to detail the Measure Coffey will take to comply with Planning Condition 6 of the Final Planning Decision Ref SD18A/0180.

The measures required relate to Construction Traffic arising from the site and shall be managed in accordance with the plan and with the requirements of SDCC Traffic Section.

Coffey will submit a site-specific Construction Traffic Management Plan to SDCC Traffic Section for written approval.

Coffey commit to carry out the development in accordance with this Traffic Management Plan.

2.0 SUMMARY

Please refer to Appendix A – Saggart – Site Layout – Rev 11.

Appendix A shows the proposed site layout and details measures to be taken to adhere to the requirements of the planning condition.

Please refer to Appendix B – Saggart – Site Fencing Layout

Please refer to Appendix C – J – Traffic Management Plans.

Appendix C to Appendix F details the proposed traffic routes to be taken for site construction traffic for access / egress to the site. The TM drawings detail the routes from both the Castle Road Entrance and the Pairc Mhuire entrance to the N7 and the N81.

Appendix G details the traffic route to be taken for material disposal to the adjacent Tertrach site.

Appendix H details the route to be taken for disposal of material off site only.

3.0 WHEELWASH FACILITIES

A wheel wash will be set up at the Castle Road site entrance. As shown in the Site Layout Drawing.

All trucks leaving site will utilise the wheel wash.



Fig 1 – Wheel being set up on site.



4.0 DUST SUPPRESSION AND NOISE MONITORING

Dust Suppression

As the works will be undertaken in close proximity to a residential area (Saggart Village), all necessary precautions to contain dust arising from excavations and construction works will be taken so as to prevent a nuisance being caused to occupiers of buildings and properties in the vicinity of the works.

During construction best practicable means will be employed to minimise air blown dust being emitted from the site. This will include covering skips and slack heaps, daily washing down of haul routes and the use of wheel washing facilities.

CCIL will sample and test dust levels in accordance with best practice. We will establish at least eight key monitoring points on the site. A report on dust sampling and testing results will be provided to Employer's Representative monthly.

A road sweeper will be on site full time. The road sweeper will be utilized to spray the haul roads to suppress dust and clean the roads at the site entrances.

In periods of extended dry weather additional dust suppression measures may be required. In this event a water bowser will be utilized to on site to suppress the dust.

CCIL will set up noise monitoring stations and record the noise levels throughout construction.

For the period during construction, CCIL will ensure that the impact of noise due to construction activities is minimized through the use of good site management, plant maintenance and communications with adjoining property owners.

We will engage in local consultation in respect of any noise sensitive location within 30m of the site prior to construction activities commencing.

Sensitive locations will be provided with the following information in advance:

- Schedule of works to include time periods and duration.
- Name and contact details of person nominated to manage noise complaints.
- Hours of operation including any scheduled times for the use of equipment likely to be a source of significant noise.

5.0 SITE WELFARE / PARKING, SITE SET UP

- Site parking facilities will be provided in the Site Compound. This is detailed in Appendix A



6.0 USE AND CONTROL OF SPOIL

The material on site has been analyzed in several locations and is considered inert as per Waste Acceptance Criteria.

In summary the arisings from excavations will be as follows: -

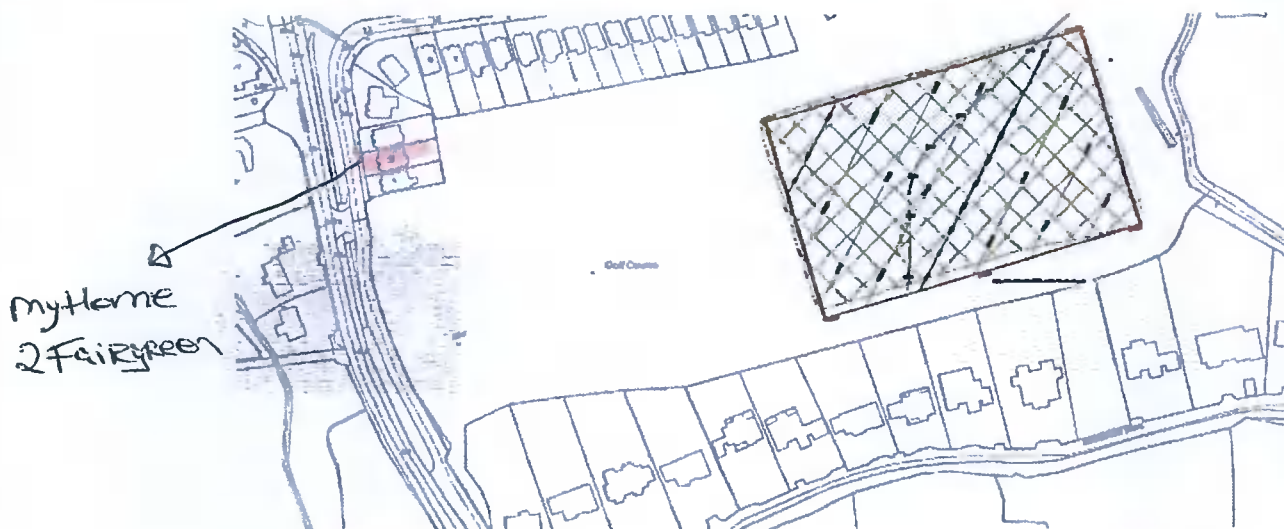
- Total excavation will be c. 150,000m³.
- c.100,000m³ of material will be exported from site to a licensed facility.
- c.50,000m³ will be stored on site in stockpiles in the temporary spoil storage area. Standard stockpile management process will be used for the use and maintenance of the stockpiles.

Coffey's are currently preparing a Planning Application for submission to SDCC for the temporary storage and permanent disposal of arisings in the adjacent field. The location of the field is shown in Appendix A. The current proposed volume of material which can be deposited in the field is c. 34,000m³. This would reduce the number of truck movements off site by 4000Nr truck movements.



Tetrarch Capital Development

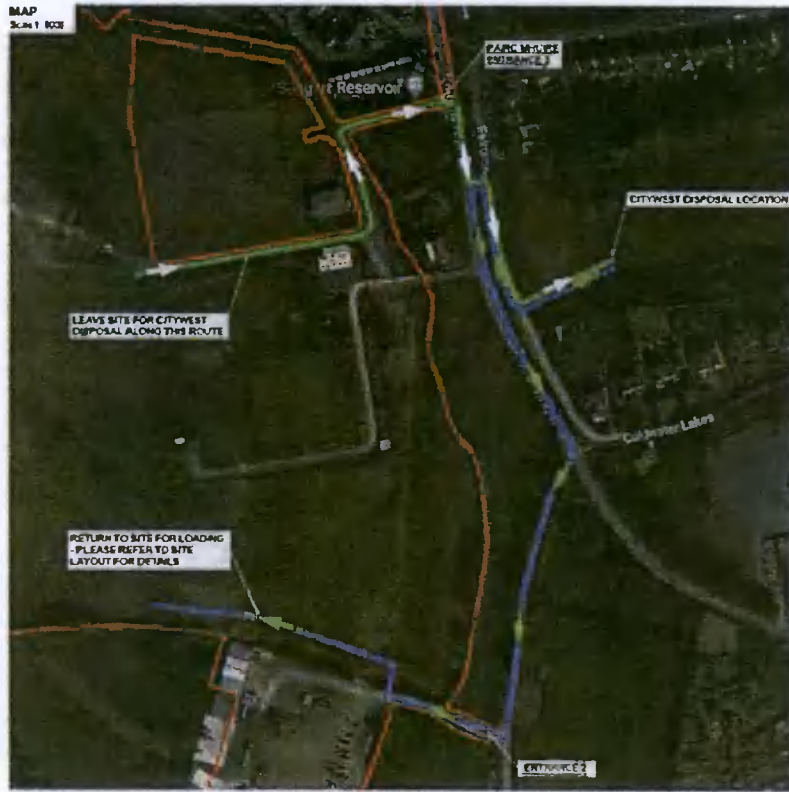
Coffey have an agreement in principle with Tetrarch Developments to deposit c. 25,000m³ of material to their development in the lands East of Pairc Mhuire. The estimated programme would be 1,000m³ per day, so an expected duration of 25 days. The location of the site is shown below.



Coffey intend to use the existing reservoir entrance for the short haul of approx. 70m across Pairc Mhuire to the site entrance. This would greatly reduce the disruption to Saggart Village and the junctions on the N7. We would put in place flag men to control the traffic on site and where the trucks would cross the road into the Fairgreen estate entrance and have the road sweeper in place.



Please refer to Appendix G for the proposed traffic route.



Hurley's Field

Coffey's are currently preparing a Planning Application for submission to SDCC for the temporary storage and permanent disposal of arisings in the adjacent field. The location of the field is shown in Appendix J. The current proposed volume of material which can be deposited in the field is c. 24,000m³. This would reduce the number of truck movements through Saggart Village by 3000Nr truck movements.



6

7.0 TRAFFIC ROUTES / QUEING TRAFFIC

The proposed Traffic Management routes for materials delivered to site and export of arisings off site are detailed in Appendix C to Appendix I. The main construction access will be on Castle Road with traffic routes to the N81 and the N7. A second alternative access using the existing gate on Pairc Mhuire is also detailed.

The traffic routes will be advised to the material suppliers and included within our purchase order with them. We will also advise the suppliers to avoid deliveries during peak times to minimize congestion.

The main bulk off material on / off site is the disposal of the excavated material, which requires the disposal of c.100,000m³ of material off site or 11,764 Nr truck movements. As above 25,000m³ will be going to the adjacent Tetrarch site, 24,000m³ to Hurley's field, 34,000m³ to Hinch's field and the remaining balance going to licensed facilities further afield. It is expected that most of this traffic will access and exit using the N7.

Appendix H shows the proposed route which would effectively be a 1-way system in and out of the site. Trucks accessing the site from the N7 would use the Rathcoole junction and travel up Mill Road onto Pairc Mhuire, going straight through the junction in the village. Traffic exiting the site will turn right onto Castle road and down Garter Lane to the N7 junction at Citywest.

This splits the traffic numbers equally at two separate junctions and avoids any turns at the junction in the village.

It also avoids the passing of any trucks on the road network and greatly reduces congestion and the also avoids trucks meeting at the site entrance or the junction in the village. This is a very important safety control.

When arisings are being taken from site the trucks will be loaded to provide a 10-minute gap between each truck as they leave site. The gate man will monitor this.



8.0 DELIVERIES

Concrete Deliveries

- 26,000m³ of concrete to be delivered = 3058 truck movements
- The concrete will be delivered from Tallaght Batching plant
- 20Nr Reservoir Base pours @ 650m³ each = 80Nr trucks per day for each base slab pour
- This will require an early start with first delivery at 6am.



Pipelines Deliveries

- Pipeline materials are being delivered from our supplier SPP in Naas.
- Phase 1 Delivery June'21 – 25Nr truck movements over 1 week period
- Phase 2 Delivery Mar'21 to Seb '22 – 100Nr truck movements



9.0 COMMUNICATIONS

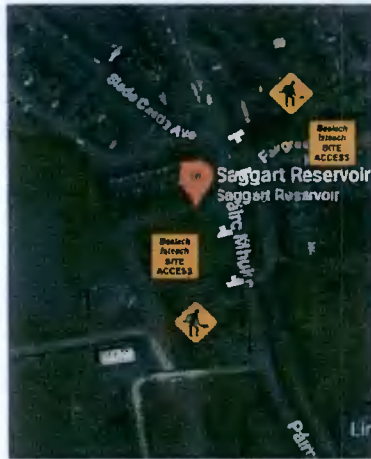
All issues (such as monitoring, complaints, or incidents) specific to the project will be recorded and communicated to Irish Water. All communication records will be documented in the Environmental File and recorded in the CCIL Site Correspondence Log on the server for receiving, documenting, and responding to communications (internal and external) from relevant interested parties concerning the sites, project and contract environmental effects and management.

9



- Appendix A – - Saggart - Site Layout - REV 7**
- Appendix B - Saggart - Site Fencing - REV3**
- Appendix C - J1387-TM-002 - N7 - Castle Rd rev2**
- Appendix D - J1387-TM-003 - N7 - Pairc Mhuire rev2**
- Appendix E - J1387-TM-004 - N81 - Castle Rd rev2**
- Appendix F - J1387-TM-005 - N81 - Pairc Mhuire rev2**
- Appendix G - J1387-TM-007 - Citywest Material Disposal**
- Appendix H - J1387-TM-008 - N7 Material Disposal**
- Appendix I - J1387-TM-006 - Saggart CTM Site Entrances**
- Appendix J – J1387- TM – 010 – P. Hurley**

SITE ENTRANCES - TM PLANS



ENTRANCE 3 - PAIRC MHUIRE



ENTRANCE 1 - CASTLE RD

SITE LAYOUT

Scale 1:4000



MAP

Scale 1: 1000



LEAVE SITE FOR CITYWEST DISPOSAL ALONG THIS ROUTE

RETURN TO SITE FOR LOADING - PLEASE REFER TO SITE LAYOUT FOR DETAILS

My House, Fairgreen

NOTES:
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN METRES AND RELATED TO THE ORDNANCE SURVEY DATUM UNLESS OTHERWISE SPECIFIED.
 3. EXISTING SITE DRAWINGS ARE TO BE SUPERSEDED BY ALL PLANS IN EXISTENCE WITH ALL RELEVANT DOCUMENTS TO BE LATEST AVAILABLE (DATE 5/21).

ENTRANCE 3 - PAIRC MHUIRE



KEY / SYMBOLS:

- SITE BOUNDARY / FENCE
- SITE ACCESS RD
- PEDESTRIAN ACCESS
- EXISTING SITE ACCESS RD
- MATERIAL STORAGE AREA

NOTES:

1. TMF to be read in conjunction with the CDL Waste Management Plan and Construction Environmental Plan

SITE TEAM CONTACT DETAILS

Anthony Crooks - Contracts Manager
 Phone: +353 85 387 4495
 Email: acrooks@citywestgroup.com

Pearna Scamion - Project Manager
 Phone: +353 85 550845
 Email: pscamion@citywestgroup.com

REV	FOR INFORMATION	DESCRIPTION	DATE	BY	CHKD
01	AC		02/08/24		
02	PS		08/08/21		
03	PW		02/08/21		

CONFIDENTIALITY NOTE
 THIS DOCUMENT IS THE PROPERTY OF CITYWEST GROUP AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CITYWEST GROUP. ANY UNAUTHORIZED DISCLOSURE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED.



**SAGGART RESERVOIR
 DESIGN AND BUILT CONTRACT**

J1387

**CONSTRUCTION STAGE TM PLAN
 CITYWEST MATERIAL DISPOSAL**

FOR INFORMATION

J1387-TM-007

01

