

Roads Department – Planning Report

Register Reference: SD21A/0171

Date: 05/11/21

Development: Land recontouring/infilling works on c.16,000sq.m. of a folio size of c.2.4ha (allowing buffers); volume of material to be placed on site is c.35,000m³ with an average fill level of c.3.5m above existing.

Location: Slade, Saggart, Co. Dublin

Applicant: Coffey Construction Ltd.

App. Type: Permission

Planning Officer: BARRY HENN

Date Recd: 21/10/22

Decision Due Date:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description: This planning application is for land recontouring/infilling works on c.16,000sq.m. of a folio size of c.2.4ha (allowing buffers); volume of material to be placed on site is c.35,000m³ with an average fill level of c.3.5m above existing.

Additional Information Requested by SDCC:

3. The Roads Department has raised concerns with the proposal from a traffic and transport perspective. Given the quantity of material proposed to be used and site context the applicant is requested to submit the following:

1. A Traffic Assessment report on the traffic generated from the proposed and current development on all local road networks which facilitate vehicular traffic associated with the proposed and current permitted development and background traffic at these locations.
2. A Construction Traffic Management Plan.
3. Construction & Demolition Waste Management.

Applicant Submitted Response in Additional Information:

Request for Further Information Item 1

There are significant concerns with the proposal given the quantity of material proposed to be deposited at the site and the potential impact on the environment and surrounding area. There are also significant concerns with the potential cumulative impact of the proposal and application SD21A/0171 which is also for the deposit of material to a site to the east of the application site, given the close proximity of both sites. The applicant is requested to have regard to Schedule 5, Part 2, Section 11 Other Projects, part (b) of the Planning and Development Regulations 2001 (as amended) and submit an Environmental Impact Assessment Report. The applicant is also requested to include application SD21A/0159 in the scope of this report given the close proximity of both sites and the potential cumulative impact.

The material is planned to be moved onto the site under an Article 27 (beneficial re-use) if granted planning as oppose to a Waste Facility Permit. Schedule 5, Part 2, Section 11 Other Projects, part (b) of the Planning and Development Regulations 2001 EIAR threshold Installations of disposal of waste with an annual intake greater than 25,000 tonnes' would therefore not be applicable as the material would not be classified as waste.

In addition our client has reduced volumes from 91,000m³ to 25,000m³ in order to reduce the potential impact on the environment and surrounding area.

Updated drawings have been appended to this FIR response with the same area proposed to be infilled but the volume and infill height reduced from approximately from 91,009.12m³ volume and 3.5m in height to 24,000m³ volume and 1.5m in height. Buffers around existing hedgerows on the western boundary of the site are also included per the original application.

Roads Department Assessment: It does not appear that the applicant has submitted any additional information in respect of the above request by the Roads Department.

Roads recommend **refusal** of the application as the Roads issues which were raised in the request for additional information are significant in nature and cannot be dealt with by way of condition. The original proposal is substandard and proposed changes in the applicant submitted response does not exempt the proposed development with regard to access, visibility splays, Traffic Assessment report on the traffic generated from the proposed and current development on all local road networks which facilitate vehicular traffic associated with the proposed and current permitted development and background traffic at these locations, and the grant of this permission would be contrary to proper planning.