

**South Dublin County Council**

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie)**

**McRossan O Rourke Manning Architect**

**1 Grantham Street**

**Dublin 8**

**Date: 20-Jul-2022**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER**

**Register Reference:** SHD3ABP-312275-21C20

**Development:** Modifications to the previously permitted Strategic Housing Development granted on the subject site (Reg. Ref. ABP-305857-19), which is currently under construction. The proposed development will provide for amendments to the permitted development as follows: • Permitted Block 1 increased in height by 1 storey and will now comprise 235 apartments in total (an increase of 21 from the permitted 214) • Permitted Block 2 layout will be reconfigured, and increased in height by 1 storey, and will now comprise 34 apartments (an increase of 1 from the permitted 33) • Replacement of permitted Block 3 (a terrace of 5 2 storey, 3-bed houses) with a new 4-5 storey apartment block comprising 28 apartments (an increase of 23 from the permitted 5) • Replacement of permitted Block 4 (a 3 storey commercial block comprising creche, gym, retail unit, community room and concierge) with a 2-5 storey block comprising 16 apartments, creche and residential amenity space (providing a gym, co-working space, a multi-use room, kitchenette and reception). The overall development, as modified, will increase from 252 permitted residential units (comprising 247 apartments/duplexes and 5 houses) to 313 apartments in four blocks (an increase of 61 units) and including 137 1-beds, 171 2-beds and 5 3-beds. The building height will now range up to 9 storeys (previously up to 8 storeys). All apartments will have associated private balconies/terraces to the north/south/east/west elevations. Permitted parking will be revised to now provide 214 car parking spaces (a decrease of 11 spaces) and 378 bicycle parking spaces (an increase of 70 spaces). All associated site services and works to enable the development including bin stores, ESB substations, associated roadworks and services connections, public and communal open spaces, vehicular access, pedestrian/cyclist connections, boundary treatment works and landscaping.

Condition 20 Construction and Demolition Waste Management Plan

**Location:** St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20

**Applicant:** Moykerr Limited The Grange, Newcastle Road, Lucan, Co. Dublin.

**South Dublin County Council**

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planningdept@sducoco.ie](mailto:planningdept@sducoco.ie)**

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 23-May-2022.

This submission has been deemed not compliant.

Comments:

Having regard to the requirements laid out in Condition No. 2, the documents provided by the Applicant and the Report of the Waste Enforcement and Licencing Department, the Planning Authority consider that Condition No. 20 has not been complied with, and the Applicant should be informed accordingly. It is noted that the Applicant should revise the Waste Management Plan to show the correct Waste Collection Permit Numbers and Waste Facility Permit Numbers along with names of the nominated waste contractors.

Yours faithfully,

Z. McAuley  
*for Senior Planner*