

**Colum Fagan
Environmental Services
South Dublin County Council**

Register Reference: SD22A/0271 **Date:** 14-Jul-2022
Development: (a) demolition of some existing structures on site; (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation and modification of its associated coach house to provide for a 4-bed dwelling with associated private open space and car-parking provision; (c) the re-opening of a gap between Prospect House and its detached coach house to the rear to provide a gated access into the new communal gardens proposed to the west of Prospect House; (d) Reconstruction of the Gate Lodge (in ruins) to provide for a 2-bed, single storey dwelling 63.4sqm with associated private open space and car-parking; (e) the provision of 1 apartment block (3-storey plus setback penthouse level) to the western side of Prospect House to provide for 22 residential units (11 one bedroom units and 11 two bedroom units) over a single storey basement comprising a total of 25 car parking spaces, 2 motor bike spaces and 40 bicycle parking spaces; The basement will also include associated bin stores, plant and storage rooms; (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block; (g) All associated hard & soft landscaping, including the provision of a play area and an ESB sub-station & all associated engineering & site development works necessary to facilitate the development, all on a site of 0.5lha at Prospect House (a protected structure RPS 340).
Location: Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0
Applicant: MSJA Ltd
App. Type: Permission
Date Received: 14-Jun-2022
Planning Officer: COLM MAGUIRE

Scanned into iDocs is a copy of the planning application for the above development and is available to view at www.sdublincoco.ie/planning/applications

Your report must be submitted before **18-Jul-2022**.

Yours faithfully

Michelle Dodrill
For Senior Planner

Report Date: 26/07/22

The outline Construction Waste Management Plan (CWMP) submitted dated May 2022 by O'Connor Sutton Cronin is noted and is deemed acceptable at this stage of the planning application.

The scale and complexity of the works proposed in this development is greater than the thresholds stipulated in the *Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*. As a result, the development classed as a Tier 2 Project as referred to in the Guidelines. Therefore, prior to the commencement of

development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) including demonstration of proposals to adhere to best practice and protocols.

The RWMP shall:

- include specific proposals as to how the RWMP will be measured and monitored for effectiveness.
- follow the requirements set out in Sections 4 & 5 and meeting the minimum content requirements set out in Appendix C of *Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*
- be submitted to the planning authority for written agreement prior to the commencement of development.

All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Signed: Colum Fagan, Senior Executive Engineer

Date: 26/07/22