

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

**Register Reference:** SD22A/0324 **Date:** 08-Sep-2022  
**Development:** Demolition of an existing house; Ancillary outbuildings and the construction of 1 two to four storey building accommodating 19 apartments comprised of 6 one bedroom apartments and 13 two bedroom apartments; Vehicular access to the proposed development will be via Lucan Road with traffic calming measures onto Lucan Road; 11 car parking spaces and 20 bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares.  
**Location:** Hillhouse, Lucan Road, Lucan, Co. Dublin  
**Applicant:** Frances Dowling  
**App. Type:** Permission  
**Date Received:** 08-Aug-2022  
**Planning Officer:** CONOR DOYLE

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](http://www.sdublincoco.ie/planning/applications)

Your report must be submitted before **12-Sep-2022**.

Please forward all reports by e-mail to [pregistry@sdublincoco.ie](mailto:pregistry@sdublincoco.ie).

Yours faithfully

*Michelle Dodrill*  
**For Senior Planner**

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**Report Date:** 20/09/22

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 is 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:** 27/09/22