

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

Register Reference: SD22A/0346 **Date:** 29-Sep-2022
Development: Mixed development consisting of 1 public house and 26 apartments. The overall development will comprise the following; demolition of the existing single storey public house (area 910sqm), construction of a 4 storey apartment block within the footprint of the site (1267sqm) comprising of 26 apartments (4 one bedroom units, 22 two bedroom units) and smaller public house at ground level (area 156sqm and total area 2717sqm), all apartments have balconies/terraces. Car park for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level. Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments. Streetscape proposals within site boundaries to facilitate and enhance the public realm.
Location: The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9
Applicant: Old Nangor Road Ltd.
App. Type: Permission
Date Received: 31-Aug-2022
Planning Officer: CAITLIN O'SHEA

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 **04-Oct-2022**.

Please forward all reports by e-mail to pregistry@sdublincoco.ie.

Yours faithfully

Michelle Dodrill
For Senior Planner

Report Date: 17th October 2022

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*
Waste Management & Compliance

Date: 17/10/22