

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

**Register Reference:** SD22A/0361 **Date:** 07-Oct-2022  
**Development:** Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m in area; Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 bedspaces over partial basement (total floor area c.6,743sq.m) with central courtyard ( c.519sq.m ); The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop; Provision of dining and kitchen areas, sitting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switchroom, service yard and waste areas serving the facility; Lobbies, stair/lifts, photovoltaic panels and green roofs throughout; Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm); New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site; Entrance signage on the eastern elevation of the proposed facility; All associated site development works, services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, temporary foul pump station, attenuation/bioretenion systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (76 total spaces), car parking (32 total spaces), set-down parking spaces, 1 ambulance set-down space serving the facility and delivery/loading areas to First Avenue.  
**Location:** Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24  
**Applicant:** Bartra Property Cookstown Limited  
**App. Type:** Permission  
**Date Received:** 16-Sep-2022  
**Planning Officer:** AOIFE O'CONNOR MASSINGHAM

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 **20-Oct-2022**.

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

Yours faithfully

*Michelle Dodrill*  
**For Senior Planner**

---

**Report Date:** 17<sup>th</sup> October 2022

It is noted that the applicant has submitted an Outline Construction & Demolition Waste Management Plan, however, this plan has not been prepared in accordance with the recently updated EPA document, *Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*

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