

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

Register Reference: SD22A/0401 **Date:** 18-Nov-2022
Development: Demolition of the 4 existing shed structures on site within the curtilage of the protected structure; Retention and conversion of Scholarstown House (Protected Structure) into two residential units comprised of 1 two bed and 1 three bed units served by private open space in the form of ground floor terrace; The proposed works to Scholarstown House include but are not limited to internal re-configuration; Re-location of the staircase to its original location within the house; Removal of non-original features including the closing up of non-original openings; Creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation; Construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments all served by private open space in the form of balconies and/or ground floor terraces; The proposed development also includes 100sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room; The development will be served by a total of 40 car parking spaces and 183 cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access; All ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting; The proposed development comprises the carrying out of works to a protected structure: Scholarstown House (RPS Ref: 322).
Location: Scholarstown House, Scholarstown Road, Dublin 16
Applicant: Emmaville Limited
App. Type: Permission
Date Received: 25-Oct-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 **28-Nov-2022**.

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

Yours faithfully

Michelle Dodrill
For Senior Planner

Report Date: 21st November 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: 21/11/22