

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

Register Reference: SD22A/0406 **Date:** 02-Dec-2022
Development: Demolition of an existing commercial two storey building and the construction of 2 commercial units with Plantroom on Ground floor level with 8 residential apartments comprising 2 one Bed apartments 3 two bed apartments and 3 three bed apartments all with private balconies over 4 floors; A communal roof garden is located on the fourth floor; Enclosed bin stores for the commercial and residential units is located at the rear of the building; 5 total car parking spaces including 1 disabled car space is provided; 8 bicycle spaces are provided at the front for commercial units and 10 no. bicycle spaces at the rear for residential units; Sustainable drainage (SuDs) roof and roof garden are provided for the development and all associated engineering and site works necessary to facilitate the development.
Location: Paintworld, 1-2 Ballymount Road Lower, Dublin 12
Applicant: Alan & Monica Holmes
App. Type: Permission
Date Received: 26-Oct-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

Your report must be submitted before **29-Nov-2022**.

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

Yours faithfully

Michelle Dodrill
For Senior Planner

Report Date: 5th December 2022

Since the proposed development will consist of the demolition of an existing commercial two-storey building, the scale and complexity of the works 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: 5/12/22