

**TOBIN Consulting Engineers**  
**Block 10-4**  
**Blanchardstown Corporate Park**  
**Dublin**  
**D15 X98N**

**Date:** 06-Dec-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING**  
**REGULATIONS THEREUNDER**

**Register Reference:** SD21A/0167/C3

**Development:** Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5.1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m<sup>3</sup> combined); SCR Urea Tank (26m<sup>3</sup>); Lube Oil Storage Tank (26m<sup>3</sup>); Lube Oil Maintenance Tank (26m<sup>3</sup>); Pilot Oil Tank (26m<sup>3</sup>); Fire Water Storage Tank (1000m<sup>3</sup>); Effluent Collecting Tank (26m<sup>3</sup>); Underground Surface Water Attenuation Tank (490m<sup>3</sup>); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage. An EIAR was submitted with this application.

Condition 3; Roads.

1. Prior to the commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
2. Prior to the commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
3. Prior to the commencement of development, a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.
5. The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points,
  - a. Car parking spaces dedicated for electrical charging shall be demarcated with "RRM 034" as per Chapter 7 Road Markings

REASON: In the interest of sustainable transport

**Location:** Profile Park, Baldonnel, Dublin 22

**Applicant:** Shane Minehane, Greener Ideas Limited 1, Seapoint Building, 44-45 Clontarf Road, Dublin 3

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 11-Oct-2022.

This submission has been deemed not compliant.

Comments:

The applicant has not submitted a developed Construction Traffic Management Plan (CTMP). A detailed CTMP must be submitted to the Planning Authority for approval before any construction can commence. The required Construction Traffic Management Plan shall include:-

- (i) Details of the agreed number, location and use of suitable facilities for vehicle cleansing and wheel washing provided on site prior to commencing of construction and a written commitment that such facilities will be maintained in a satisfactorily operational condition during all periods of construction.
- (ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity.
- (iii) Provision for dust suppression measures in periods of extended dry weather.
- (iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.
- (v) Location of materials compound and site huts.
- (vi) Details of security fencing.
- (vii) Name and contact details for site manager.
- (viii) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc.
- (x) Measures to obviate queuing of construction traffic on the adjoining road network. In this regard the applicant owner or developer shall consult with the Council's Traffic Section before any works are carried out.
- (xi) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works.

The plan should also be informed by any Project Construction Waste and Demolition Management Plan required to be prepared and agreed that addresses intended construction waste management and any traffic issues that may arise from such a plan.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Traffic Management Plan shall be kept for inspection by the Planning Authority. Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

2 - The submitted C&DWMP is limited in detail. A detailed C&DWMP must be submitted to the Planning Authority for approval before any construction can commence. The plan shall include

details to the satisfaction of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section for all waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery, and disposal of this material in accordance with the provision of the Waste Management Plan for the Eastern-Midland Region. The required C&DWMP shall include:-

- (i) Hours of work: Waste operations shall only be carried out at such time as authorisation pursuant to the Waste Management Act 1996, as amended, has been obtained.
- (ii) Daily checks: A record of daily checks that the works are being undertaken in accordance with the site-specific Construction Waste Management Plan shall be kept for inspection by the planning authority.
- (iii) Records: Copies of waste disposal/recovery records, including waste collector dockets/invoices and weighbridge dockets, shall be maintained on site during construction activity and made available, at all reasonable times, for inspection by Authorised Persons.
- (iv) Details of the agreed number, location and use of suitable facilities for vehicle cleansing and wheel washing provided on site prior to commencing of construction and a written commitment that such facilities will be maintained in a satisfactorily operational condition during all periods of construction.
- (v) Location of all on-site car parking facilities provided for site workers during the course of all construction activity.
- (vi) Provision for dust suppression measures in periods of extended dry weather.
- (vii) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.
- (viii) Location of materials compound and site huts.
- (ix) Watercourses: Details of measures to protect watercourses from the spillage or deposit of clay, rubble, waste, or other debris.
- (x) Segregation: All waste shall be kept to a minimum, segregated where appropriate, and disposed/recovered at a waste facility.
- (xi) Name and contact details for site manager.

3 - No submission made in relation to this item.

4 - No submission made in relation to this item.

5 - The applicant shall submit a revised layout of not less than 1:200 scale, showing the location and number of parking spaces for mobility impaired users to be provided at the development along with the location and number of EV parking spaces. The submitted drawing should show all relevant space demarcations.

Yours faithfully,



for **Senior Planner**