

Armstrong Fenton Associates
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44/45, Clontarf Road
Dublin 3

Date : 10-Aug-2023

Reg. Ref. : SDZ22A/0010/C32
Proposal : Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (I) Clonburris South East (i.e. CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e. CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd duplex units accommodated in 10 no. 3 storey buildings, 72 no. f' & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m²), 1 no. 2 storey retail /commercial unit (c.152.1m²). Access to the development will be via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted Infrastructural works as approved under the Clonburris Strategic Development Zona Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SOZ lands (Including future Irish Water pumping

station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Condition 32:

Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) 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; these details shall be placed on the file and retained as part of the public record. The RWMP must 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.
Reason: In the interest of proper planning and sustainable development.

Location : The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train statio

Applicant : Kelland Homes Ltd

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-Jun-2023 to comply with Condition No 32 of Grant of Permission No. SDZ22A/0010, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 32:

- Cover Letter prepared by Armstrong Fenton Associates dated 15th June 2023.
- Construction and Demolition Waste Management Plan prepared by Pinnacle Consulting Engineers.

Assessment:

The Waste Enforcement and Licensing Department have assessed the Applicant’s submission, with their Report noting the following:

‘In review of the submitted Construction Demolition Waste Management Plan, I have the following comments:

Section 1.1 refers to the Southern Region Waste Management Plan – South Dublin County Council is situated in the Eastern Midlands Region

Sections 1.2, 1.3, 1.4 & 1.5 appear to believe that the document is a Construction Traffic Management Plan (CTMP)

In light of the above, the submission is not agreed in its current iteration’.

Conclusion:

Having regard to the requirements laid out in Condition No. 32 and the Report of the Waste Enforcement and Licensing Department, the Planning Authority consider that the Applicant’s submission is **NON-COMPLIANT** with the requirements of Condition No. 32. Prior to making a further compliance submission, the Applicant should be advised to contact the Waste Enforcement and Licensing Department to ensure their concerns are fully addressed. “

Yours faithfully,

M.C.

for Senior Planner