

Planning Compliance  
Land Use, Planning & Transportation Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

By email

28<sup>th</sup> November 2023

Dear Sir/Madam,

**RE: CONDITION 16, 18, 22, & 28(1) – DEVELOPMENT COMPRISING OF 594 APARTMENTS, OFFICE FLOORSPACE, 4 RETAIL UNITS, A CRECHE AND URBAN SQUARE WITHIN THE CLONBURRIS DEVELOPMENT AREAS CUCS3 & CSWS3 OF THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH AND CLONBURRIS, CO. DUBLIN.**

**REG REF: SDZ22A/0018**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ22A/0018. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0018 and to discharge the following condition as required prior to commencement.

**Condition 16:**

*Prevention of Spillage or Deposit of Debris on Adjoining Public Roads During Construction Works*

*Prior to the commencement development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:*

*(i) A site specific plan making provision as set out below for the prevention of spillage or deposit of clay, rubble or other debris on adjoining public roads during the course of any construction works that fully complies with all of the requirements of the Council's Roads Maintenance, Traffic Management, and Waste Enforcement Sections as appropriate, The agreed plan shall provide for all of the following:*

*(a) The agreed number, location, type and use of suitable facilities for vehicle cleansing and wheel washing provided on site to contain all clay, rubble or other debris within the site prior to commencing of construction, such facilities to be maintained in a satisfactorily operational condition during all periods of construction.*

*(b) Location of all on-site car parking facilities provided for site workers during the course of all construction activity.*

*(c) Provision for dust suppression measures in periods of extended dry weather.*

*(d) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.*

*(e) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that*

*fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.*

*(f) 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.*

**Condition 18:**

*Construction Consultation and Local Liaison*

*(a) Prior to the commencement of development, the applicant/owner shall submit the following to the Planning Authority:*

*(i) the names, job functions and phone numbers (both fixed line and mobile numbers) of all key personnel for the construction of the development as approved. Subsequently all changes in these personnel or particulars in the course of construction must also be notified to the Council as soon as they occur.*

*(b) The applicant/owner or developer shall provide occupiers of noise sensitive properties within 100 metres of agreed construction access points to the development as approved with appropriate contact details which may be used in the event that any such person wishes to inform the operator of any incident that could give rise to a disruptive aspect of construction activity, or otherwise to make an observation in respect of an aspect of construction activity.*

*(c) A public notice shall be erected and maintained at the agreed construction access points. This notice shall contain the name of the operating company and contact details, including out of hours contact, which may be used in the event that any person wishes to contact the operator in respect of any disruptive aspect of construction activity.*

**Condition 22:**

*Construction Environmental Management Plan*

*Prior to the commencement of development, the applicant/ developer shall submit a site-specific Construction Environmental Management Plan (CEMP) for the written agreement of the Planning Authority. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. Details around storage of construction materials, dust suppression and construction-related fuel and oil and roofed bunds that exclude rainwater shall be included. The developer must take precautions to ensure there is no entry of solids, during the connection of pipework, or at any stage to the existing surface water system. The CEMP should provide for the assignment of a designated, suitably experienced, and person during the construction phase, to monitor and ensure all environmental mitigation measures are implemented and functioning correctly and related record of checks shall be maintained and made available for inspection.*

**Condition 28(1):**

*Roads*

*1. Prior to commencement of development, the applicant shall prepare and submit a (i) Construction Traffic Management Plan and (ii) Construction & Demolition Resource Waste Management Plan - that accords with*

*Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects 2021 - for the written agreement of the Planning Authority. Thereafter the development shall be carried out in accordance with these agreed details.*

*2. 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.*

*3. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department.*

## **Response**

Please see enclosed prepared by Cairn Homes PLC in respect of the permitted development site and conditions 16, 18, 22, and 28(1):

- Construction Management Plan,
- Construction Environmental Management Plan,
- Traffic Management Plan, and
- Demolition and Waste Management Plan.

Please refer to the Construction Management Plan; Construction Environmental Management Plan; Traffic Management Plan; and Demolition and Waste Management Plan in response to Condition 16.

Please refer to the Construction Management Plan; and Construction Environmental Management Plan in response to Condition 18.

Please refer to the Construction Environmental Management Plan in response to Condition 22.

Please refer to the Traffic Management Plan; and Demolition and Waste Management Plan in response to Condition 28(1).

Yours Sincerely,



**Nicky Casey**  
Planning Project Manager