

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

By email

6<sup>th</sup> December 2023

Dear Sir/Madam,

**RE: CONDITION 9, 15, 20, & 23 – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.**

**REG REF: SDZ22A/0017**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ22A/0017. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0017 and to discharge the following conditions as required prior to commencement.

**Condition 9:**

*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 15:**

*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 20:**

*Roads*

*Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, unless otherwise agreed:*

*(a) A developed Construction & Demolition Waste Management Plan (C&DWMP).*

*(b) A developed Construction Traffic Management Plan.*

**Condition 23:**

*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.*

**Response**

Please see attached in response to Condition 9, 15, 20, & 23:

- Construction Environmental Management Plan prepared by Cairn Homes Construction Ltd.,
- Traffic Management Plan prepared by Cairn Homes Construction Ltd., and
- Waste Management Plan prepared by Cairn Homes Construction Ltd.

Yours Sincerely,



**Nicky Casey**  
Planning Project Manager