

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Co. Dublin

Monday, 11<sup>th</sup> December 2023

Dear Sir/Madam,

**Re: Compliance Submission in respect of a Permission for the Construction of 347 No. Residential Units and all Associated Site Development Works at Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2)**

SDCC Reg. Ref. SDZ22A/0006

**Compliance Submission – Condition 27**

**1.0 INTRODUCTION**

This compliance submission is being submitted by Thornton O'Connor Town Planning on behalf of Quintain Developments Ireland Ltd in respect of a permitted residential development within the Tandy's Lane Village Development Area, Lucan, Co. Dublin (Tandy's Lane Phase 2).

The submission relates to a Decision to Grant Permission issued by South Dublin County Council on the 28<sup>th</sup> of September 2022.

A compliance submission in relation to Condition 27 was submitted to South Dublin County Council (SDCC) on 1<sup>st</sup> September 2023. SDCC issued feedback on 24<sup>th</sup> October 2023 which required further details in order to deem Condition 27 as fully compliant. The feedback received from SDCC stated the following:

*"With regard to the details submitted including;*

- *Cover letter, Thornton O'Connor*
- *Construction stage waste management plan*

*The submission is considered to be not compliant with condition 27.*

*The report of the Roads Department states that they are satisfied with the submission. The report of the Environment Department states*

*"The plan as outlined is very overly vague – terms such as minimisation, maximise reuse potential but no specific targets or measurements. Plan as submitted refers to the 2006 DEHLG guidelines which were superseded by the 2001 EPA Best Practice Guidelines for the*

*preparation of resource and waste management plans for construction and demolition projects. Plan should reflect current guidelines.  
 NWCPO permit numbers listed are outdated.  
 No waste contractor listed for 2000m<sup>3</sup> of soil and stone to be removed off site, nor details of destination site.  
 Plan as submitted is not agreed "*

## 2.0 RESPONSE

In response, an updated *Construction Stage - Waste Management Plan* has been prepared by GEM Construction and is enclosed.

A response to each item of the SDCC feedback is also provided below:

- "The plan as outlined is very overly vague – terms such as minimisation, maximise reuse potential but no specific targets or measurements"

This item has been actioned with specific targets provided throughout the document and the person responsible for its implementation is also noted.

- "Plan as submitted refers to the 2006 DEHLG guidelines which were superseded by the 2001<sup>1</sup> EPA Best Practice Guidelines for the preparation of resource and waste management plans for construction and demolition projects. Plan should reflect current guidelines."

The updated EPA Best Practice Guidelines has now been used in the document.

- NWCPO permit numbers listed are outdated.

These permit numbers have been updated to reflect current permits.

- No waste contractor listed for 2000m<sup>3</sup> of soil and stone to be removed off site, nor details of destination site.

The soil and stone waste contractor is not yet known. This document will be updated once this information is available.

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<sup>1</sup> \*[2021]



### 3.0 CONCLUSION

We trust that the attached is sufficient to address the information requested by South Dublin County Council. We would appreciate your confirmation that the information outlined above is in compliance with the permission at your earliest convenience. Thank you for your assistance with this matter.

Yours sincerely

A handwritten signature in black ink that reads "Sadhbh O'Connor".

Sadhbh O'Connor  
Director  
Thornton O'Connor Town Planning  
Encl.