

Armstrong Fenton Associates  
Unit 13, The Seapoint Building  
44/45, Clontarf Road  
Dublin 3

Date : 31-Jan-2024

**Reg. Ref. :** SDZ22A/0010/C32-2  
**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. 2 & 3 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m<sup>2</sup>), 1 no. 2 storey retail /commercial unit (c.152.1m<sup>2</sup>). 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 28-Nov-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:

**“Compliance submission:**

Submission received on the 28/11/23 from Armstrong Fenton on behalf of Kelland Homes Ltd., have retained Pinnacle Consulting Engineers to address C32 with updated Construction Demolition Waste Management Plan now enclosed.

**Recommendation:**

The Roads report received with regard to the proposed development stated the following:

*“The applicant has submitted a Construction and Demolition Resource Waste Management Plan (RWMP). The roads department are satisfied with the submission, **providing the SDCC environment section agree.**”*

Further to this, report was received from Waste Licensing & Enforcement are they are **not satisfied** that Condition 32 is being complied with. The report received with regard to the proposed development stated the following:

*“Noted addition of details for Stephenson Transport Ltd under section 7, however it notes that sorting facility and recovery facility under same facility WFP-WW-19-0053-01 under Herbie Stephenson Ltd. This facility is not registered to Herbie Stephenson Ltd.*

*The figures in relation to soil & stone waste in table 4 and table 5 are at odds with each other, further explanation required.*

*If some 4,761 cu m of soil is to be imported onto site, why is existing soil on site not being reused?*

*Section 6.20 states that there is no demolition expected on site – clarification required in relation to Figure 2 which indicates Derelict Building.*

*Section 4 indicates that Thorntons recycling are the waste handling facility for concrete, soil and stone – is this still the case?*

*As the development has already commenced and this plan is still not agreed due to missing information the submission is not agreed.”*

**Planners Comments:**

Having regard to the Roads & Waste Licensing report, it is considered that compliance submitted for condition 32 in regard to Construction and Demolition Resource Waste Management Plan is not satisfactory. The applicant is recommended to liaise with Roads and Waste Licensing in SDCC before resubmitting a further compliance submission.

**Conclusion**

The submission is considered **not to comply** with Condition C32.“

Yours faithfully,

M.C.

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*for Senior Planner*