

Senior Administrative Officer,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Our Ref. 21080

15 May 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

**COMPLIANCE SUBMISSION - CONDITION NO. 36 V – Construction Management Plan and a
Construction Traffic Management Plan.**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, 6th Floor, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 36 (v) of Planning Reg. Ref. SDZ22A/0007 and associated Letter from South Dublin County Council dated 13 May 2024 advising that the previous submission dated 21 March 2024 is not in compliance.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007 - CONDITION 36 (v)

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 36 (v) and associated Letter from South Dublin County Council dated 13 May 2024.

CONDITION 36 (V)- Construction Management Plan and a Construction Traffic Management Plan

Prior to commencement, a developed Construction Management Plan and a Construction Traffic Management Plan, shall be agreed in writing with the Planning Authority.

Report from Roads Department, SDCC – Roads Department are **not satisfied** that Condition 36(v) is being complied with. The Roads report received with regards to the proposed development stated the following:

“The applicant shall submit both plans ensuring that all of the points below have been addressed.

(ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity, and;

(iii) Provision for dust suppression measures in periods of extended dry weather, and;

(iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it, and;

(v) Location of materials compound and site huts, and;

(vi) Details of security fencing, and;

(vii) Name and contact details for site manager, and;

(viii) Methodology for the use and control of spoil on site during construction, and;

(ix) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc.

(x) Measures to obviate queuing of construction traffic on the adjoining road network. In this regard the applicant owner or developer shall consult with the Council's Traffic Section before any works are carried out, and;

(xi) Details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris,

(xii) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works;”

Applicant's Response:

We refer the Planning Authority in the first instance to the enclosed Construction Management Plan (CMP), prepared by Quintain and Construction Traffic Management Plan, prepared by Atkins.

- ii We refer the Planning Authority to page 18 of the CMP which details the location of all on-site car parking facilities provided for site workers during the course of all construction activity.
- iii We refer the Planning Authority to page 23 of the CMP which details the provision of dust suppression measures in periods of extended dry weather.
- iv We refer the Planning Authority to page 23 of the CMP which provides details of the provision of the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.
- v We refer the Planning Authority to page 18 in regard to Location of materials compound and site huts.
- vi We refer the Planning Authority to page 34 of the CMP which provides details of security fencing.

- vii We refer the Planning Authority to page 28 of the CMP which provides name and contact details for site manager.
- viii We refer the Planning Authority to page 19 (Excavations) and page 26 of the CMP in regard to methodology for the use and control of spoil on site during construction
- ix We refer the Planning Authority to pages 17, 18 & 19 of the CMP which provides details of access arrangements/routes to be used by construction traffic, and includes details of arrangements to manage potential conflicts with site specific issues.
- x We regard the Planning Authority to page 17 of the CMP which details measures to obviate queuing of construction traffic on the adjoining road network.
- xi We refer the planning Authority to pages 24, 25 & 26 of the CMP for details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris.
- xii We refer the Planning Authority to pages 19 & 20 of the CMP which details alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works.

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

STEPHEN LITTLE & ASSOCIATES

15 May 2024

ENCLOSURES:

1. Construction Management Plan prepared by Quintain Construction Company LTD.
2. Traffic Management Plan prepared by Atkins.

Document Control: -

Author	Approved by	Purpose	Date
CMcG	<i>Niamh Robinson</i>	Draft	15.05.2024
<i>Niamh Robinson</i>	-	Final for Submission	15.05.2024