

12 March 2025

South Dublin County Council  
County Hall Tallaght  
Dublin 24  
D24 YNN5

**RE: Summary of Construction and Environmental Management Plans for Kishoge Sites 3, 4, and 5  
(Part X)**

Dear Sir/Madam

With reference to the Construction and Environmental Management Plans (CEMPs) prepared for the proposed developments Kishoge Sites 3, 4, and 5, this CEMP summary has been served as an overview of the main mitigation measures within the more comprehensive CEMP documents issued for each individual proposed development. The CEMPs outline comprehensive strategies to ensure responsible construction practices, environmental protection, and coordination between developments.

The proposed developments form part of a single Part X application.

**Kishoge Site 3 (DBFL Consulting Engineers)**

The plan for Kishoge Site 3 covers the phased construction of 580 residential units, a childcare facility, and associated infrastructure. Key elements of the CEMP include traffic and transportation management, erosion and sediment control, waste management, and measures for noise, vibration, and air quality mitigation.

The following non-exhaustive list site specific mitigation topics are covered in the Kishoge Site 3 CEMP report:

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- **Coordination with the Clonburris Northern Link Street (NLS) works:** Essential for site access and utility connections, with careful sequencing to avoid disruptions to parallel infrastructure works.
- **Hydrology and groundwater protection:** Robust measures for sediment control, spill prevention, and stormwater management to protect local watercourses and groundwater reserves.
- **Construction compound management:** Secure, self-contained compounds with welfare facilities, controlled access, and segregated material recycling areas to ensure safe and efficient on-site operations.
- **Interaction with existing infrastructure:** Close alignment with Clonburris Stage 2 infrastructure works, including pre-connection checks for drainage and foul sewer systems.

A dedicated Project Liaison Group will manage interactions, ensuring design and infrastructure alignment with neighbouring developments.

### **Kishoge Site 4 (CS Consulting)**

The Site 4 development proposes 436 residential units, a childcare facility, and retail space. The CEMP addresses logistics, site security, vehicular access, and environmental protection measures, including stormwater management, biodiversity checks, and waste management.

The following non-exhaustive list site specific mitigation topics are covered in the Kishoge Site 4 CEMP report:

- **Construction phasing and site access:** Phased works with careful traffic management to minimize disruption to Adamstown Avenue and surrounding road networks.
- **Baseline noise monitoring and air quality controls:** Continuous monitoring to maintain compliance with local authority thresholds, with proactive dust suppression and acoustic barriers for sensitive receptors.

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- **Public realm protection measures:** Erection of hoarding and fencing, with designated pedestrian routes and access points to maintain safety and minimize public disruption.
- **Foundation and excavation protocols:** Controlled excavation and piling techniques to prevent excessive vibration and avoid damaging nearby structures.

A detailed Traffic Management Plan will be developed, and ongoing monitoring will help mitigate environmental impacts throughout construction.

### **Kishoge Site 5 (RPS Group)**

The Site 5 plan encompasses 236 residential units, amenity spaces, and supporting infrastructure. The CEMP establishes strict environmental management requirements, with roles for Environmental Managers, ongoing site audits, and detailed monitoring of air and water quality.

The following non-exhaustive list site specific mitigation topics are covered in the Kishoge Site 5 CEMP report:

- **Sensitive ecological considerations:** Pre-construction biodiversity surveys and strict vegetation clearance protocols to protect local wildlife and habitats.
- **Community engagement and complaints handling:** Clear procedures for public inquiries, with regular notifications of disruptive works and a fast-response protocol for resolving community concerns.
- **Water quality safeguards:** On-site settlement ponds, geotextile liners, and silt traps to prevent pollutants from entering local watercourses during construction.
- **Emergency response planning:** Fully trained site teams with spill response kits, emergency containment protocols, and regular drills to ensure rapid action in case of environmental incidents.

The site's division by Thomas Omer Way requires careful coordination of traffic and pedestrian safety, with clear routing for heavy vehicles to avoid peak traffic periods.

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Collectively, the CEMP reports demonstrate a collaborative approach to construction management, with shared infrastructure considerations, sustainable practices, and a strong emphasis on mitigating environmental impacts. Regular communication between project teams, including the approved Clonburris Northern Link Street, and adherence to evolving best practices will ensure these developments are delivered responsibly and in alignment with South Dublin County Council's requirements.

Yours sincerely



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Dieter Bester  
Associate  
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