

Register Ref: SD21A/0148

Development: Change of use from of Katherine Tynan house from disused dwelling to community Centre.

Location: Katherine Tynan House, Ballymount Road, Kingswood, Dublin 24

Applicant: Hibernia REIT Holdco Two Limited

Application Type: Permission

Planning Officer:

Development Summary

This application is for the change of use from a disused dwelling to community centre. Noise pollution and Air pollution restrictions will be necessary for the construction phase.

The above proposal **is acceptable** to the Environmental Health Department – subject to the following condition(s):

Construction Phase

Noise

No Equipment or Machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any work outside these hours shall only be permitted following receipt of the written consent of the Planning Authority, having regard to the reasonable justification and No Equipment or Machinery (to include pneumatic drills, construction circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness.

Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.

Reason: In the interest of public health.

Air Quality

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Gillian Wynne
Senior Environmental Health Officer
16th June 2021

David OBrien
Principal Environmental Health Officer
16th June 2021