

ENVIRONMENTAL HEALTH - PLANNING MEMO

Request for Further information

Date: 27th of July 2021

Register Reference: SD21A/0161

Development: Two-storey commercial building providing two new units and ancillary accommodation (1,574sq.m gross floor area); Unit 1 will be used as a shop (1,057sq.m), Unit 2 will be used for professional services or health centre or office or gymnasium (517sq.m); the development will also consist of roof plant and PV panels; Lucan advertising signage (50sq.m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining Somerton site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation/switch room (30sq.m); hard and soft landscaping, and pedestrian canopy; connection to services; all associated site and development works.

Location: Lucan Shopping Centre, Newcastle Road, Co. Dublin

Applicant: ERF Lucan Investment DAC

App. Type: Permission

Planning Officer: EVAN WALSH

EHO: Kieran Groarke

Comments

The main concerns from Environmental Health relate to potential noise disturbance. It is noted that the site is surrounded by residential properties and therefore there is potential for noise disturbance to the residents.

The site layout plans indicate a loading area proposed within close proximity to the adjoining residential houses along Hillcrest Grove. In addition Environmental Health note there is a proposal in for the construction of a 4 storey apartment block consisting of 36 apartments. This block is to be constructed within meters of the proposed loading area of this development.

On view of the overall site there are genuine concerns regarding the potential impact of noise on the surrounding residents given the distance between the loading area and residents. The Environmental Health Department have had issues in the past with commercial operations of similar type and specifically vehicle noise during the early morning/late evening.

The plans allow provision for the turning of large articulated trucks. This activity will invariably have an impact on the existing residents at Hillcrest Grove and Hillcrest Court to the north of the site. The Environmental Health Department have requested an acoustic report to assess the potential noise impact in more detail.

NOTE: Should Planning intend on approving this application prior to the submission and full assessment of an acoustic report, at the very minimum a condition of consent which prevents the loading area from being used within specific time periods should be included, example below:

Vehicles and trucks are only permitted to use the loading area between the following times:

Mon- Friday 8am – 8pm

Saturday – Sunday & Bank holidays 9am – 8pm

Lighting

There is also potential for lighting to impact on the surrounding residential properties. Further detail is required with regard to lighting of the development and the impact will be mitigated

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The proposal is not acceptable to the Environmental Health Department until the following information is submitted and assessed.

1. An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed alterations to include the accumulative noise impact from existing on-site activities. The investigation must include, but not be necessarily limited to, the following:
 - (a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal
 - (b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.
 - (c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{aeq}, 15min) from any development activities when assessed at the boundary of that receiver.
 - (d) An assessment of the existing background (LA₉₀,15 min) and ambient (LA_{eq},15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur.

NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.

- (e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties
2. The Environmental Health Department raise concern with regard to the floodlights. There is potential for the lighting to impact negatively on the surrounding residents by causing disturbance. The applicant is required provide further detail with regard to lighting and how any glare will be controlled to prevent spillage onto the nearby properties.



Kieran Groarke
Environmental Health Officer
27th of July 2021



Fiona Byrne
Senior Environmental Health Officer