

Date: 10-Aug-2021

Register Reference: SD21A/0179
Development: Removal of selected hedging, the removal of the existing 52 car parking spaces and the construction of a 4-storey apartment building with setbacks at third floor level, total 14 apartments comprising of 1 one-bedroom, 11 two bedroom; 2 three bedroom apartments, all with associated private open spaces areas in the form of balconies; access to the development from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive; all with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, bin storage, signage, associated drainage and site development works (Protected Structure RPS No. 094).
Location: Ball Alley House, Leixlip Road, Lucan, Co. Dublin
Applicant: Gerry Teague
App. Type: Permission
Planning Officer: DONAL FARRELLY
Date Received: 01-Jul-2021
Decision Due Date: 25-Aug-2021

Additional information is requested before the Environmental Health Officers Department can make a fully informed decision on this application.

The development is in close proximity to the N4 motor way. The following information is requested regarding the impact of noise on the development.

1. A noise impact assessment, carried out by appropriately qualified acoustician and competent persons, must be submitted in order to assess the potential impact of environmental noise from traffic on the N4. The study must include specific design proposals to mitigate against environmental noise from these noise sources to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings. South Dublin County Council Environmental Noise Action Plan 2018 – 2023 recommends that the noise impact assessment should demonstrate that all facets of the UK "Professional Practice Guidance on Planning & Noise" (2017) (ProPG) have been followed.

Reason: In the interest of public health.

