

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 23rd of August 2021

Register Reference: SD21A/0185

Development: Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.

Location: Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22

Applicant: KN Network Services (Ire.) Ltd.

App. Type: Permission

Planning Officer: CAITLIN O'SHEA

EHO: Kieran Groarke

Date Received: 05-Jul-2021

Decision Due Date: 29-Aug-2021

Comments

The main concerns from Environmental Health relate to potential noise disturbance from demolition of the existing structures on the site. The proposed demolition also has the potential to generate a large amount of dust. Relevant conditions have been proposed below to mitigate against these factors

The proposal is **acceptable** to Environmental Health subject to the following conditions set out below;

1. No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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 of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

3. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
4. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.
5. 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.



Kieran Groarke
Environmental Health Officer
23rd of August 2021



Fiona Byrne
Senior Environmental Health Officer