

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 31st of August 2021

Register Reference: SD21A/0205

Development: Retention sought for the removal of the ground floor internal courtyard with canopy over as per Planning Ref SD013A/0047; Works to include, external canopy above roof level removed, new storage room created at first floor level; ground floor area incorporated into lounge area; permission for reduction in size of lounge floor area; works to include new entrance doors to Lounge area within building elevation facing car park; new external fire exit door from Lounge area to open space to rear of the building; internal walls forming snug demolished complete; Floor area included within lounge area; kitchen extension within part of previous Lounge area; relocation of Off Licence into previous Lounge area; entrance doors to Off Licence are previous entrance doors to lounge area; works to include new window to Off Licence within building elevation facing car park; change of use of previous Off Licence to takeaway; internal layout changes to lounge area public toilets; remove internal doors between Lounge area and entrance.

Location: Boomers Public House, Knockmitten Neighbourhood Centre, Clondalkin, Dublin 22

Applicant: Honeybridge Ltd.

App. Type: Permission and Retention

Planning Officer: SARAH WATSON

Date Received: 21-Jul-2021

Decision Due Date: 14-Sep-2021

Comments

The subject planning application includes the extension of the kitchen area. The applicant. It is noted the proposal includes a reduction in the size of the lounge area to allow for the specified changes.

The applicant is advised to contact the Environmental Health Department to discuss the details of the kitchen layout. A condition has been included to ensure the applicant is aware of this requirement. A condition has also been included to safeguard against potential noise from the construction.

The proposal is **acceptable** to Environmental Health subject to the following conditions:.

1. No heavy construction equipment/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 on Saturdays nor after 19:00 hours on weekdays and 1300 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 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.
3. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

4. All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:

- i) in the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided
- ii) otherwise, mechanical ventilation capable of achieving the following air changes per hour:

offices	4-6 air changes per hour
stores	3 air changes per hour
WC's	3 air changes per hour
WC lobbies	2 air changes per hour
Canteen/Tea station	8-12 air changes per hour

5. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

6. The applicant must consult with the Environmental Health Department with regard to layout and proposed finishes in relation to any food premises, prior to commencement of the development.



Kieran Groarke
Environmental Health Officer
31st of August 2021



Fiona Byrne
Senior Environmental Health Officer