

Date: 06-Jan-2022

Register Reference: SD21A/0311
Development: Change of use of the permitted cafe unit (approx. 225sq.m net) as granted under ref. S020A/0037 to use as a pharmacy (approx. 251sq.m net) and all associated internal and external layout alterations to facilitate this change of use; internal layout changes at ground floor include the removal of the internal escape stair and internal lobby from the permitted layout; inclusion of an accessible WC at first floor level within the permitted community use space (area not affected by subject application); external alterations include amendments to the external glazing to replace permitted access doors with solid glazing (no alteration to appearance) and the provision of an external plant space at first floor level with a 1200mm high louvre screen.

Location: Lands at Main Steet, Newcastle, Co. Dublin
Applicant: Cedarglade Limited
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Received: 17-Nov-2021
Decision Due Date: 20-Jan-2022

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

Noise

1. 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.
Reason: In the interest of public health.
2. 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 as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.
Reason: In the interest of public health.

Refuse

3. A suitable location for the storage of refuse shall be provided during the operation phase of the proposed development so as to prevent a public health nuisance.
Reason: In the interest of public health.

Drainage

4. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

Reason: In the interest of public health.

Water Supply

5. The water supply to the premises shall be taken directly from the rising mains.

Reason: In the interest of public health

Lighting

6. Signage or lighting to be used on site during the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

Reason: In the interest of public health



Fiona Byrne
Senior Environmental Health Officer

Tom Prendergast
Principal Environmental Health Officer