

Register Ref: SD21A/0352

Development: Change of use of existing office accommodation to new Sushi Take-away shop consisting of new service counter with hatch to customer area at front, new internal kitchen, cold store, dry goods store, and staff wc together with new shopfront signage to front elevation and all associated site works.

Location: Unit 4a, St Johns House retail centre, Blessington Road, Dublin 24

Applicant: Wee Kee Limited

Application Type: Permission

Planning Officer:

Development Summary

Change of use from existing office accommodation to Sushi Take-Away shop.

The kitchen must be provided with adequate ventilation, without causing noise nuisance, and the drainage system in the take-away must be protected from fats oils and grease. Construction must also not cause noise or dust nuisance.

The above proposal **is acceptable** to the Environmental Health Department – subject to the following condition(s):

Kitchen: Fumes and Noise

- (a) The ventilation system shall be adequately filtered and externally vented so as not to cause a nuisance to neighbouring properties.
- (b) Any fumes emitted from the premises shall be minimised and if necessary treated using the Best Available Technology and emitted to the outer air.
- (c) The noise from the operation of the ventilation system shall be attenuated so as not to cause a noise nuisance to nearby residential properties.
- (d) Details to demonstrate compliance with above shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development.

Reason: In the interests of public health and in the interest of protecting the established residential amenity of the surrounding area.

Grease traps

All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for the written approval of the Planning Authority prior to the commencement of any development.

Reason: In the interests of public health.

Construction Phase

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality

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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Notes to the Developer:

The requirements of the HSE Environmental Health Officer in relation to food premises should be ascertained prior to the commencement of development.

Gillian Wynne
Senior Environmental Health Officer
11th January 2022

David O'Brien
Principal Environmental Health Officer
11th January 2022

