

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 26th of January 2022

Register Reference: SD21A/0323

Development: Construction of single storey drive through coffee shop pavilion within the existing carpark of Lucan Retail Park; building total floor area of 170.45sq.m and would operate for the sale and consumption, on and off the premises of food and beverages; development will include the reconfiguration of section of existing carpark; removal of 45 car parking spaces to make way for proposed building; vehicle circulation route and collection point; existing carpark to be reduced from 285 to 240 car spaces; all ancillary site works including drainage, external seating, cycle parking, signage location and landscaping.

Location: Lucan Retail Park, Ballydowd, Lucan, Co. Dublin

Applicant: New Ireland Assurance Company PLC

App. Type: Permission

Planning Officer: CAITLIN O'SHEA

Date Received: 29-Nov-2021

Decision Due Date: 01-Feb-2022

Comments

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. 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.
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. 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.
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 Environmental Health Department must be notified prior to commencement of the coffee shop development. Full consultation shall take place with the Environmental Health Department with regard to layout and proposed finishes, prior to commencement.
7. The water supply to the food service areas shall be directly from the rising mains.



Kieran Groarke
Environmental Health Officer
26th of January 2022



Fiona Byrne
Senior Environmental Health Officer