

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 10th of February 2022

Register Reference: SD21A/0363

Development: Plant and associated development for the permitted and under construction Unit D (Reg. Ref. SD19A/0370, Reg. SD20A/0215 and Reg. SD20A/0319; works to include 4 air handling units, 2 climate control condensers, 1 transformer, 1 container pump house, 1 sprinkler tank and all associated works including the reduction in car parking by 3 spaces on a site located between the Casement Aerodrome and the N7 national route.

Location: Site at the townland of Collegeland, Baldonnell Business Park, Dublin 22

Applicant: MLEU Dublin 2 Limited

App. Type: Permission

Planning Officer: SARAH WATSON

Date Received: 23-Dec-2021

Decision Due Date: 25-Feb-2022

Comments

The main concerns from Environmental Health relate to potential noise impact during the operational stages of the development. It is noted that an acoustic assessment has not been submitted along with this application.

On review of the site and its location it is noted the nearest residential receivers are located approximately 550m to the South toward Citywest direction and 780m to the South West. Whilst the residential property to the South West of the site is located close to the boundary of the site (as a whole) it is located 780m from the proposed warehouse units which will generate most of the operational noise activity.

It is also noted that background noise levels in this area are quite high 58dB to 63dB. This is due to high traffic levels generated from N7 Motorway and nearby aerodrome activities.

However given the subject application includes the addition of noise emitting components, the Environmental Health Department have included an acoustic verification condition which requires the landlord to submit an acoustic report prior to commencement of the development. The verification report must demonstrate the compliance with South Dublin County Councils operational noise criteria.

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

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.
2. Prior to commencement of the development the applicant is required to submit an Acoustic Verification report to the Environmental Health Department of South Dublin County Council. The report must confirm whether the development is capable of complying with Council's standard operational noise criteria, set out below:

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.

- (a) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in the assessment of the developments overall impact.
- (b) The Acoustic Verification report should include performance specifications and any changes/modifications which have been incorporated in order to reduce operational noise levels during the night time period.

The report must include a statement certifying whether the development or proposed use is fully capable of complying with the requirements of the noise control conditions and criteria as set out within the planning consent.

3. 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.
4. 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.

5. 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.
6. 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.



Kieran Groarke
Environmental Health Officer
10th of February 2022



Fiona Byrne
Senior Environmental Health Officer



Kieran Groarke
Environmental Health Officer
10th of February 2022

Tom Prendergast
Principal Environmental Health Officer