

Date: 17-Feb-2022**Register Reference:** SDZ21A/0023**Development:** 455 residential units (including a mixture of 2 and 3 storey semi-detached and terraced houses, and duplex units and apartments in 3 and 4 storey blocks), new internal roads and footpaths, site access, public open space, car parking, cycle stores, landscaping, bin stores, foul and surface water drainage, boundary walls and fences, ESB substations and all associated site development works. Private and semi-private open space to serve the proposed units will be provided in the form of balconies, terraces and gardens; including revisions to the permitted / under construction Celbridge Link Road (part of Loop Road 3), permitted under Reg. Ref SDZ17Af0009, associated with the provision of access to the development, parallel parking bays, and public lighting; 58 two bed, two storey, terraced houses (Type E1, E2, E3, J1 & J2); 6 three bed, two storey, semi-detached houses (Type 11); 190 three bed, two storey, terraced houses (Type A 1, A2, A3, B1, 82, C1, C2, C3, D1, D2, F1, F2, 11 & 12); 5 three bed, three storey, terraced houses (Type H); 6 four bed, two storey, terraced houses (Type K1, K2); 7 apartment Blocks (Blocks B, D, E, G, H, I & K) containing 111 apartments/duplexes including 32 one bed apartments, 22 two bed and 57 three bed duplex apartments over 3 storeys; 4 apartment Blocks (Blocks A, C, J & L) containing 37 apartments/duplexes including 8 no. one bed apartments, 29 three bed duplex apartments over 4 storeys; 1 apartment Block (Block F) containing 42 apartments including 2 one bed apartments and 40 two bed apartments over 4 storeys on a site located to the south of Tubber Lane, in the north-west of the Adamstown SDZ lands and to the west and south-west of the permitted/under construction Tubber Lane Phase 2 development (Reg. Ref: SDZ19Af0008, as amended under Reg. Ref: SDZ20Af0014).**Location:** Tubber Lane, Adamstown, Lucan, Co. Dublin.**Applicant:** Hugh McGreevy & Sons Ltd.**App. Type:** SDZ Application**Planning Officer:** SARAH WATSON**Date Received:** 20-Dec-2021**Decision Due Date:** 22-Feb-2022

The Environmental Health Officers Department has concerns regarding the impact of environmental noise on the proposed development. The development is in close proximity to the Weston Airport. Further Information is requested regarding the potential impact of environmental noise on the development.

1. A noise impact assessment, carried out by appropriately qualified acoustician and competent persons, must be submitted in order to assess the potential impact of environmental noise from Weston Airport. The study must include specific design proposals to mitigate against environmental noise from this noise source to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings. South Dublin County Council Environmental Noise Action Plan 2018 – 2023 recommends that the noise impact assessment should demonstrate that all facets of the UK "Professional Practice Guidance on Planning & Noise" (2017) (ProPG) have been followed.



Fiona Byrne
Senior Environmental Health Officer

Tom Prendergast
Principal Environmental Health Officer