

ENVIRONMENTAL HEALTH - PLANNING MEMO

Request for Further information

Date: 4th of May 2022

Register Reference: SD22A/0093

Development: Amendments to the development permitted under Reg. Ref. SD20A/0309 comprising: alterations to permitted ICT Facility buildings 2 and 3, to include internal reconfiguration of the ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and reconfiguration of screened plant; alterations to the external facades of permitted ICT Facility buildings 2 and 3 to include modification and reconfiguration of fenestration, louvers, loading bays, and access doors, along with an increase in height of 1.2 metres to main parapet level and reduction in the height of rooftop plant to not exceed the parapet height of the buildings, along with the omission of previously permitted flues and exhaust ducts at roof level; omission of emergency generators and associated flues from permitted ICT Facility buildings 2 and 3; The proposed amendments to ICT Facility buildings 2 and 3 result in an increase in their gross floor area (GFA) of 2,511sq.m for each building, resulting in an overall increase in the GFA of the two buildings of 5,022sq.m; Alterations to the water storage tanks serving the permitted ICT Facility buildings, including total increase of 268 sq.m GFA to the permitted pumphooms and a reduction in the scale of the associated water storage tanks. All associated and ancillary works; The application site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site (under Reg. Ref.: SD18A/0068 as amended by Reg. Ref.: SD19A/0185).

Location: 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22

Applicant: Echelon Clondalkin DC Services Limited

App. Type: Permission

Planning Officer: CONOR DOYLE

Date Received: 01-Apr-2022

Decision Due Date: 26-May-2022

Comments

It is noted the initial planning application for this development included and EIAR. The Environmental Health Department assess the attached acoustic report for the initial application and did not raise any strong concerns at the time.

However the subject application sets out plans to reconfigure the previous plans which includes modifications to the layout of the ICT equipment halls and mechanical plant rooms resulting in an overall increase in the gross floor area.

The application does not include a revised acoustic assessment to factor in these proposed changes. It is therefore not possible for Environmental Health to determine the potential impact of the newly proposed layout.

The applicant must therefore submit a revised acoustic assessment as outlined below.

The proposal is not acceptable to the Environmental Health Department until the following information has been submitted and assessed.

1. An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed alterations to include the accumulative noise impact from existing on-site activities. The investigation must include, but not be necessarily limited to, the following:
 - (a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal
 - (b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.
 - (c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{Aeq}, 15min) from any development activities when assessed at the boundary of that receiver.
 - (d) An assessment of the existing background (L_{A90}, 15 min) and ambient (L_{Aeq}, 15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur.
NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.
 - (e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties



Kieran Groarke
Environmental Health Officer
4th of May 2022



Fiona Byrne
Senior Environmental Health Officer