

Date 11th May 2022

Register Reference: SD22A/0092

Development: Modifications to a permitted warehouse development (as granted under SD19A/0407, as amended by SD21A/0200); The amendments principally comprise an overall increase in the commercial floor area of the warehouse by 2,334sq.m from the permitted 27,683sq.m to 30,017sq.m; The modifications proposed include: an increase in plant/machinery areas from 1,363sq.m to 3,933sq.m (principally through the provision of an additional mezzanine level within the warehouse area to accommodate plant/machinery); a reduction in the permitted mezzanine level 2 from 9,703sq.m to 9,349sq.m (principally through the provision of opes in the mezzanine floor to accommodate machinery associated with an advanced picking system); an increase in warehouse floor area from 14,225sq.m to 14,282 sq.m; an increase in staff facilities from 1,616sq.m to 1,659sq.m; and an increase in ancillary office area from 776sq.m to 794sq.m; The development will also include: the provision of security hut (14.7sq.m) close to the southern site boundary; the relocation of the building's main entrance stair core at the western elevation; elevational changes including the repositioning of 2 level entry doors and 1 dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 M&E rooms; internal modifications including the insertion of a warehouse toilet block at ground floor level, repositioning of stair cores; the provision of a pedestrian gate adjacent to the bin store; reduction in bin area from previously approved 45sq.m to 38sq.m; provision of compactor in place of 1 van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 to 11 in a modified arrangement; relocation of van egress gate further south; modifications to the position of the van loading entry doors and associated canopy; modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking area and the HGV circulation area and removal of 2 green walls; and all associated site works above and below ground.

Location: Site C, College Lane, Greenogue, Rathcoole, Co. Dublin

Applicant: Jordanstown Properties

App. Type: Permission

Planning Officer: CAITLIN O'SHEA

Date Received: 01-Apr-2022

Decision Due Date: 26-May-2022

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

1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 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. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
3. During the construction 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. 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 applicant shall put in place a pest control contract for the site for the duration of the construction works.
6. 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.
7. Noise levels arising from proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.
8. 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 as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.
9. Lighting to be used on site must not be intrusive to any light sensitive location including residential properties and public places in close proximity to the development.

A handwritten signature in black ink that reads "Fiona Byrne". The signature is written in a cursive style and is positioned above a rectangular area with a light gray dotted background.

Fiona Byrne
Senior Environmental Health Officer

Tom Prendergast
Principal Environmental Health Officer