

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 9th of June 2022

Register Reference: SDZ22A/0007

Development: Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by

currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Location: In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin
Applicant: Adamstown Station & Boulevard Ltd.
App. Type: SDZ Application
Planning Officer: SARAH WATSON
EHO: Kieran Groarke
Date Received: 06-May-2022
Decision Due Date: 30-Jun-2022

REQUEST FOR FURTHER INFORMATION

The Environmental Health Department note the proposed development is located within metres distance from the railway line and within close proximity to Adamstown Station. The Environmental Health Department must consider the potential for traffic noise to impact on the residents once the development is built. The proposed location of this development has the potential to give rise to intermittent noise. This has potential to cause disturbance amongst residents particularly in the current climate where many people work from their home. In order to protect the health of the future occupant's adequate stipulations must be put in place at the planning stages in respect of the building design and construction.

The proposal is not acceptable to the Environmental Health until the information requested below is submitted and assessed.

The Environmental Health Department request the application to submit a Traffic Noise Impact Assessment to include:

1. An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the potential noise impact of the nearby railway line on the propose development. The investigation must include, but not be necessarily limited to, the following:
 - (a) The identification and cumulative assessment of all sources of traffic noise on the proposed development.
 - (b) An assessment of the existing background (LA90,15 min) and ambient (LAeq,15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur.

- (c) Distances between the proposed development and the nearest noise sources (i.e. traffic noise) and the predicted level of noise (L_{aeq}, 15min) from these noise sources when assessed at the boundary of the proposed development.

- (e) A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed houses and/or site to ensure the use will not create adverse noise impacts on the occupiers. This should include parameters for walls, glazing, doors and ventilation for the proposed development.



Kieran Groarke
Environmental Health Officer
9th of June 2022

Tom Prendergast
Principal Environmental Health Officer