

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 5th of November 2021

Register Reference: SD21A/0271

Development: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).

Location: Lands at the Silver Granite pub, Palmerstown, Dublin 20

Applicant: Hollyville Investments Ltd.

App. Type: Permission

Planning Officer: SARAH WATSON

EHO: Kieran Groarke

Date Received: 01-Oct-2021

Decision Due Date: 25-Nov-2021

Comments

The proposed development is located on the Kennelsfort road in a largely residential area with properties situated to the North, East and Southern end of the site.

The main concerns from Environmental Health relate to potential noise disturbance from the proposed demolition of the site. There is also potential for dust issues to arise if not managed properly.

Given the site is bordered by residential the approved construction hours must be restricted to a starting time of 8am. A standard condition of consent has been included below.

In order to mitigate the potential for both noise and dust it is important to ensure that all receivers receive information detailing the site managers contact details prior to works commencing. The proposed demolition works will be intrusive by nature and therefore it is important that adequate community engagement between the site contractor and surrounding residents.

A mail drop to all neighbouring residential and commercial properties must be completed in advance of works commencing. The information must include an outline of the works and relevant site contact details should the public wish to make a complaint.

This measure should help to prevent complaints being generated to the Environmental Health Department by ensuring that any issues that arise are dealt with efficiently. A non-standard condition has been provided with regard to community consultation.

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

1. No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 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.
2. 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.
3. 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.
4. Generators and high duty compressors shall be provided with localised barriers or acoustic enclosures as appropriate.
5. Noisy plant shall be sited away from sensitive properties as far as practicable.

6. All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:

- In the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided
- Otherwise, mechanical ventilation capable of achieving the following air changes per hour:

stores	3 air changes per hour
entrance halls/corridors	3-5 air changes per hr
staff areas	4-8 air changes per hour
WC's	3 air changes per hour
WC lobbies	2 air changes per hour
Offices	4-6 air changes per hr

7. 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.

8. During the construction and demolition stages 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.

9. The management of all construction and demolition waste must be carried out in accordance with the Waste Management Act 1996 and Protection of the Environment Act 2003 as amended.

10. The applicant shall ensure that the development shall be operated so that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.



Kieran Groarke
Environmental Health Officer
5th of November 2021



Fiona Byrne
Senior Environmental Health Officer