

## ENVIRONMENTAL HEALTH - PLANNING MEMO

**Date:** 17<sup>th</sup> of August 2022

**Register Reference:** SD22A/0284

**Development:** The development will consist of change of use of the existing vacant ground floor retail unit 1B to a new medical centre, comprising 3 No. consultation rooms, reception and waiting area, canteen and WC facilities and to include alterations of existing double doors on North Elevation to 2 No. single doors.

**Location:** Unit 1B, Tesco Extra, Liffey Valley, Fonthill Road, Clondalkin, Dublin

**Applicant:** Elaine Mulqueen

**App. Type:** Permission

**Planning Officer:** CONOR DOYLE

**Date Received:** 23-Jun-2022

**Decision Due Date:** 17-Aug-2022

### Comments

The proposed changes are not likely to have any Environmental impact and therefore the Environmental Health Department do wish to raise any objection with the proposal outlined.

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

1. No equipment or 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 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. 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.
4. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.



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Kieran Groarke  
Environmental Health Officer  
17<sup>th</sup> of August 2022



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Fiona Byrne  
Senior Environmental Health Officer