

Date: 19-Sep-2022
Register Reference: SD22A/0336
Development: Change of use of part of existing convent building (Protected Structure Ref 158) from staff accommodation ancillary to the adjacent nursing home/retirement home permitted under SD18A/0328 to geriatric daycare centre (Ageing Well Centre) with all associated ancillary accommodation; internal alterations and improvements to the interior of the convent at ground, first and second floors; external alterations to accommodate 2 stair cores (one includes a lift) within the courtyard space and alterations to 2 existing windows to form escape doors and blocking up a 2nd floor window. Permission is also sought for all ancillary site and development works associated with the above.
Location: Presentation Convent, Convent Road, Clondalkin, Dublin 22
Applicant: Bartra Property (NH) Limited
App. Type: Permission
Planning Officer: AOIFE O'CONNOR MASSINGHAM
Date Received: 19-Aug-2022
Decision Due Date: 13-Oct-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 construction 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.
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 / demolition 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).

7. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.
8. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.
9. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

Mark Whelan.

Mark Whelan
Environmental Health Officer

Fiona Byrne

Fiona Byrne
Senior Environmental Health Officer