

Date: 22-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

Comments

The additional information submitted by the applicant was reviewed.

In the absence of a full technical acoustical assessment report the diesel generator must comply with specifications and stated use as outlined in the additional information submitted.

The diesel generator is only to provide emergency power to the proposed development in the event of a power emergency outage.

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

1. 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.
2. 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.

3. No heavy construction equipment/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 on Saturdays nor after 19:00 hours on weekdays and 1300 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.

4. Diesel generator must be attenuated to achieve a maximum sound pressure level at 1m from any point of the generator of 75dBA.
5. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level
6. 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 so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

Mark Whelan

Mark Whelan
Environmental Health Officer



Kieran Groarke
Environmental Health Officer