

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 28th of September 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

Comments

The Environmental Health Department initially expressed concerns regarding the potential impact of the surrounding environment on the future residents of this development.

It is noted the development is proposed to be constructed adjacent to a railway line and within close proximity of 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. In view of these concerns the Environmental Health Department requested a Traffic Noise Impact Assessment.

This assessment has now been submitted to the Planning Department and reviewed by Environmental Health. The Acoustic Impact Assessment was completed by iAcoustics and dated the 18th of August 2022.

The acoustic report outlines a set of recommendations which must be adhered to by the applicant in order to protect the residents from rail and road traffic noise impacts. These recommendations relate to outline specific glazing requirement which vary depending on which side the façade is facing. The recommendations also include details around ventilation and the specification for garden walls to be 2.4m in height and constructed of solid block.

Environmental Health have included a non-standard condition below which requires these recommendations to be adhered to should consent be granted by the Planning Department. An acoustic verification condition has been drafted to ensure these measures are implemented.

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

1. The development must be constructed as per the design parameters set out under section 6 of the Acoustic report conducted by iAcoustics dated the 18th of August 2022. The specifications set out with regard to Glazing, Ventilation and external wall construction must be completed as recommended within the specified report.
2. Prior to completion of the development the applicant is required to submit an Acoustic Verification report to the Environmental Health Department of South Dublin County Council. The report must confirm whether the minimum performance standards set out under section 6 of the Acoustic report conducted by iAcoustics dated the 18th of August 2022 have been complied with.
 - (a) The Acoustic Verification report should include performance specifications for any changes/modifications which have been adopted which may impact on noise intrusion.
3. No 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.

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. 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.

5. 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.
6. 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.
7. 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.



Kieran Groarke
Environmental Health Officer
28th of September 2022

Patricia Doonan
Principal Environmental Health Officer