

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 30th of September 2022

Register Reference: SDZ22A/0012

Development: Change of Use from existing four-storey Office building to a Health Centre, including associated minor internal layout revisions (2,987sq.m GFA); Amendments to elements of existing external facade of building including removal of glazed facade at ground, first and second floor level and replace with part clad/part glazed facade and replacement of ground floor timber cladding on eastern ground floor elevation with cladding; A new single storey bin store (c. 30 sq.m GFA); 21 surface level bicycle parking spaces; Alterations to the existing Adamstown Boulevard road consisting of relocation of cycle lane and footpath to allow for the creation of emergency vehicle set down and layby area associated with the Health Centre; All associated and ancillary site development and landscape works On lands generally bounded by Adamstown Boulevard to the west; Adamstown Avenue to the south; residential units in the Stratton development to the north and Stratton Way to the east; 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: 1, Adamstown Boulevard, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Limited

App. Type: SDZ Application

Planning Officer: CAITLIN O'SHEA

EHO: Kieran Groarke

Date Received: 09-Aug-2022

Decision Due Date: 03-Oct-2022

Comments

The subject application includes a change of use from existing four storey office building to a Health Centre. The subject proposal is not likely to impact on the public with regards to noise, air or water impacts and therefore the Environmental Health Department do wish to raise any objection with the proposed development.

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 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.

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. 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.
4. 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
30th of September 2022

Patricia Doonan
Principal Environmental Health Officer