

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 11-Oct-2022
Register Reference: SD22A/0346
Development: Mixed development consisting of 1 public house and 26 apartments. The overall development will comprise the following; demolition of the existing single storey public house (area 910sqm), construction of a 4 storey apartment block within the footprint of the site (1267sqm) comprising of 26 apartments (4 one bedroom units, 22 two bedroom units) and smaller public house at ground level (area 156sqm and total area 2717sqm), all apartments have balconies/terraces. Car park for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level. Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments. Streetscape proposals within site boundaries to facilitate and enhance the public realm.

Location: The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9

Applicant: Old Nangor Road Ltd.
App. Type: Permission
Planning Officer: CAITLIN O'SHEA
Date Received: 31-Aug-2022
Decision Due Date: 25-Oct-2022

Additional information is requested before the Environmental Health Officers Department can make a fully informed decision on this application.

The proposed development consists of a mixed development consisting of 1 public house and 26 apartments. The overall development will comprise the following; demolition of the existing single storey public house (area 910sqm), construction of a 4 storey apartment block within the footprint of the site (1267sqm) comprising of 26 apartments (4 one bedroom units, 22 two bedroom units) and smaller public house at ground level (area 156sqm and total area 2717sqm), all apartments have balconies/terraces. Car park for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level. Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments. Streetscape proposals within site boundaries to facilitate and enhance the public realm.

No detailed information or drawings were submitted with this application in consideration for the nature and extent and potential for excessive noise from the operation of a public house which also includes the use of outdoor areas such as seated roof terraces and courtyards which would likely impact on residents causing noise nuisance. It is also unclear whether there are mitigation measures proposed to deal with amplified music and crowd noise from the public house causing noise nuisance to residential units within and around the curtilage of the complex.

The risk of noise nuisance to residents of the proposed development must be strongly considered. Design and structural noise mitigation measures must be incorporated to reduce the potential noise impact on the proposed residential properties.

In order to achieve appropriate noise levels within the internal living areas of the proposed residential developments further information is requested regarding the specification of the glazing and any other design features proposed for the development.

Additional information comprising of

- An acoustic assessment undertaken by a suitably qualified acoustic consultant describing and assessing the potential noise impact of the public house aspect of the proposed development on the apartments above and adjacent.
- A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed residential units and/or public house to ensure the use will not create adverse noise impacts on the occupiers of the apartments.



Mark Whelan
Environmental Health Officer



Kieran Groarke
Environmental Health Officer