

**CQA Design and Build**  
**Unit B4, Swords Enterprise Park**  
**Feltrim Road**  
**Swords**  
**Co. Dublin**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER**

<b>Decision Order Number: 1280</b>	<b>Date of Decision: 12-Oct-2022</b>
<b>Register Reference: SD22A/0107</b>	<b>Date: 15-Sep-2022</b>

**Applicant:** **Glenaulin Nursing Home Holdings Ltd.**  
**Application Type:** Additional Information  
**Development:** Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.  
**Location:** **6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22**

Dear Sir /Madam,

With reference to your planning application, additional information received on 15-Sep-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Acoustic Assessment

The Applicant is requested to provide an Acoustic Assessment, which must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the generator, to include the accumulative noise impact from existing on-site activities. The Assessment must include, but not be necessarily limited to, the following:

- (a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal.
- (b) The purpose and operating hours of the generator and the likelihood that it could give rise to a public nuisance for the neighbouring noise sensitive receivers.
- (c) Distances between the generator and the nearest noise sensitive receiver and the predicted level of noise (L<sub>aeq</sub>, 15min) from any activities when assessed at the boundary of that receiver.
- (d) An assessment of the existing background (LA<sub>90</sub>, 15 min) and ambient (L<sub>Aeq</sub>, 15 Min) acoustic environment at the receiver locations representative of the time periods that any noise

impacts may occur. NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.

(e) A statement outlining any recommended acoustic control measures that should be incorporated to ensure the use of the generator will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

2. AutoTRAK Analysis

The Applicant is requested to provide an accurate Swept Path Analysis which is generated by AutoTRAK software and AutoTRAK stamped and fully dimensioned, including offset dimensions showing the clearance in each scenario between a car and the building at each vehicular pass between the subject site and the adjacent nursing home. It should be noted that, depending on the information shown in the accurate AutoTRAK drawing, alterations may be required to the proposed private amenity space in order to create a safe passage through the narrow space. Should such alterations be provided, the Applicant is requested to provide a revised Proposed Site Layout drawing.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

14-Oct-2022