

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 5-Dec-2022

Register Reference: SD22A/0418

Development: Modifications to the self-storage facility and ground floor cafe permitted under

Location: Liffey Valley, Dublin 22

Applicant: Oceanglade Ltd

App. Type: Permission

Planning Officer: Conor Doyle

Date Received: 23-Nov-2022

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.
7. Full consultation shall take place with the Environmental Health Department prior to the commencement of any food business operation at the site.
8. A grease trap shall be provided on the drainage system for any waste water leaving the kitchen and dish wash areas of any food premises.
9. A suitable location for the storage of refuse is to be provided.



Senior Environmental Health Officer