

ENVIRONMENTAL HEALTH - PLANNING MEMO

Register Reference: SD22A/0428
Development: Permission for a development previously granted (and now lapsed) under Reg. SD07A/0367 & SD16A/0338; Warehousing Block B4 (11.55m high) divided into 8 units totalling 3, 484sq.m including 720sq.m ancillary offices / staff facilities on two floors and 2, 764sq.m warehousing area; Completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works.
Location: Block B4, Site B, Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin
Applicant: De La Salle Limited
App. Type: Permission
Planning Officer: AOIFE O'CONNOR MASSINGHAM
Date Received: 11-Nov-2022
Decision Due Date: 16-Jan-2023

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

1. No heavy / noisy construction 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.
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. 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.

4. Noise due to the normal operation of the proposed development, expressed as L_{Aeq} over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).
5. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.
6. Generators and high duty compressors shall be provided with localised barriers or acoustic enclosures as appropriate.
7. Noisy plant shall be sited away from sensitive properties as far as practicable.
8. All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:
 - In the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided
 - Otherwise, mechanical ventilation capable of achieving the following air changes per hour:

stores	3 air changes per hour
entrance halls/corridors	3-5 air changes per hr
staff areas	4-8 air changes per hour
WC's	3 air changes per hour
WC lobbies	2 air changes per hour
Offices	4-6 air changes per hr
9. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.
10. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
11. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

12. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

Mark Whelan.

Mark Whelan
Environmental Health Officer

Robert

Senior Environmental Health Officer