

<b>Register Ref:</b>	SD22A/0342
<b>Development:</b>	Construction of a four-storey apartment block ( 4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.
<b>Location:</b>	Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24
<b>Applicant:</b>	Riverside Projects Limited
<b>Application Type:</b>	Permission
<b>Planning Officer:</b>	

### **Development Summary**

The application is for the development of 58 age friendly residential units, community facility, refuse store, cycle store, plant room and open space. An acoustic noise assessment has been submitted as part of the AI with this application. Recommendations have been made in this report, which are acceptable to this Department. Noise pollution and air pollution restrictions will be necessary for the construction phase.

The above proposal **is acceptable** to the Environmental Health Department – subject to the following condition(s):

### **Construction Phase**

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

#### **Air Quality**

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.

**Reason:** To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

#### **General:**

All recommendations outlined in the acoustic noise assessment must be implemented.

Gillian Wynne  
Senior Environmental Health Officer  
24<sup>th</sup> January 2023

David OBrien  
Principal Environmental Health Officer  
24<sup>th</sup> January 2023

