

ENVIRONMENTAL HEALTH - PLANNING MEMO

Date: 27-Feb-2023
Register Reference: SD23A/0001
Development: Construction of a 7 storey hotel building over 2 basement levels comprising of 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces; Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.
Location: Site D, Liffey Valley Office Campus, Dublin 22
Applicant: Winmar Developments Unlimited Company
App. Type: Permission
Planning Officer: SARAH WATSON
Date Received: 05-Jan-2023
Decision Due Date: 01-Mar-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. 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.
5. 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).

6. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.
7. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
8. The applicant shall put in place a pest control contract for the site for the duration of the construction works.
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.



Mark Whelan
Environmental Health Officer



Kate Kivlehan
Senior Environmental Health Officer

