

MEMO
MEAMRAM



Housing & Community Services
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal,
Bloc 1, Uirlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 2458 E: Natasha.satell@dublincity.ie

Planning & Property Development Department,
Dublin City Council,
Floor 4, Block 3,
Civic Offices,
Wood Quay,
Dublin 8

12th July 2022
Ref 918

**Re: Part V – Proposed development at Santry Avenue and Swords Road, Dublin 9, Former
Heiton Buckley Site.**

Ref: SHD0014/22

I refer to your email and attachments of 8th July 2022 regarding the above.

I have examined the relevant documents in relation to Part V of the Planning and Development Act 2000 (as amended).

Dwyer Nolan Development Ltd., has previously engaged with the Housing Department in relation to the above development and are aware of the Part V obligations pertaining to this site if permission is granted.

I trust the above is in order.

Kind Regards,

pp. N. Satell

Lorraine Gaughran
Housing Development

Mon 11/07/2022 12:47

To whom it may concern,

The submission SHD0014/22 was found to be non-compliant, the following conditions were not addressed sufficiently:

1. A full list of up to date authorised waste collection permit NWCPD numbers and if sub-contractors are to be used please include permit details.
2. Please confirm destination facilities that authorised waste collection holders intend to use.
3. Please provide letters on headed paper signed by a relevant competent person from the facilities confirming acceptance of material and tonnages agreed.
4. Please furnish contact details for the appointed site manager.
- 5a. Please be aware that crushing concrete onsite will need a waste facility permit and so an application will be necessary for the carrying out of this activity. If waste facility permit is required, please see condition 5b.
- 5b. Please acknowledge and confirm that material crushed onsite will be disposed of off-site at an authorised facility e.g. Licenced/Permitted

Note: Crushed material from a waste recovery operation is not appropriate for the Article 27 Notification procedure

6. Please complete laboratory testing of soil onsite and provide Haz. Waste Online and Laboratory results.
7. Please complete an invasive plant species survey prior to development and if found to be present provisions on how this will be dealt with e.g. treatment etc.
8. Copy of an Asbestos Survey carried out prior to development and if found to be present provisions on how this will be dealt with e.g. Waste Collection, Disposal etc.

Kind regards,

Kevin

Kevin Barron

Waste Regulations Technical Officer

Environment and Transportation Section / Waste Regulation and Enforcement Unit / Dublin City Council / Block B / Floor 2 / Blackhall Walk / Queen Street / Smithfield / Dublin 7, D07 ENC4.

Roinn Comhshaoil agus Iompair / Aonad Forfheidhmiúcháin Rialacháin Dramhaíola / Comhairle Cathrach Bhaile Átha Cliath / Bloc B / Uirlár 2 / Siúlán Blackhall / Sráid Na Banríona / Mhargadh na Feirme / Baile Átha Cliath 7 / D07 ENC4.

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Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

Air Quality Monitoring & Noise Control Unit
Block 3, Floor 1,
Civic Offices
Dublin 8

MEMO

To: Planning Department

From: Jason Mc Cann

Environmental Health Officer

Date: July 11th, 2022

Application: SHD0014/22

Location: At the Junction of Santry Avenue & Swords Road, Santry, Dublin 9,
occupying the site of the existing Chadwick Builders Merchants.

Please see this unit's comments in relation to the proposed development.

Noise Control and Air Quality Control - Demolition and Construction Phase

Recommended Conditions and Comments

This unit acknowledges the provision of an initial Construction & Environmental Management Plan (CEMP) (File Ref: 200060-DBFL-XX-XX-RP-C-0003) supplied by DBFL Consulting Engineers. This unit welcomes the measures outlined in this document when it comes to mitigating against Air, Noise and vibration and commitment to adhere to the Air Quality Monitoring and Noise Control Unit's Good Practice Guidance Document (GPGD). However, as stated in the GPGD there is a requirement for real-time monitoring when it comes to Air, Noise and vibration. The CEMP (File Ref: 200060-DBFL-XX-XX-RP-C-0003) mentions that a noise and vibration monitoring specialist will be appointed to periodically carry out independent monitoring of noise and vibration during random intervals and at sensitive locations for comparison with limits and background levels. There is also a requirement to monitor **dust emissions** within our GPGD. This unit would insist on **real-time monitoring**

as stated in *section 6* of our GPGD. The number of monitors and locations should be agreed with Dublin City Council (as stated within *section 6* the GPGD).

This unit acknowledges the provision of an Environmental Impact Assessment Report – Volume II (EIAR) provided by Armstrong Fenton Associates. The objectives of this EIAR are to identify the significant environmental impacts of the proposed development during the construction and operational phases of the project and to identify appropriate mitigation measures required to address potential adverse impacts. This unit welcomes the mitigation measures outlined within this document when it comes to air, noise and vibration. However, this unit would insist on **real-time** dust, noise and vibration monitoring be carried out as stated in *section 6* of this units Good Practice Guidance Document (GPGD).

The façade and structure specifications shall be constructed according to the specifications outlined in **section 9.6.3.4 Inward Noise – Environmental Impact Assessment Report volume II – Armstrong Fenton Consulting**. This will help mitigate against possible sound intrusion from external sources as mentioned in the report.

- Due to the proximity to local residents and the likely use of generators to provide power to the cranes, this unit would recommend placing generators at the most less intrusive location. This unit also recommends these generators have acoustic barriers/enclosures built around them in order to reduce sound levels at the nearest noise sensitive receptors. This can be included within the **Construction Management Plan** for the site.
- The hours of operation during the demolition and construction phase shall be restricted to 7.00am to 6pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays. Permission to work outside of these hours must be subject to the approval of Dublin City Council.

The following conditions should be attached to the development.

Noise Control

Recommended Conditions and Comments regarding retail/cafe units

- The LAeq level measured over 15 minutes (daytime) or 5 minutes (nighttime) at a noise sensitive premises when plant is operating shall not exceed the LA90 (15 minutes day or 5 minutes night), by 5 decibels or more, measured from the same position, under the same conditions and during a comparable period with no plant in operation.
- Noise levels should not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place.
- Ensure that all drivers delivering to the proposed development carry out the delivery process using best practice to prevent a noise nuisance. To effect this a **noise minimisation plan** must be produced, subject to the approval of this Unit, and put in place as soon as reasonably practicable to prevent noise nuisance during early morning deliveries. All early morning deliveries to the proposed development must take place after 7.00 a.m and finish by 10:00pm.

Reason: In order to safeguard the amenities of adjoining premises, residential amenity, and the general surroundings.

Air Quality Control –General

Recommended Conditions and Comments regarding retail/cafe units

- All emissions to air associated with the development must be free from offensive odour and shall not result in an impairment of or an interference with amenities or the environment.
- If applicable a suitable filtration system shall be installed to neutralise odours prior to their discharge e.g. carbon filtration system.
- The ventilation system should be designed to incorporate a stack erected to a minimum height of 1 metre above the eaves of the premises or adjoining premises and be so sited to ensure the emissions will cause no nuisance.
- If applicable a regular programme of servicing and cleaning the extract ventilation system should be put in place, and this programme should be documented and available for inspection by this Unit upon request.

Reason: In order to safeguard the amenities of adjoining premises, residential amenity, and the general surroundings.



Environmental Health Officer