

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: September 07th, 2022

Application: SHD0019/22

Location: North West Corner of Omni Park Shopping Centre, Santry Hall Industrial Estate, Swords Road, Santry, Dublin 9.

Observation:

Acoustics Report

This unit would recommend an acoustics report be carried out in order to identify if there's potential for noise impact on future occupants of the proposed development from mechanical plant equipment and the proposed creche, community facility, 2 no. retail/restaurant/cafe units all at ground floor level

The report should address the internal noise requirements for the building and propose mitigation measures such as design specifications. The acoustic report criteria should adhere to the requirements of BS 8233:2014 Guidance on sound insulation and noise reduction for buildings and ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise New Residential Development May 2017 and Dublin Agglomeration Environmental Noise Action Plan December 2018 - July 2023.

Therefore, this Section would have reservations regarding the granting of planning permission for residential development on this site, in the absence of an acoustics report (further information) to assess the potential noise impact on the residential amenity of both adjoining developments and future occupants of the proposed development. This report would need to address the mitigation measures required to abate any such findings from the Acoustics assessment and report.

Asbestos Survey Report

Prior to the demolition of any structures on site an **asbestos survey** of the buildings to be demolished must be carried out. The proposed methodology for the removal of asbestos materials and monitoring of air quality must be submitted for the written agreement of the Planning Department.

The following conditions should be attached to the development.

Noise Control and Air Quality Control - Demolition and Construction Phase

Recommended Conditions and Comments

- A **Construction Management Plan** should be included as part of this application prepared by the awarded contractor. This Plan shall be submitted to, and agreed in writing, by the Planning Authority, prior to commencement of the development. Although this unit acknowledges that a construction environmental management plan has been submitted, we would insist that this plan shall be developed with reference to the **Air Quality Monitoring & Noise Control unit's Good Practice Guide for Construction and Demolition**. This should be submitted to planning and the Air Quality Monitoring & Noise Control Unit for reviewing before works commence. The Construction Environmental Management plan submitted by *AWN Consulting* (ref: *CB/21/12104WMR01*) states that dust monitoring should be the Bergerhoff method, but this unit would insist that real-time monitoring should take place as stated in this unit's Good Practice guide for Construction & Demolition for "High Risk" sites. The measures outlined in the guidance document for "High Risk" sites should be incorporated into the construction management plan or a signed document stating adherence to the guidance document on head of paper, and provided by the developer/contractor.
- Due to the proximity to local residents and other sensitive receptors 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

Noise Control

Recommended Conditions – Acoustics Report

- Before commencement of the development an acoustics report should be furnished which addresses the the internal noise requirements for the building and propose mitigation measures such as design specifications. The acoustic report criteria should adhere to the requirements of BS 8233:2014 Guidance on sound insulation and noise reduction for buildings and ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise New Residential Development May 2017 and Dublin Agglomeration Environmental Noise Action Plan December 2018 - July 2023. The report should also be carried out in order to identify if there's potential for noise impact on future occupants of the proposed development from mechanical plant equipment and retail restaurant/café premises proposed.

Recommended Conditions and Comments regarding mechanical plant

- 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.

Retail/restaurant deliveries

- 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.

Gym

This unit could not find any information on whether there was proposed for a gym at the premises, but if there is provision for a gym, then please see the following conditions:

- Before opening of the gym an acoustics report must be provided by a competent person in order to assess whether noise nuisance impacts are likely on receptors. This can be as a result of music noise or impact noise/vibration as a result of weights being dropped and machinery such as treadmills in use. This report would need to provide measures to mitigate against any adverse findings established and recommend best practice technology to abate any such risks.
- Music associated with the use of the proposed gym must be inaudible at the nearest noise sensitive premises.
- Classes shall only be held between the hours of 8am-9pm. All music played within the premises shall be controlled through a limiter system.

- A floating floor or equivalent flooring system shall be installed in all areas where weights and treadmills are to be used. The floor must provide an adequate level of isolation at frequencies below 50Hz for weights up to 200kg.

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

Air Quality Control –General

Recommended Conditions and Comments

- 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.
- Should this be required a suitable filtration system shall be installed to neutralise odours prior to their discharge e.g. carbon filtration system.

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



Environmental Health Officer