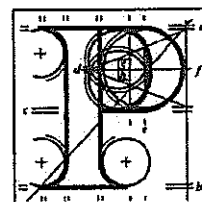


**Our Case Number: ABP-317767-23**

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Environmental Health Service  
c/o Conor Hayes  
The Crossings  
Dublin Road  
Naas  
Co. Kildare

**Date: 27 September 2023**

**Re: Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works.  
Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare.**

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

  
\_\_\_\_\_  
Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

AA02

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64 Sráid Maoibhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive

<b>AN BORD PLEANÁLA</b>	
LDG- _____	
ABP- _____	
<b>26 SEP 2023</b>	
Fee: € _____	Type: _____
Time: _____	By: <u>Post</u>

The Crossings

Dublin Road

Naas

Co. Kildare

Tel: (045) 920208

Tel: (045) 920267

Fax: (045) 871864

**Kildare County Council**

**E.H.O. PLANNING REPORT**

Environmental Health Service, The Crossings, Naas, Co. Kildare

Tel: (045) 920267/920208

Ms Letitia Hanratty  
A/Senior Architect  
Architectural Services Dept  
Kildare County Council  
Devoy Pk  
Naas  
Co Kildare

11<sup>th</sup> September 2023

**Re: Notice by Kildare County Council of Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended)**

Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works at Newtown/Ardclough Road, Newtown, Celbridge, Co Kildare.

Dear Sir/Madam,

Having viewed the plans in relation to the above development I wish to make the following comments:

***1. Construction Management Plan***

I recommend that a comprehensive construction management plan is drafted and implemented to ensure that any adverse impacts from construction and or demolition on the environment and health are reduced and that any temporary emissions during the construction and or demolition phases are controlled to prevent nuisance or adverse health effects. The plan should take into account all of the

following: Waste Management, Staff welfare facilities, Pest Control Management, Dust impacts, Excessive noise and emissions to Surface/Ground Water.

**(a)Noise**

The following measures shall be taken to prevent nuisance from noise at construction and demolition sites:

The hours of operation on all construction sites shall be restricted to **8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays.**

No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m.

No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.

If there is any occasion when work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement.

**(b)Air-Quality**

The following measures shall be taken to prevent nuisance from air pollution at construction and or demolition sites:

No outdoor burning shall occur on site. Site must be secured to prevent access by vandals who may cause air pollution nuisance due to carelessness.

During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc.

Protective hoarding screens should be erected around construction activities to reduce dust-blow from the site

A temporary wheel-wash facility should be installed close to the location of the site entrance to prevent the dragging of silt and mud onto the local road surface by trucks departing from the site.

Exposed surfaces and entrances to the site should be dampened during dry windy conditions in the interest of controlling fugitive dust.

Any spillage of material from vehicles departing from the site should be promptly removed to prevent re-suspension of silt from the road surface by passing vehicles.

Dust control measures should be active on equipment used for drilling or pavement cutting, grinding of block surfaces and similar types of stone finishing as significant fine particulate emissions can be generated which may cause a local nuisance.

Bulk fine sized aggregates and other similar building materials that may easily become airborne by the wind should not be stored in uncovered stockpiles.

Truck speeds should be controlled within the redevelopment area to prevent high levels of dust being re-suspended from the construction area.

Vehicles and plant machinery operating on site should be properly maintained to prevent excessive emissions of particulates and other pollutants from the exhaust-pipes.

All site vehicles and machinery should be switched off when not in use- no idling.

In the interests of both public health and the environment the above guidelines should be included in the work policy of those undertaking all large and small building projects. These details must be made known to all developers, contractors and sub-contractors.

### **2. Ventilation**

All internal areas throughout the development are to be adequately ventilated. Furthermore, WC (water closet) and bathroom areas shall be separately and independently ventilated directly to the external air by either natural or mechanical means. Where mechanical extract ventilation is provided, the listed minimum air changes are necessary:

- WCs – 3 air changes per hour
- Bathrooms/En-suites – 6 to 10 air changes per hour

### **3. External Lighting**

To prevent light pollution and the creation of a nuisance:

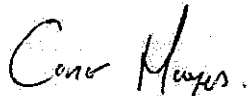
- Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential properties in close proximity to the site.
- All external lighting shall be of a type that ensures deflection of lighting downwards.

### **4. Waste/Refuse Facilities & Pest Control**

The proposed waste storage facilities shall be suitable and sufficient and include recycling and waste segregation facilities. Also, such storage facilities must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area.

Should you require clarification on any of these matters please do not hesitate to contact me on 045-920208.

Kind Regards,

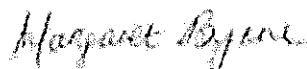


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Conor Hayes

Environmental Health Officer

Date: 11/09/2023



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Derek Bauer

Principal Environmental Health Officer

Date: 11/09/2023