

Ensuring Residential Comfort Through Environmental Consultancy

CHALLENGE

The Claremont site posed significant challenges due to its former industrial use and its location—bounded by the seafront and railway line on one side and a busy road on the other. This created a constrained development environment with elevated noise levels from both rail and road traffic, posing potential risks to residential amenity.

SOLUTION

AWN addressed the site's challenges by conducting detailed baseline noise surveys to fully assess the environmental noise climate across the site. These surveys provided critical data that informed the acoustic design strategy, enabling AWN to specify robust façade sound insulation and ventilation solutions that effectively mitigate noise intrusion.

RESULT

Despite its complex location and environmental constraints, the project successfully delivered 512 high-quality homes, each with private balconies or terraces, extensive landscaped public areas, and vibrant community facilities.

INTRODUCTION

AWN Consulting, a Trinity Consultants team, provided comprehensive environmental and acoustic consultancy services for the Claremont development, supporting both the planning and design phases. Our work included the preparation of key Environmental Impact Assessment Report (EIAR) chapters and continued consultancy during the detailed design stage to ensure environmental and acoustic compliance. AWN's services for the Claremont development included:

- EIAR Preparation:
 - o Air Quality & Climate Chapter: Assessment of potential air emissions and climate impacts, ensuring compliance with relevant environmental standards.
 - o Noise & Vibration Chapter: Detailed baseline noise and vibration surveys, impact assessments, and identification of mitigation measures.
- Operational Waste Management Plan: Preparation of a comprehensive plan outlining waste handling and minimisation strategies to support sustainable operation.
- Acoustic Design: Detailed acoustic assessments, noise mitigation design, and specification of façade sound insulation and ventilation to ensure high-quality acoustic performance in a challenging site environment.

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This landmark seafront development has been carefully designed to accentuate the natural beauty and vistas of Howth. The layout of Claremont's buildings was purposefully selected to provide sunny, south-facing public and communal spaces, with stunning views overlooking St Mary's Church and Deer Park, while also maximising sea views to the north across the Irish Sea and towards Ireland's Eye. All 512 homes—comprising 1-, 2-, and 3-bedroom apartments—will feature a private balcony or terrace, offering residents a direct connection to the spectacular surroundings.

The scheme dedicates nearly 12,000 sqm (130,000 sq ft) to landscaped public areas, complemented by over 4,000 sqm (43,000 sq ft) of indoor and outdoor amenity spaces for residents. These include a gym, concierge services, lounges, meeting rooms, and multiple landscaped courtyards.

SOLUTION

AWN addressed the site's challenges by conducting detailed baseline noise surveys to fully assess the environmental noise climate across the site. These surveys provided critical data that informed the acoustic design strategy, enabling AWN to specify robust façade sound insulation and ventilation solutions that effectively mitigate noise intrusion. The approach ensured that both internal and external noise standards were met, while maintaining the building design's focus on maximising views and access to private outdoor spaces.

RESULT

Claremont represents a thoughtful, sustainable, and community-focused development that harmonises with Howth's natural beauty and urban fabric. Despite its complex location and environmental constraints, the project successfully delivers 512 high-quality homes, each with private balconies or terraces, extensive landscaped public areas, and vibrant community facilities. AWN is proud to have contributed to this transformative scheme, ensuring environmental and acoustic excellence through detailed planning and design services.

ABOUT TRINITY CONSULTANTS

Trinity Consultants, a leading global environmental consulting firm, provides services and solutions in the EHS Regulatory Compliance, Built Environment, Life Sciences, and Water & Ecology markets. Founded in 1974, Trinity has the technical expertise, industry depth, and capabilities to help clients achieve their goals across the natural and built environments.