Date:	10-Jan-2022
Register Reference:	SD21B/0602
Development:	Single storey ground floor extension to existing dwelling house at front rear and side comprising new roofs; new roof lights; decorative stone treatment; new window and front door locations; new wastewater treatment system and percolation area; part removal of existing front boundary stonewall to allow for better visibility and site access to shared driveway; part conversion of existing attic for non-habitable use.
Location:	Mount Carmel, Old Lucan Road, Dublin 20
Applicant:	Liam & Joanne Munnelly
App. Type:	Permission
Planning Officer:	AOIFE O'CONNOR MASSINGHAM
Date Received:	30-Nov-2021
Decision Due Date:	02-Feb-2022

The Environmental Health notes this application relates to a single storey ground floor extension to existing dwelling house at front rear and side comprising new roofs; new roof lights; decorative stone treatment; new window and front door locations; new wastewater treatment system and percolation area; part removal of existing front boundary stonewall to allow for better visibility and site access to shared driveway; part conversion of existing attic for non-habitable use.

The main concerns from an Environmental Health perspective relate to the proposed waste water treatment systems as it is necessary to ensure the proposed systems do not compromise both Public and Environmental Health.

A site characterisation study had been carried out for the site and a report dated 25/8/21 was submitted as part of this planning application. The report was undertaken by Site Assessor David Ryan.

The report submitted concludes that the site is suitable for a packaged waste water treatment system and soil polishing filter incorporating a number of site specific recommendations made by the Site Assessor into the conditions below.

It is important that any approval granted includes the site assessor’s recommendations to safeguard against any public health concerns.

The above proposal is acceptable to the Environmental Health Department subject to the following conditions:

Effluent Treatment System and Soil Polishing Filter

1. The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:

    - The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

2. All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

3. The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.

4. The location and install of the WWTS and polishing filters must comply with the current EPA code of practice and all manufacturers' specification.

5. The drinking water supply must be to the public mains as detailed in the planning application form.

6. The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.

7. The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.

8. Site Assessor's recommendations:

The proposed Percolation System recommended for installation is a New P6 WWT and installation of a pressurized percolation area. The WWTS must be SR-66 certified. Given a T value of 34 and a P value of 24 with a maximum house capacity of 32 and a maximum house capacity of 6 (based on EPA revision August 2021), the pressurised percolation area is to be 90 metres squared. This means that the polishing filter will be loaded at 10 litres/metres squared/day as per EPA guidelines.

Location and installation of the WWTS and polishing filter must comply with the current EPA code of Practice and all manufacturers' specifications.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

Alternative solutions which comply with current EPA Code of Practice along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.

Noise

9. 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 any noise sensitive location.

10. No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.

Dust

11. During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

12. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

13. 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.

Mark Whelan.

Mark Whelan
Environmental Health Officer

Fiona Byrne

Fiona Byrne
Senior Environmental Health Officer