

Register Ref: SD21B/0622

Development: Construction of a new single storey extension to the side of existing dwelling.

Location: Aragon, Killakee, Rathfarnham, Dublin 16

Applicant: Lynda and Ian Bradshaw

Application Type: Permission

Planning Officer:

Development Summary

The application is for the construction of a single storey extension to the side of the existing dwelling. The house is currently served by a septic tank and the water supply is provided by mains water. There is no additional load on the waste water treatment system. A site visit has been carried out. There was no public health nuisance observed during the site visit.

The main areas of concern relate to noise and air pollution during the construction phase of the proposed development and protection of the groundwater.

Decision

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

1. A maintenance contract for the lifetime of the waste water treatment system shall continue with an appropriate maintenance firm.

Reason: In the interest of public health in order to ensure adequate drainage provision.

Noise

2. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :
The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours
- Before 07.00 hours on weekdays, Monday to Friday
 - Before 09.00 hours on Saturdays.
 - After 19.00 hours on weekdays, Monday to Friday.
 - After 13.00 hours on Saturdays.

- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality

3. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Gillian Wynne
Senior Environmental Health Officer
28th January 2022

David O'Brien
Principal Environmental Health Officer
28th January 2022