

**Register Reference:** SD22B/0012

**Development:** New single storey café and external toilet block; change of use of existing hardstanding area on site and increasing area of hardstanding to form a public car park; upgrading of existing septic tank on a site to a new mechanical waste water treatment system and percolation area, and alteration of existing vehicular access to site.

**Location:** Lower Castlekelly Road, Glenasmole, Dublin 24.

**Applicant:** Ronan Gough

**Application Type:** Permission

**Planning Officer:**

**Development Summary:** The development proposes the construction of a small one storey café premises at an existing rural location which has a food stall type structure which is currently operating as a food business and the plan here clearly is an effort to put the food business on a more permanent footing. The PE the site assessment report is likely reasonably accurate given how remote this location is and the likelihood of only attracting sporadic foot traffic and locals. The site assessment report fairly accurately describes the condition of the ground conditions.

## **Decision:**

The above development is **acceptable** to this office subject to the following conditions:

### Noise

1. 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

2. During the operational 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 in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

### Wastewater Treatment

3 The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 17/01/2022 and in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

Reason: In the interest of public health.

4 A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate maintenance firm. Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.

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

5 Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner, and that the polishing filter and/or percolation area is constructed in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

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

Note to developer: The local Environmental Health Office must be contacted with respect to the registration of a new food business.

Andrew Byrne  
Environmental Health Officer  
07/02/2022

Gillian Wynne  
Senior Environmental Health Officer  
07/02/2022

