

Register Reference: SD22A/0076

Development: Construct and reinstate tea rooms to include reception; main tea room area; kitchen; lobby; 2 wc's; patio area and parking and to install a septic tank and percolation area with all ancillary site works

Location: O'Neills Tea Rooms, Cruagh Road, Rathfarnham, Dublin 16

Applicant: Frank O'Gorman

Application Type: Permission

Planning Officer:

Development Summary: The application proposes the construction of a tea and coffee premises intended to facilitate tourists at the Tlbradden mountain walking and mountain biking area. A tea room originally existed on this site many years previously (very little other than foundations exist there now). One major objection was received from a resident of Mount Venus Road however the majority of the objections do not come other our own considerations other than that the location of the proposed septic tank achieves the correct separation distance from the nearest water course. It is not considered that dust and noise would be an issue in this remote location during construction and as such only drainage conditions are notified.

Decision:

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

Wastewater Treatment

1 The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 11/03/2022 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.

2 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.

3. 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 food business must be notified to your local Environmental Health Office to be registered under the relevant food law.

Andrew Byrne
Environmental Health Officer
2/02/2022

Gillian Wynne
Senior Environmental Health Officer
25/02/2022

