

Register Reference: SD22B/0020 AI

Development: Extension to the rear and side of the existing house to be refurbished including an undercroft lower floor level below the new extension providing access to the lower rear garden; works to the house will include replacing the existing entrance with a window, a new bay window to the side (southwest) elevation, new vehicle entrance gate, driveway and parking area to the west of the existing house, leading to a new glazed entrance and hall way to the side (existing garden and gates in front of the cottage to be retained); the rear extensions will provide new living/dining/kitchen facilities with the extended and refurbished cottage providing room four bedrooms; the undercroft level will provide a garden level play room as well as storage areas; works include for all services on and under land including a new effluent treatment system and new dry stone rubble boundary walls along the existing road.

Location: Mount Carmel, Crookshane, Rathcoole, Co. Dublin

Applicant: Gareth McHale

Application Type: Permission

Planning Officer:

Development Summary: The planning application proposes the largescale refurbishment and extension of an old derelict cottage on a large rural greenfield site. The land is currently used for grazing sheep and cattle. Separation distances indicated on maps correspond with site inspection.

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 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.

6. The existing septic tank must be fully decommissioned and removed from use.

Reason: In the interest of public health

Andrew Byrne
Environmental Health Officer
23/06/2022

Gillian Wynne
Senior Environmental Health Officer
23/06/2022

An Roinn Oifigeach Slainte Comhshaol
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