

## ENVIRONMENTAL HEALTH - PLANNING MEMO

**Date:** 22<sup>nd</sup> of September 2022

**Register Reference:** SD22B/0360

**Development:** Single storey side extension. Comprising of a one bedroom family apartment and location of new effluent treatment plant to north west side of existing dwelling at Hazelhatch Road, New castle, D22, HD34.

**Location:** Hazelhatch Road, NewCastle, Dublin 22, HD34

**Applicant:** Margaret Carrigan, Margaret Carrigan

**App. Type:** Permission

**Planning Officer:** CIARAN STANLEY

**EHO:** Kieran Groarke

**Date Received:** 10-Aug-2022

**Decision Due Date:** 04-Oct-2022

### Comments

The Environmental Health Department notes this application includes the construction of a one bedroom apartment and location of a new effluent treatment plant to side of the existing dwelling.

When assessing a proposal for a waste water treatment system the main considerations include:

1. Potential risk of groundwater contamination
2. Contamination risk of other water sources e.g. well, mains etc.
3. Public health risk to members of the public should site be unsuitable

The applicant has submitted a site characterisation report dated the 9<sup>th</sup> of October 2019. The report was conducted by Dr Eugene Bolton of the company Trinity Green. Whilst it is noted the site characterisation report has not been conducted recently there is no reason for Environmental Health to believe the ground conditions have changed. The report notes the ground has a good level of soakage with no concern raised with regards to the installation of a packaged wastewater treatment system.

The assessor states that a Septic tank system would not be suitable however has indicated that a secondary treatment system or tertiary treatment system would be suitable.

Secondary Treatment Systems are self-contained waste water treatment systems which uses the processes of aeration followed by clarification to achieve biological treatment of wastewater. As the system is self-contained this poses less risk to groundwater and surrounding areas.

The Site Assessor has made some site specific recommendations a condition has been included below to ensure the waste water treatment system is installed as per these specific recommendations.

The proposal is **acceptable** to Environmental Health subject to the following conditions set out below.

1. The waste water treatment system must be installed as per the recommendations set out under section 5 of the site characterisation report completed by Dr Eugene Bolton of Trinity Green, dated the 9<sup>th</sup> of October 2019.
2. The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment system to ensure the wastewater treatment system is working effectively at all times.
3. The proposed polishing filter percolation area and packaged system must comply with all relevant set back distances as per the EPA Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e ≤ 10) 2009, to include:
  - 3 metres from the site boundary
  - 4 metres from any roads
  - 10 metres from the percolation area for any dwelling
  - 7 meters from the existing septic tank on-site.
4. No heavy construction equipment/machinery (to include pneumatic drills, 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.
5. 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.



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Kieran Groarke  
Environmental Health Officer  
22<sup>nd</sup> of September 2022

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Patricia Doonan  
Principal Environmental Health Officer