

**Register Reference:** SD22A/0367

**Development:** Construction of a new single storey detached sheltered dwelling (108sq.m) in the existing garden; Accommodation includes 1 bedroom, bathroom, living, kitchen / dining rooms with storage and utility spaces all at one level; Adjustment to the existing landscape layout to allow for 1 additional parking space, accessed using the existing vehicle entrance; Removal of the existing on-site septic tank and the installation of 2 new proprietary wastewater treatment units and new surface water soakways.

**Location:** Forgefield, Stocking Lane, Firhouse, Newtown, Dublin 16

**Applicant:** Frank & Roslain Norton

**Application Type:** Permission

**Planning Officer:**

**Development Summary:** The development proposes the partitioning of the existing site to accommodate a new second residence (for the applicant's father). An existing septic tank serving the will be removed and two separate houses waste water will drain in to a newly installed. The site is very large and has mains water supply so wells are not an issue. There are no houses directly adjacent.

**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 23/09/2022 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.

4 The existing septic tank shall be decommissioned, emptied and made safe.

Reason: In the interest of public health and amenity.

Andrew Byrne  
Environmental Health Officer  
28/10/2022

Gillian Wynne  
Senior Environmental Health Officer  
28/10/2022

