

## ENVIRONMENTAL HEALTH - PLANNING MEMO

**Date:** 04-Nov-2022  
**Register Reference:** SD22B/0418  
**Development:** Relocation of the existing entrance door and provision of an open porch to the front elevation. Demolition of an existing single storey extension and construction of new single storey extension to the rear. Replacement of the existing septic tank with a new secondary waste water treatment system and soil polishing filter and all associated ancillary site development works above and below ground.  
**Location:** Westwinds, Loughton Lower, Newcastle, Dublin  
**Applicant:** Clifford and Aine Lebioda  
**App. Type:** Permission  
**Planning Officer:** NEAL MURPHY  
**Date Received:** 14-Sep-2022  
**Decision Due Date:** 08-Nov-2022

The Environmental Health notes this application relates to a Relocation of the existing entrance door and provision of an open porch to the front elevation. Demolition of an existing single storey extension and construction of new single storey extension to the rear. Replacement of the existing septic tank with a new secondary waste water treatment system and soil polishing filter and all associated ancillary site development works above and below ground.

The main concerns from an Environmental Health perspective relate to the proposed waste water treatment systems as it is necessary to ensure the proposed systems do not compromise both Public and Environmental Health.

A site characterisation study had been carried out for the site and a report dated 5/7/22 was submitted as part of this planning application. The report was undertaken by Site Assessor David Hart.

The report submitted concludes that the site is suitable for a packaged waste water treatment system and soil polishing filter incorporating a number of site specific recommendations made by the Site Assessor into the conditions below.

It is important that any approval granted includes the site assessor's recommendations to safeguard against any public health concerns.

The above proposal is acceptable to the Environmental Health Department subject to the following conditions:

### **Effluent Treatment System and Soil Polishing Filter**

1. The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:
  - The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.
2. All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.
3. The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.
4. The location and install of the WWTS and polishing filters must comply with the current EPA code of practice and all manufacturers' specification.
5. The drinking water supply must be to the public mains as detailed in the planning application form.
6. The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.
7. The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.
8. Site Assessor's recommendations:

Install Secondary Treatment System. Followed by option 4 Type tertiary Treatment Soil Polishing Filter consisting of 6 no 12m long trenches set at 0.7 m BGL with 0.3 soil cover. Trenches to be as per Chapter 10 of the COP Option 4.

Location and installation of the WWTS and polishing filter must comply with the current EPA code of Practice and all manufacturers' specifications.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

Alternative solutions which comply with current EPA Code of Practice along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.

## Noise

9. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.
10. No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, 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.

## Dust

11. During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
12. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.
13. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

*Mark Whelan*

Mark Whelan  
Environmental Health Officer



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Kieran Groarke  
Environmental Health Officer