

Register Ref: SD22B/0465

Development: The development will consist of an extension to the rear of the existing dwelling. This extension will be single storey and located at a half level above the ground floor of the existing dwelling to respect the site contours. The extension will have a four sided pitched roof with a central roof light and be linked to the existing house via a flat roofed element. This application includes for attendant works of drainage and landscaping to facilitate the above.

Location: Cottbrook, Castlekelly, Bohernabreena, Dublin 24

Applicant: Alida Stewart & John McGrane

Application Type: Permission

Planning Officer:

Development Summary

This application is for the construction of a single storey extension to the rear of the dwelling. The house is currently served by a septic tank and the water supply is provided by a well. A new septic tank was installed last year. The site layout and site visit confirms that separation distances are in compliance with the EPA guide. There is no additional load on the waste water treatment system.

The main areas of concern relate to noise and air pollution during the construction phase of the proposed development and protection of the groundwater.

Decision

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

A maintenance contract for the lifetime of the septic tank shall be entered into with the suppliers of the septic tank 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.

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 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Gillian Wynne
Senior Environmental Health Officer
24th November 2022

David O'Brien
Principal Environmental Health Officer
24th November 2022