

Register Reference: SD22A/0403

Development: Two 2 storey dwellings and associated site works on the site and adjacent to an existing 2 storey dwelling. (For clarity the existing dwelling Lynbrook is to remain). Proposed dwellings A: 4 bedrooms 241sqm, B: 5 bedrooms 240sqm. Access is proposed to be by an existing driveway from the Whitechurch Road serving the existing dwelling on site. The driveway will be extended to serve the proposed dwellings, 4 car parking spaces, on site drainage treatment, additional soft and hard landscaping are proposed.

Location: Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7

Applicant: Nicola Lynch, Brian Dunne, Ciara Lynch and Richard O' Farrell

Application Type: Permission

Planning Officer: Ciaran Stanley

Development Summary: The development proposes the construction of two separate two storey houses in the garden area of this standalone house on Whitechurch Road. The site has been the subject of a recent application for the relocation of the existing houses' sewage treatment. The houses proposed will be built on a spacious area of garden. Well sinking is not an issue as the area is supplied by mains water supply.

Maps provided indicate adequate separation distances from the surrounding residences and other features such the adjacent Owendoher stream.

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 construction 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 26/10/2022 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.

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.

Andrew Byrne
Environmental Health Officer
29/11/2022

Gillian Wynne
Senior Environmental Health Officer
29/11/2022

