APPLICANT: MR. PETER LAWLOR

PROPOSED DEVELOPMENT AT MOUNTPELIER, BOHERNABREENA, DUBLIN 24

WASTEWATER TREATMENT SYSTEM REPORT

PATRICK JOYCE ASSOCIATES

CONSULTING ENGINEERS

2 PROSPECT GROVE

STOCKING LANE,

RATHFARNHAM,

DUBLIN 16.

APRIL 2023

PATRICK JOYCE ASSOCIATES

Consulting Engineers

2 Prospect Grove, Stocking Lane, Rathfarnham,

Rathfarnham, Tel: (01) 4946745 Dublin 16 Mobile: 087 2476375

Email: patrickjoyceassociates@gmail.com

PATRICK C. JOYCE BE, MBA, C.Eng., MIEI

APPLICANT: MR. PETER LAWLOR

PROPOSED DEVELOPMENT AT MOUNTPELIER, BOHERNABREENA, DUBLIN 24

WASTEWATER TREATMENT SYSTEM REPORT

Introduction:

The proposed development consists of the construction of a single storey extension to the rear of the existing dwelling-house at Mountpelier, Bohernabreena, Dublin 24. The proposed extension consists of new kitchen together with 2 No. bedrooms with a shared en-suite for the bedrooms.

Planning permission was granted by An Bord Pleanala on the 1st March 2007 (Planning Authority Register Reference No. SD06A/0056) for single storey dwelling with effluent treatment unit on the site. Work commenced on the construction of the dwelling-house circa April 2007 and an Envirocare P6 wastewater treatment system and a percolation area were installed. The wastewater treatment system was commissioned by the manufacturer, Kingspan Environmental Service, on the 3rd September 2009 – refer Commissioning Certificate herewith attached.

The installed wastewater treatment system had been located circa 20 metres south west of the originally approved location while the percolation area was also moved slightly to the south west. Planning permission was granted by An Bord Pleanala on the 12th December 2012 (Planning Authority Register Reference No. SD11A/0024), inter alia, for the relocation of the wastewater treatment system subject to conditions.

I carried out percolation tests and I prepared Site Characterisation Form dated May 2011 in respect of the Planning Permission Register Reference No. SD11A/0024. I subsequently prepared Compliance Report dated the 31st August 2012 in respect of the installation – copy attached. The location of the existing wastewater treatment system and the percolation area are shown on the attached Drainage Layout Plan.

Additional Information Request:

Item No. 1 of the Additional Information requested by the Planning Authority in letter dated 28th October states, inter alia, as follows:

'The applicant is required to 'comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies'. The applicant should submit a comprehensive map showing well locations and separation distances regarding same. Detail in the form of a written report must also be provided indicating what (if any) sewage treatment provision was made for the new domestic residence proposed and if a new sewage treatment system has been considered.'

Site Inspection:

I initially visited the site in May 20111 to carry out percolation tests in connection with the preparation of the Site Characterisation Form for previous Planning Application (Register Reference No. SD11A/0024). I subsequently visited the site in August 2012 in connection with the preparation of the Compliance Report dated 31st August 2012.

I recently visited the site on the 27th February 2023 in connection with this Report. I met with the applicant, Mr. Peter Lawlor, and with Mr. Peter McGillen, McGillen Design Services. During the site visit, I carried out a visual inspection of the site.

During the site visit I did not find evidence of any problems with the existing wastewater treatment system or the percolation area. There were no obvious smells or drainage problems evident in the vicinity of the wastewater treatment system or the percolation area.

I have been provided with copies of the more recent service reports in respect of the wastewater treatment system – copy attached. I am of the opinion that the wastewater treatment system is being properly maintained and is operating satisfactorily.

Map showing Well Locations:

The site is located in an area with Aquifer Category LI indicated as Locally Important Aquifer – Bedrock which is moderately productive only in Local Zones.

All the dwelling-houses in the area are connected to the public watermains – refer attached Well Location Map. I have carried out a review in relation to existing ground water wells in the vicinity of the site. The review took account of available local knowledge together with a review of the more recent planning permission application documentation in respect of dwelling-houses in the area.

Assessment:

The total number of bedrooms which will be contained in the dwelling-house on construction of the proposed single storey extension is 4 No. bedrooms.

The planning permission for the existing dwelling-house was granted prior to the 7th June 2021 as outlined above. Hence, the EPA's Code of Practice for Domestic Wastewater Treatment Systems Serving Single Houses 2009 applies.

The Clarification Note in respect of the Code of Practice states that the Design Population Equivalent for a dwelling containing 4 No. Bedrooms is 6 persons. The existing wastewater treatment system is an Envirocare P6 wastewater treatment system, which is suitable for a Design Population Equivalent of 6 persons.

As stated above, I am of the opinion that the wastewater treatment system is being properly maintained and is operating satisfactorily. Hence, the current wastewater treatment system and percolation system is adequate to cater for the dwelling-house, incorporating the proposed extension. I am therefore satisfied that the proposal complies with the relevant EPA Code of Practice.

The wastewater treatment system and percolation area should continue to be maintained regularly in order to ensure satisfactory performance of the system.

Signed: Pateick

Patrick C. Joyce

Patrick Joyce Associates

Date:

11th April 2023

PHOTOGRAPH NO. 1:



PHOTOGRAPH NO. 2:

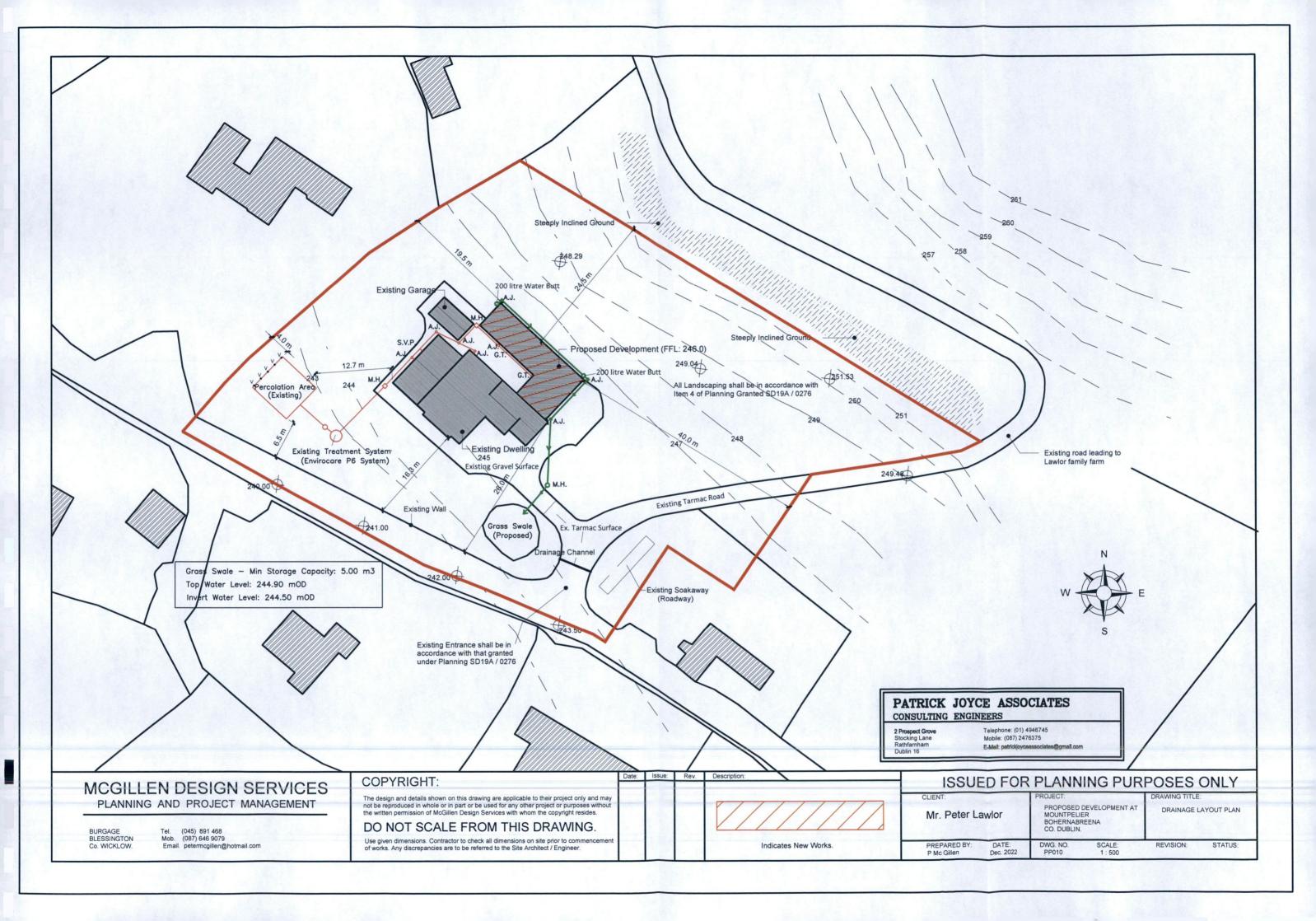


PHOTOGRAPH NO. 3:



PHOTOGRAPH NO. 4:





DOCUMENTATION

Certificate

This is to certify that

Kingspan Environmental Service

has successfully completed

Commissioning for Mr Peter Lawlor P6 IPS (184727)

in accordance with company procedure at the following location:

Mount Pelier, Bohernebreena, Co. Dublin on 3rd September 2009

On behalf of

Kingspan Environmental Service

23rd May 2011

Date



Kingspan Environmental Service

UK: 0845 355 0555 NI: 028 3025 4077 IRL: 048 3025 4077

email: info@kingspanenvservice.com

www.kingspanenvservice.com www.kingspanenv.com



Office Hempstown, Blessingtown, Co. Wicklow.

Tel: 1850 211 921, 045 851801

E-mail: info@septictanks.ie

Vat No. 3227110CH

Job ID:	7239-6060	Site Name:	MOUNTPELIER BOHERNABREENA CO. DUBLIN
Audit ID:	5733	Customer Name:	Lawlor, Peter
Person Responsible:	Mark Skinner	Position:	Tanker Driver
Attending Employees:			
Jobcard Date:	10/10/2022		

Commissioning / Service report

Question	Answer	Message
Commisioning or Service report	Service Report	

Commissioning / Service report > Commissioning or Service report

Question	Answer	Message
Report on Externals?	No	
Report on Primary Chamber?	No	
Report on Aeration Chamber?	No	
Report on Final Chamber?	No	

Commissioning / Service report > Commissioning or Service report > Report on Final Chamber?

Question	Answer	Message
Pump	Not Applicable	
High level alarm	Not Applicable	
Internal pipe work	Not Applicable	
Other	Not Applicable	

Waste Water Removal Certification

Question	Answer	Message
Is this a Requirement for this Job	Yes	Please complete remaining questionnaire
EWC Code		
Destination of waste	Osberstown WWTP- Osberstown, Naas Co.Kildare	
Origin of waste	Dublin	
Registration of vehicle	12c8700	
Comments	No	

Prepared By: Mark Skinner	Duration:	14:11 - 14:13 on 10/10/2022	Signatures	M55
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Office Hempstown, Blessingtown, Co. Wicklow.

Tef: 1850.211 921, 045 851801 E-mail: info@septictanks.ie Vat No. 3227110CH

CUSTOMER JOB NO. 7239

Site Details	
Name	MOUNTPELIER BOHERNABREENA CO.
	DUBLIN
Address	MOUNTPELIER
	BOHERNABREENA
	CO. DUBLIN
	BOHERNABREENA DUBLIN D24 NX71
	Ireland
Contact	
Telephone	

Name	Lawlor, Peter
Address	Mount Piere
	Bohernabreena Co.Dublin d24 wk60
Contact	Peter Lawlor
Telephone	0876108898
Mobile	0876108898
Email	petermlawlor@hotmail.com

Work Requested

Mobile Email

Mark Skinner (10/10/2022) - Work Note

Emptied tank 2 x chambers + pump recepticle + washed down. Air blower inoperative, customer informed (Note: Now air blower has been fitted)

Description	Required

Asset Register - Waste Water Removal - NWCPO 14-11301-02					
Asset ID	Estimated Volume	Lenght of Pipe needed	Type of system	Date	Pass / Fall
7000	3000 Litres	40-60 Metres	Enviracare	10/10/2022	

Customer:	Print Name Signature
Print Name Signature	The above works have been supplied / installed / maintained as per relevant EU Standards.
The above works have been supplied / installed / maintained as per relevant EU Standards.	
	echnician:

Office Hempstown, Blessingtown, Co. Wicklow.

Tel: 1850 211 921, 045 851801

E-mail: info@septictanks.ie

Vat No. 3227110CH

			CUSTOWIER JUB NO. 200	
Site Details		Customer Details		
Name	Mount Piere Bohernabreena Co.Dublin	Name	Lawlor, Peter	
Address	Mount Piere	Address	Mount Piere	
	Bohernabreena Co.Dublin d24 wk60		Bohernabreena Co.Dublin d24 wk60	
Contact		Contact	Peter Lawlor	
Telephone		Telephone	0876108898	
Mobile		Mobile		
Email		Email	petermlawlor@hotmail.com	

Work Requested	
Mark Skinner (03/03/2021) - Work Note	
Emptied tank 2 x chambers, checked inspection cover NTR	

Work to be Performed			
	Description	Required	

Work Completed Notes			

Asset Re	Asset Register - Waste Water Removal - NWCPO 14-11301-02						
Asset ID	Estimated Volume	Lenght of Pipe needed	Type of system	Date	Pass / Fail		
1770	5000 Litres	Up to 20 Metres	Double Chamber Sepic Tank	03/03/2021	Production of		
Notes							
1769	5000 Litres	Up to 20 Metres	Double Chamber Sepic Tank				
Notes							

The above works have been	supplied and installed to	my complete satisfaction.	
Customer:			
	Print Name	Signature	
The above works have been	supplied / installed / mai	intained as per relevant EU Standards	•
Technician:			
- W			540004 Discrete lies Dhibbs
Bluestream Waste Wate	er Sentiones Limited. A Private	Company LimitedshipaShares. Registered No	510691. Director: Jim Phibbs

Office: Hempstown, Blessingtown, Co. Wicklow.

Tel: 1850 211 921, 045 851801

E-mail: info@septictanks.ie

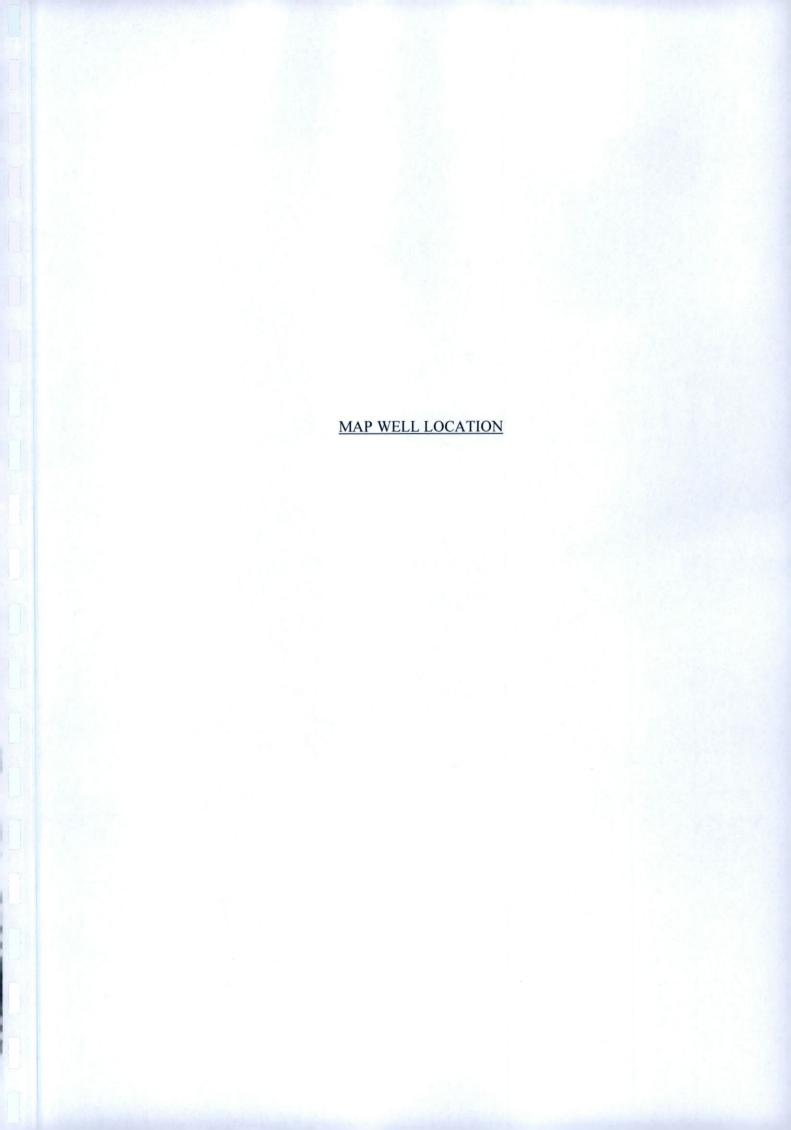
Vat No. 3227110CH

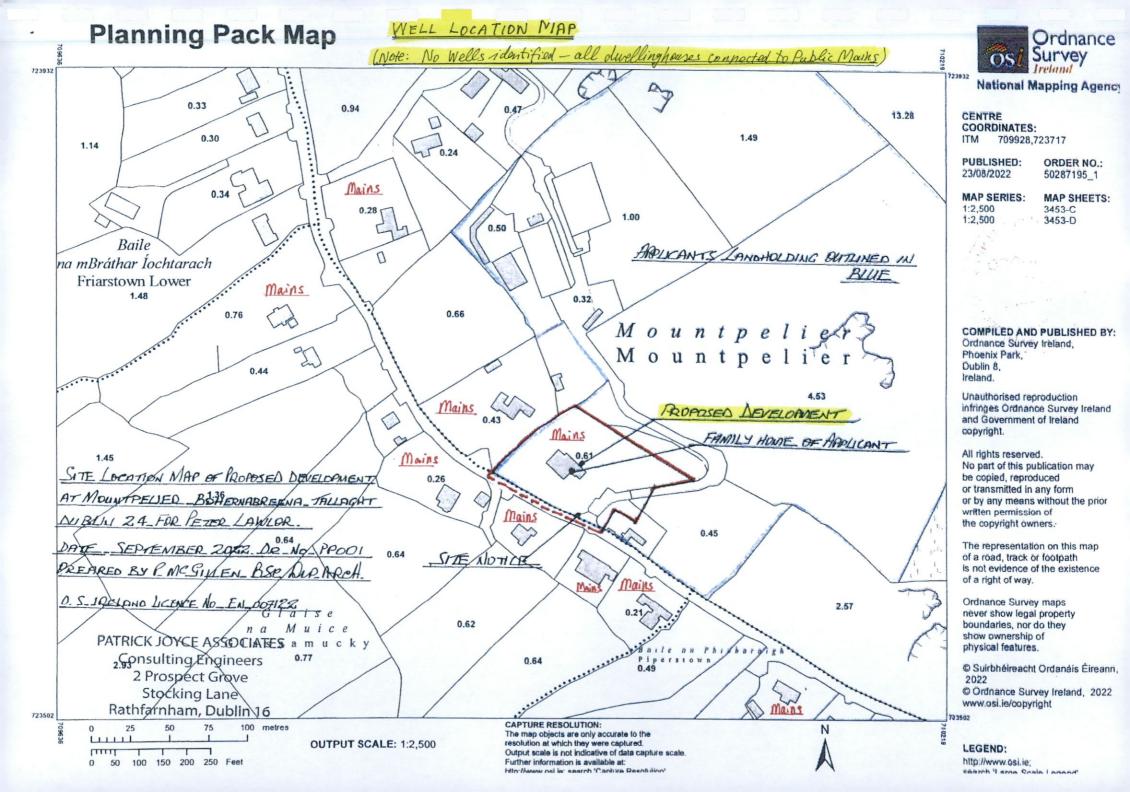
Job ID:	2862-1480	Site Name:	Mount Piere Bohernabreena Co.Dublin
Audit ID:	1428	Customer Name:	Lawlor, Peter
Person Responsible:	Mark Skinner	Position:	Tanker Driver
Attending Employees:			
Jobcard Date:	03/03/2021		

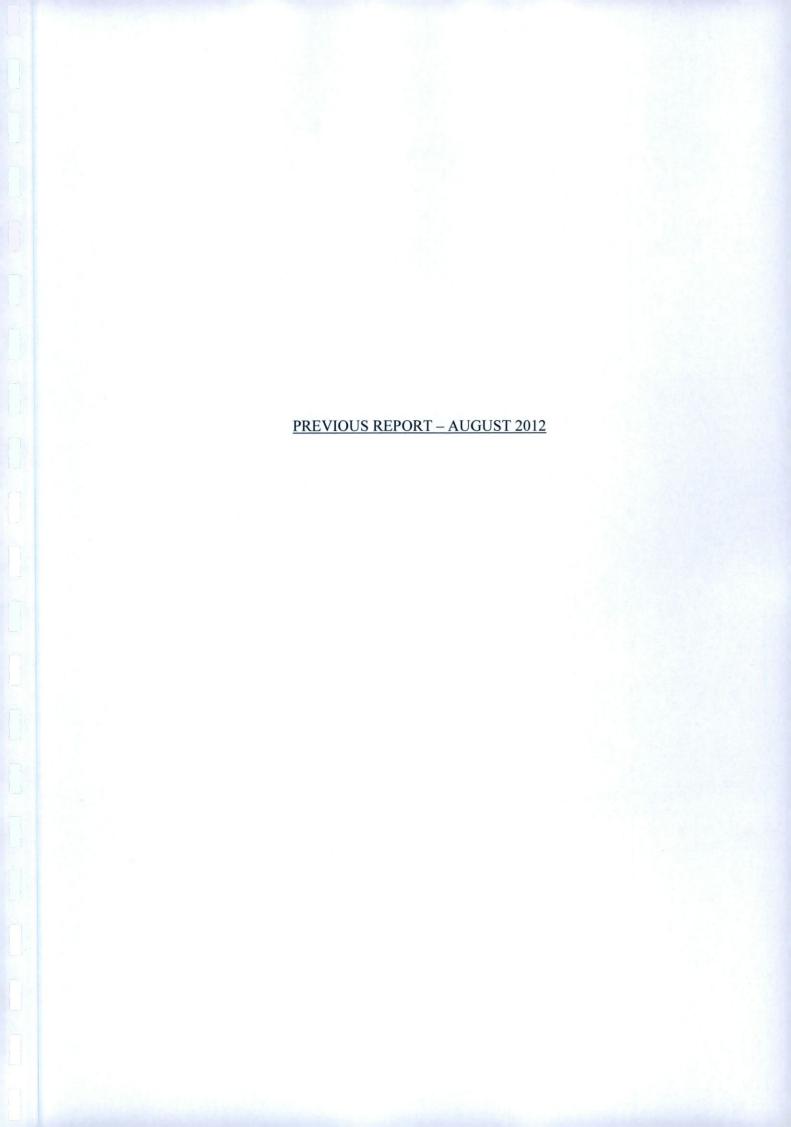
Waste Water Removal Certification

Question	Answer	Message
Is this a Requirement for this Job	Yes	Please complete remaining questionnaire
EWC Code	20 03 04	Septic tank sludge domestic sewage
Destination of waste	Osberstown WWTP- Osberstown, Naas Co.Kildare	
Origin of waste	Dublin	
Registration of vehicle	12c8700	
Comments	No	

Prepared By: Mark Skinner	15:15 - 15:16 on 03/03/2021	Signature: MSS
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APPLICANT: MR. PETER LAWLOR

RETENTION OF WASTE WATER TREATMENT SYSTEM AT MOUNTPELIER, BOHERNABREENA, DUBLIN 24

ENGINEER'S REPORT

PATRICK JOYCE ASSOCIATES,
COSULTING ENGINEERS,
2 PROSPECT GROVE,
STOCKING LANE,
RATHFARNHAM,
DUBLIN 16.

AUGUST 2012

PATRICK JOYCE ASSOCIATES

Consulting Engineers

2 Prospect Grove,

Stocking Lane Tel: (01) 494 6745
Rathfarnham, Fax: (01) 494 6745
Dublin 16 Email: ptkjoyce@iol.ie

PATRICK C. JOYCE BE, MBA, C.Eng., MIEI, MCIWEM

APPLICANT: MR. PETER LAWLOR

RETENTION OF SEWAGE TREATMENT SYSTEM

AT MOUNTPELIER, BOHERNABREENA, DUBLIN 24

ENGINEER'S REPORT

Introduction:

I have been retained by Mr. Peter Lawlor to prepare Report in respect of the sewage treatment system installed for his dwelling-house at Mountpelier, Bohernabreena, Dublin 24.

Planning permission was granted by An Bord Pleanala on the 1st March 2007 (Planning Authority Register Reference SD06A/0056) for single storey dwelling with effluent treatment unit on the site at Mountpelier, Bohernabreena, Dublin 24. Based on the Site Characterisation Report the sewage treatment plant manufacturer recommended the installation of the Envirocare P6 sewage treatment plant.

Work commenced on the construction of the dwelling-house circa April 2007. An Envirocare P6 sewage treatment system and a percolation area were installed. The sewage treatment system was commissioned by the manufacturer, Kingspan Environmental Service, on the 3rd September 2009 - refer Commissioning Certificate herewith attached.

The installed sewage treatment plant had been located circa 20 metres south west of the originally approved location while the percolation area has also been moved slightly to the south west. Planning permission was granted by An Bord Pleanala on the 12th December 2011 (Planning Authority Register Reference SD11A/0024), inter alia, for the relocation of the wastewater treatment system subject to conditions.

The location of the sewage treatment plant and the percolation area are shown on the attached Site Layout Plan. I have carried out a visual inspection of the site and the sewage treatment system and I prepared Site Characterisation Form dated 25th May 2011.

An Bord Pleanala Decision - Condition No. 8:

Condition No. 8 of An Board Pleanala decision on the 12th December 2011 states as follows:

- (1) Within three months of the date of this order, the applicant shall submit a report to the written satisfaction of the planning authority from a suitably qualified person with appropriate professional indemnity insurance certifying that the percolation area and the proprietary effluent treatment system has been constructed, installed and commissioned in accordance with the approved details and in accordance with the requirements of the document 'Wastewater Treatment and Disposal Systems serving Single Houses' issued by the Environmental Protection Agency (2010) and is working in a satisfactory manner in accordance with the standards set out in the EPA document.
- (2) Within three months of the date of this order, warning alarms in respect of the wastewater treatment system shall be installed to the written satisfaction of the planning authority.
- (3) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years and thereafter shall be kept in place at all times. Within three months of the dated of this Order, signed and dated copies of the contract shall be submitted to and agreed in writing with, the planning authority.

Comment:

In respect of Condition No. 8 of An Bord Pleanala Decision I confirm as follows:

(1) An Envirocare P6 sewage treatment system has been installed for the dwelling-house. The sewage treatment system was commissioned by the manufacturer, Kingspan Environmental Service, on the 3rd September 2009 - refer Commissioning Certificate herewith attached. I also herewith attach copy of the manufacturer's service sheet dated the 23rd April 2012. I am satisfied that the sewage treatment plant is in good working order.

Based on my site visit, I am satisfied that the percolation area has been installed to the layout shown on the attached Site Layout Plan. I did not supervise the construction of the percolation area and hence the inspection carried out was visual only and did not involve any opening up of the percolation area.

In my view, the sewage treatment system and percolation area has been installed and commissioned in accordance with the approved details and is working in accordance with the requirements of the EPA documentation.

(2) The manufacturer's service sheet dated the 23rd April 2012 confirms that the warning alarm has been installed and is operational.

(3) I herewith attach copy of the maintenance contract for the sewage treatment system from Kingspan Environmental Service. The attached letter from Kingspan Environmental Service confirms that the agreement is Year 2 of a 5 year maintenance agreement. A copy of the Year 1 agreement is attached with the service sheet.

I advise that the maintenance contract continue to be kept in place after the five year period in order to ensure satisfactory performance of the system.

I confirm that I have professional indemnity insurance – Indemnity Insurance Number DU775196004.

Signed:

Patrick C. Joyce

Patrick Joyce Associates

Date: 31st August 2012

Certificate

This is to certify that

Kingspan Environmental Service

has successfully completed

Commissioning for Mr Peter Lawlor P6 IPS (184727)

in accordance with company procedure at the following location:

Mount Pelier, Bohernebreena, Co. Dublin on 3rd September 2009

On behalf of

Kingspan Environmental Service

23rd May 2011

Date



Kingspan Environmental Service

UK: 0845 355 0555

NI: 028 3025 4077 IRL: 048 3025 4077

email: info@kingspanenvservice.com

www.kingspanenvservice.com www.kingspanenv.com



Service Agreement Certificate

Name	Mr Peter Lawlor		
Account Number	NS7658		
Invoice Address Mount Pelier Bohernabreena Co. Dublin	Site Address Mount Pelier Bohernabreena Co. Dublin		
Main Tel Number	0876108898		
Secondary Tel Number			
E-Mail Address			
Number of Services	1		
Level of cover	Bronze Contract		
Equipment covered	BioTec P6 IPS / AirFlow AF1 IPS		
Start Date	16-August-2012		
End Date	15-August-2013		

Please Note: This is your copy and should be retained by you, except at any point the Agreement is withdrawn this document must be returned to Kingspan Environmental Service Department. It is important that you have read and understood the terms and conditions of your Service Agreement.

Signed on Behalf of Kingspan Environmental Service Department

James Russell
Kingspan Environmental Service Ireland

Kingspan Environmental Service Unit 1a Derryboy Road Carnbane Industrial Estate, Newry Co. Down, Northern Ireland BT35 6QH

www.kingspanenvservice.com Company Reg. No. 3888183



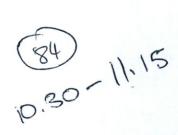
Environmental: Service

www.kingspanenvservice.com

CALL-OUT

SERVICE





Account No.		Call	No. 153	776	Plant Type	A PG IPS	Date 23	24/12
BLOWER TYPE PUMP TYPE MOTOR TYPE								
BEFORE				AFTER	BEFORE			AFTER
SATISFACTORY				SATISFACTORY	SATISFACTORY			SATISFACTORY
	BLOWE	₹				PUMP CHAMBE	R	
	Blower	Pressure				Pump Function		9
	Blower \	Volume				Pump Hoses Con	ndition	9
0	Air Filter	•		U	9	Pump Manifold	Condition	9
	Electrica	l Componer	nts	9		Pump Electricals	Condition	9
	TREATM	ENT ZONE				ENVIREAU/KINGSI	PAN WATER	
P		fold (Blue)		T-		Check System Fo		
7		to Air Lifts				Top Up Operatio		
	Air Lifts I	Distribution	(Cones)	9		Leaf Filter	\ .	
9		Distribution (Valves)				Pump Fiter	JLA	
	Recircula	ation Unit	PLA			In-Line Filter		
	Forward	vard Pumping Unit						
	Enkamat	Condition	11			MOTOR/GEARBO	OX	
V	Filter Bal	e Condition		U		Drive Belt/Chain	1	
	Grease C	ontaminatio	on			Belt Te sion	1)/	
	Humus S	ludge Zone				Bearings	NIA	
4	Sanitary	Products		9		Greasomatic		
						Running Current	in Amps	
					-			
PLANT Requ	uires Empty	/ing?		□ NO	YES [URGENT	WITHIN [MONTHS
USED	Fitted high level beacon on treatment Plant. Tested all plant + beacon All working OK Plant now operational or plant.					ment		
ENGINEERS SI		APC) WELL	,	CUSTOMERS S			
POST CARD IS	SUED	YES NO CUSTOMER NOT PRESENT						







Service Agreement Certificate

Name	Mr Peter Lawlor		
Account Number	NS7658		
Invoice Address Mount Pelier Bohernabreena Co. Dublin	Site Address Mount Pelier Bohernabreena Co. Dublin		
Main Tel Number	0876108898		
YEAR ONE O	OF FIVE YEAR CONTRACT		
E-Mail Address			
Number of Services	1 .		
Level of cover	Bronze Contract		
Equipment covered	BioTec P6 IPS / AirFlow AF1 IPS		
Start Date	10-June-2011		
End Date	09-June-2012		

Please Note: This is your copy and should be retained by you, except at any point the Agreement is withdrawn this document must be returned to Kingspan Environmental Service Department. It is important that you have read and understood the terms and conditions of your Service Agreement.

Signed on Behalf of Kingspan Environmental Service Department

Joseph Magill Kingspan Environmental Service Ireland

> Kingspan Environmental Service Unit 1a Derryboy Road Carnbane Industrial Estate, Newry Co. Down, Northern Ireland BT35 6QH

www.kingspanenvservice.com Company Reg. No. 3888183