

Paula & Barry Egan
Mattie
Windmillhill
Rathcoole
Co. Dublin
D24 T267

8 October 2021

Our Ref: GW-PE
Project Number: G1286
Project: Stable Conversion to Residential Accommodation Annex

Re: Water and Drainage Services for Proposed Conversion

Dear Paula,

Enclosed please find drawings showing the existing and proposed services at the above development for inclusion in a Planning Application for Change of Use.

The proposal is summarised below

1) Access and Car Parking

No new works are proposed to provide access and car parking. The proposed conversion of the stable block to residential accommodation will serve as a private annex to the main house to be used by members of the same family. Access will be by the same gate and driveway as the existing house and car parking will be on the existing driveway and parking area which has more than adequate space to serve the existing house and the proposed converted stable block.

2) Foul Drainage

Existing and proposed foul drainage is shown on Drawings G1286-01 & 02.

Existing Situation

The existing house is served by a septic tank situated to the South West of the property.

This septic tank is performing well and no issues have been encountered with it since the applicants purchased the property in 2012.

Washdown from the floor of the existing stable block is drained to a soakaway separate from the existing septic tank. The functionality of this soakage was tested through placing a hose in the floor

gullies and AJ for an extended period of time and overall performed well with no back-up from the soakaway being observed.

Proposal

It is proposed to connect the discharge from the converted stable block via a new drain to the existing septic tank. As the converted stable will serve as a private annex to the existing house, the overall property will remain in single ownership, and the new accommodation will be used by members of the same family as the main house it is considered reasonable that both buildings be served by the same septic tank.

3) Surface Water Drainage

Existing Situation

The existing stable block has a pitched corrugated iron roof with the main part falling towards the existing tennis court (South East to North West) and the rear falling towards the hedgerow on the site boundary. The rainfall run-off from the roof falls directly to the surface of the ground between the stable and the tennis court and between the stable and the site boundary and soaks away to ground.

The external and internal yard areas drain via gullies to a soak pit.

Proposal

No additional roof or yard area is proposed as part of this conversion and change of use project so no additional run-off will be generated. It is proposed to formalise the roof run-off to ground through the installation of a new gutters to collect the roof run-off bring it to the existing AJ near the South Western door of the stable block which discharges to a soakaway.

This is indicated on drawing G1286-03

4) Water Supply

Water supply the existing barn is via a well on site and is fully functional. It is proposed to use the existing water supply to serve the new usage.

5) Irish Water

As the water and wastewater services are provided within the curtilage of the property there is no need to contact Irish Water for this proposed development

6) Summary

The proposed change of use can be served by existing water supply and wastewater drainage systems and by tidying up the existing surface water drainage system.

Yours Sincerely,

Gordon White BA BAI CEng MIEI FConsEI

Chartered Engineer, Director

GORDON WHITE CONSULTING ENGINEERS