



Coughlan Consulting Engineering

Consulting Structural & Civil Engineering
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22020

27th April 2022

SD21B/0619 - Additional Information for 66, Wainsfort Road, Terenure, Dublin 6W – Conditions 4 and 5

Item 4. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Should a soakaway prove not to be feasible, then the applicant shall submit A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features.

Item 5. The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be: i) At least 5m from any building, public sewer, road boundary or structure. ii) Generally, not within 3m of the boundary of the adjoining property. iii) Not in such a position that the ground below foundations is likely to be adversely affected. iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain. v) Soakaways must include an overflow connection to the surface water drainage network

Response:

Coughlan Consulting Engineering were appointed by Karl Chatterton and Jean McAdam of 66 Wainsfort Road, Terenure, Dublin 6W to prepare an engineering response to Items 4 and 5 above.

Coughlan Consulting Engineering instructed an infiltration test on site to determine the required size for the soakaway test and the test water stood for over 24 hours without any significant drop. Based on this Coughlan Consulting Engineering can confirm that a Soakaway will not be suitable on this site.

It is noted that there is an ancillary and playroom to the rear of the dwelling currently. It is proposed to demolish these structures which is circa 24m² and construct a new rear single storey extension which will be circa 33m². The net new hardstanding area is circa 9m². It is proposed to introduce a new 110l Waterbutt onto the new rainwater downpipe on the rear extension. This waterbutt will collect rainwater runoff and can be used to water gardens etc. This waterbutt will discharge into a new gully and into new separate SW line in the back garden before connecting to the existing main drainage line.

Please see CCE-SK01 attached.

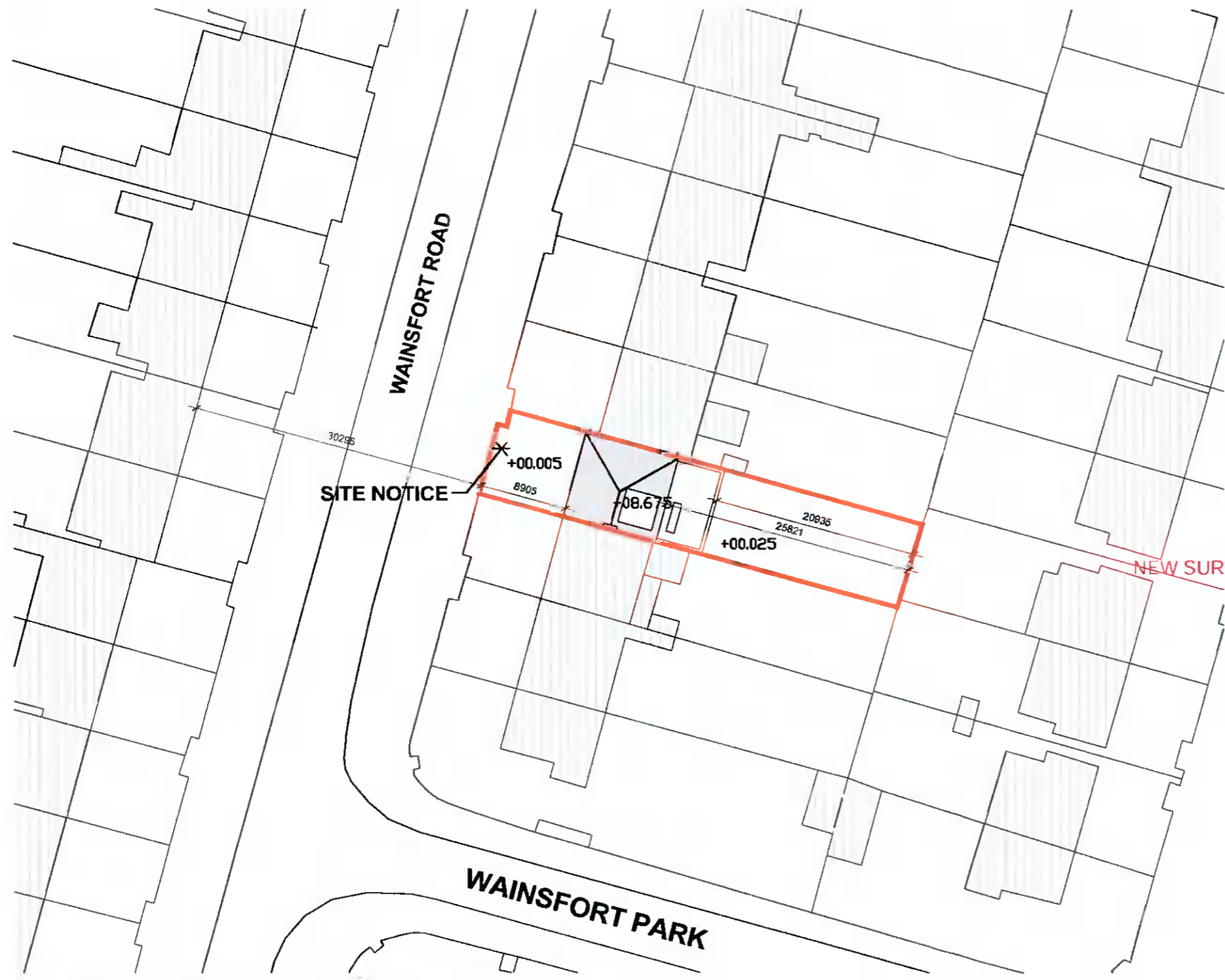
For and on behalf of: Coughlan Consulting Engineering
25 Kiltipper Avenue,
Aylesbury,
Tallaght,
Dublin 24.

Signed:



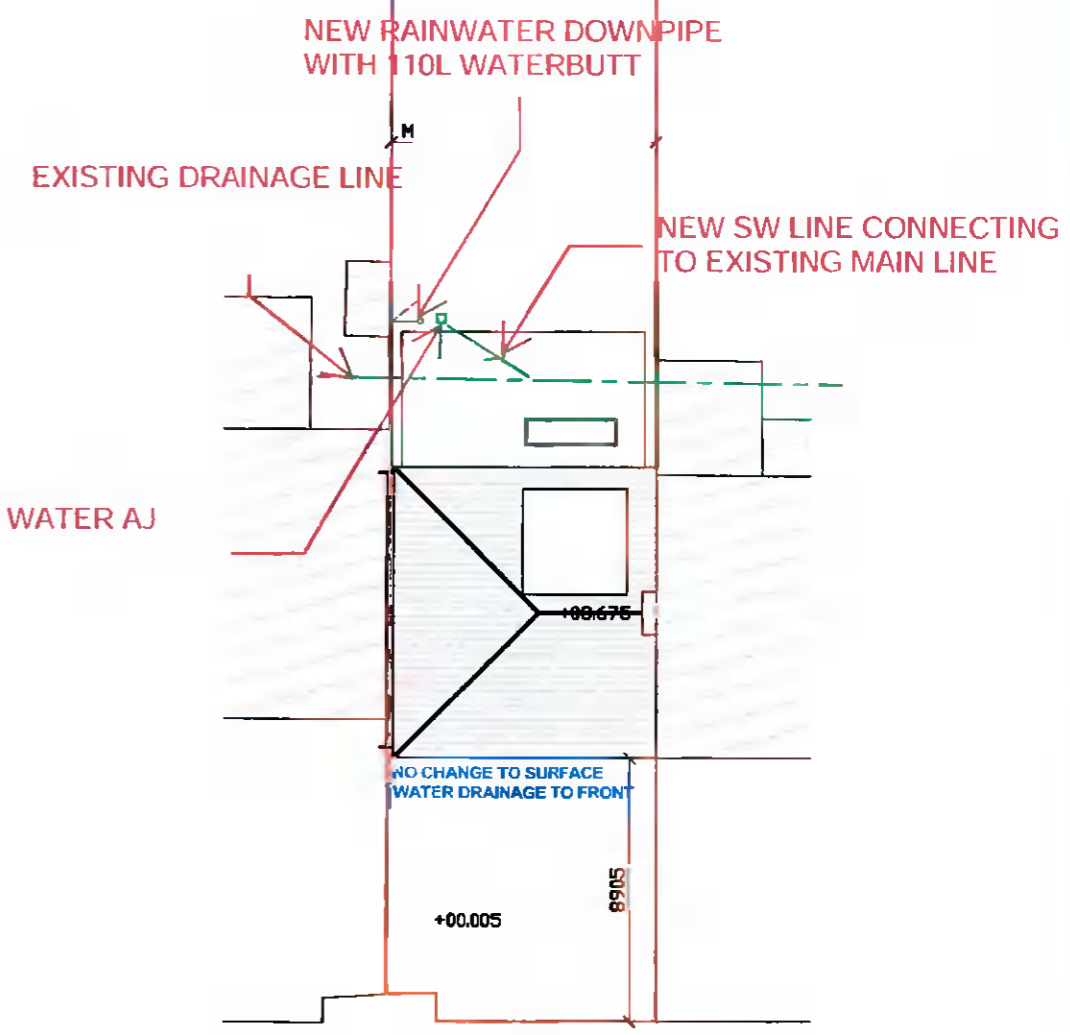
Name: Robert Coughlan
Qualifications: BE, CEng, MIEI, MISTuctE, BER Assessor.
Professional Body/Membership No. MIEI No.: 053927

Appendix A – CCE SK01



Site Plan
Scale 1/500

CCE
66 WAINSFORD ROAD
SK01
APRIL'22



Surface Water drainage Plan
Scale 1/250

Project Title:
Proposed attic conversion to non-habitable space, dormer to rear and single storey extension to rear of existing dwelling & Widening of existing vehicular access at 66 Wainsford Road, Terenure, Dublin 6W
NOT FOR CONSTRUCTION
Client: Karl Chatterton & Jean McAdam **Date:** Nov 2021

Drawing No: 21-BT-DD-0100
Rev: -
Drawing Title - Site Plan
Scale - as shown

This drawing is copyright © to Graham McNevin and may not be used or copied without written permission. Use only figured dimensions. Do not scale this drawing. The contractor is responsible for checking all dimensions on site. These drawings are for Planning Application or Pricing ONLY, not for Construction Drawings are based on measured survey and visual inspection only. No opening up of construction or hidden areas was carried out. All construction work to be carried out in accordance with current Irish Building Regulations, Technical Guidance Documents and Acceptable Construction Details which take precedence over any information on these drawings or specifications.

RIAI Registered Architect 2021 PSDP Accreditation P

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