

# Water Services Planning Report

**Register Reference No.:** SD21A/0140

**Development:** Construction of 1 warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 16 meters with a gross floor area of 22,966sq.m including a warehouse area (21,113sq.m), ancillary office areas (1,163sq.m) and staff facilities (690sq.m); the provision of a new vehicular access to the site from Jordanstown Road including 2 additional access gates from this new road to the existing Site E to the north; pedestrian access; 210 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; hard and soft landscaping; lighting; boundary treatments; ESB substation; plant; extinguishment of the existing vehicular access (farm gate) in lieu of a proposed pedestrian access gate at the southern portion of the site from the R120; and all associated development works above and below ground; all on a site of 5.67 on lands that are bounded to the west by Blocks A - D Jordanstown Road, to the south and east by greenfield lands and to the north by greenfield lands and Block E. The site abuts the R120 Newcastle Village to Rathcoole Road to the south.

**Location:** Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin

**Report Date :** 06-July-2021

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## Surface Water Report:

**No objection subject to:**

1 Ensure that a petrol interceptor is on surface water drain before the entry point of surface water attenuation system. This is to prevent hydro-carbons entering surface water attenuation system.

2 Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

## **Flood Risk**

**No Objection**

Provide suitable measures so that proposed development does not increase any flood risk to properties upstream or downstream of proposed site development.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
  - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
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## Water Report:

**Referred to IW**

**Water Services Planning Report**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
          Brian Harkin SEE.

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
          Chris Galvin SE.

Date: \_\_\_\_\_