

# **Water Services Planning Report**

**Register Reference No.:** SD21A/0162

**Development:** Construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261).

**Location:** Brownsbarn, Citywest Campus, Dublin 24.

**Report Date :** 22<sup>nd</sup> July 2021

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## **Surface Water Report:**

**No objection subject to:**

**1.1** Prior to commencement of development the applicant shall submit a drawing showing that proposed buildings are setback a minimum distance of 4.5m from existing 450mm surface water drainage sewers traversing the site to the north and south. The applicant may obtain a map showing indicative locations of existing surface water drainage infrastructure on the site by contacting [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

## **Flood Risk Report:**

**No objection:**

- 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 Services Planning Report**

**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
Ronan Toft AE

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

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

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