

# Water Services Planning Report

**Register Reference No.:** SD21A/0200

**Development:** Amendments principally comprising of an overall increase in the commercial floor area by 15,479sq.m from the permitted 13,959sq.m to 29,438sq.m; the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels); the permitted maximum height of the development at 23.7 metres will remain unchanged; the additional 15,479sq.m development proposed will comprise an increase in the warehouse floor area from 12,369sq.m to 13,353sq.m, staff facilities from 548sq.m to 2,582sq.m and ancillary office area from 1,042sq.m to 2,437sq.m; in addition to the provision of a 2 storey mezzanine warehouse area (9,703sq.m), integrated plant room (434sq.m) and plant area on 2 floors (929sq.m); construction of a 2 storey car-parking area (4,057sq.m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces; 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq.m and 3m height); bin storage (42sq.m and 2.9m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

**Location:** College Lane, Greenogue, Rathcoole, Co. Dublin

**Report Date :** 16/08/2021

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## **Surface Water Report:**

**No objection subject to:**

**1.1** Surface water attenuation for 1:100 year storm of 1,940m<sup>3</sup> appears to be undersized by 6% for 1:100 year storm. Prior to commencement of development submit a revised report to show additional surface water attenuation for the site. This additional surface water attenuation can be provided on the surface of the site such as car park or other areas of site where suitable.

## **Flood Risk**

**No Objection Subject To:**

All floor levels shall be a minimum of 500mm above the highest known flood level for the site.

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## **Water Services Planning Report**

- 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**

**Foul Drainage Report:**

**Referred to IW**

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

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

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

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