Water Services Planning Report

Register Reference No.:	*SD21A/0217*
Development:	10 year permission for development consisting of removal of an existing unused waste water treatment facility on site and the erection of two data centre buildings, gas powered energy generation compound, and all other associated ancillary buildings and works; the two data centre buildings, DUB 15 and DUB 16, will comprise a total floor area of c. 33,577sq.m over two storeys; the first 2 storey data centre building (DUB15), located to the southwest of the site, will comprise 16,865sq.m data storage use, ancillary office use and associated electrical and mechanical plant rooms, loading bays, maintenance and storage space; a second 2 storey data centre building (DUB16), located to the southeast of the site, will comprise 16,712sq.m data storage areas, ancillary office use and associated electrical and mechanical plant rooms, loading bays, maintenance and storage space; both data centre buildings will reach a height of 20m; emergency generators and associated emission flues and plant are proposed in compounds adjacent to each data centre building; gas powered energy generation is proposed to the north east corner of the site to provide electricity for the proposed development; the application proposes to re-route and widen an existing watercourse constructed following an earlier planning permission; it is proposed to reroute this watercourse along the eastern and southern boundary of the site; landscaping is proposed to the south of the site to screen the buildings; fencing and security gates are proposed around the site; new access roads within the site are proposed along with 71 car parking spaces and 26 cycle spaces, bin stores, site lighting, and all associated works including underground foul and storm water drainage attenuation and utility cables and all other ancillary works; a Natura Impact Statement will be submitted to the planning authority with the application.
Location:	Profile Park, Nangor Road, Clondalkin, Dublin 22
Report Date :	02nd Sept 2021

Surface Water Report: Further Information Required:

1.1 The surface water attenuation calculations are unclear.
Submit a report showing surface water attenuation calculations for the proposed new development. If the development will share an existing attenuation system then also show the surface water attenuation calculations for the existing and proposed development. The calculations shall include, SAAR value, Qbar, Soil factor, areas of buildings, roads, pathways permeable paving and green areas in m^2 and their respective run off coefficients. Include the area of site in Hectares.

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1.2 Submit a revised surface water drawing showing location of hydro-brakes and discharge rates of same. Include the surface water layout and attenuation systems. Note concrete tanks are not generally acceptable and an arched type attenuation system shall be used. Consideration shall be given to above ground SuDS (Sustainable Drainage Systems) such as green area detention areas, or other such SuDS.
Submit information of areas m2 and runoff coefficients in table format for each attenuation area.

1.3 It is unclear the closest distance is between to top of bank of stream and boundary of proposed development. Note: there shall be a minimum of 10m from the top of bank of stream to boundary of proposed development buildings. Some parts of site appeared to be less than 10m to proposed building and development.

1.4 Prior to submission of revised surface water drawing and report contact water services to discuss same.

Flood Risk **Further Information required.**

The proposed stream cross section is unrealistic in its depiction. Submit a revised drawing in plan and cross section of the stream to include details of the ecological enhancement value of the stream above its existing condition.

- 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.

Water Report: **Referred to IW**

Foul Drainage Report: **Referred to IW**

Signed: _____ Date: _____
Brian Harkin SEE.

Endorsed: _____ Date: _____
Chris Galvin SE.