

Water Services Planning Report

Register Reference No.: SD21A/0239

Development: Alterations to an existing granted planning application (previously granted permissions Reg. Ref. SD18A/0314 [ABP-304148-19], SD19A/0408, SD20A/0187); reconfiguration of the ground floor area consisting of a new ancillary storage area to the proposed building's eastern elevation measuring 75sq.m, at mezzanine level; change of use of 57sq.m of warehouse floor area to staff facilities due to the following, addition of single storey fire protected corridor from Office A to in the south-west corner of the warehouse, overall 45sq.m floor area addition; addition of stairs from warehouse to mezzanine level, overall 12sq.m floor area addition; elevation alterations, introduction of covered glazed structure at the main Office entrance to the front (southern) elevation, overall height 6.18m; introduction of Integrated Modular Louvre System to Charging Area to the front (southern) and side (eastern) elevation; change of colour of southern elevation warehouse canopy to Anthracite; introduction of fire escape doors to the side (eastern) elevation; site plan alterations, omission of an existing roundabout and provision of revised road junction with an access/egress to the proposed development and to the existing Business Park; provision of a new boundary fence Type A to the southern and eastern site boundary; introduction of additional 26 HGV parking spaces to the western concrete yard (overall area 1547sq.m) and the omission of car parking at the same location; introduction of 8 van parking spaces (overall area 240sq.m) and rearrangement of the car parking spaces due to introduction of the above changes, plus addition of gas tank and generator; associated drainage layout adjustments due to the inclusion of the above alterations; all other details such as landscaping, external surface finishes etc. will remain as per the aforementioned granted planning applications.

Location:

Kingswood Business Park, Baldonnel, Dublin 22.

Report Date :

29-Sept-2021

Surface Water Report:

Further information Required:

1.1 It is unclear where new proposed carparking is proposed. There is no surface water attenuation calculations submitted for proposed development. 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 m² and their respective run off coefficients. Include the area of site in Hectares.

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Contact water services prior to submission of surface water attenuation calculations to discuss same.

Explain why discharge rate has changed from 7.63l/s in 2018 to new proposed discharge rate of 8.75 l/s.

- 1.2 Submit a drawing to clearly show all changes proposed new proposed development. Submit a drawing showing what was initially given planning permission for.
- 1.3 Submit a report and drawing to examine if an alternative SuDS (Sustainable Drainage System) element can be developed to replace proposed retaining wall north of site.
- 1.4 Include as much SuDS as possible to attenuate surface water. Examples of SuDS are green open area/s ponds, swales, filter drains, tree pits, permeable paving, green roofs, grasscrete and other such SuDS.

Flood Risk

No Objection Subject To

2.1 Submit a report to outline the flood risk of proposed 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

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE.

Date: _____

Endorsed: _____
 Chris Galvin SE.

Date: _____