

Water Services Planning Report

Register Reference No.: SD21A/0240

Development: Changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also.

Location: Units 2007 and 2008, Orchard Avenue, Citywest Business Campus, Dublin 24

Report Date : 29-Sept-2021

Surface Water Report:

Further information Required:

1.1 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.

Contact water services prior to submission of surface water attenuation calculations to discuss same. Show on drawing where the Northing direction is.

1.2 Submit a report and drawing to examine what SuDS (Sustainable Drainage System) are proposed. Surface water attenuation shall be carried out using SuDS such as green areas, green roof, permeable paving, filter drains tree pits, grasscrete and other such SuDS. Only where SuDS are insufficient to attenuate surface water shall alternate surface water attenuation system be used.

Water Services Planning Report

1.3 Prior to submission of attenuation calculations and a revised drawing contact water services to discuss existing and proposed surface water attenuation system for site.

Flood Risk

No Objection Subject To

2.1 Submit a report showing the flood risk if any to proposed development. Submit a drawing showing where proposed development is relative to where flood risk is as showing in CFRAM OPW flood risk maps.

If the development is located in a flood risk area outline what mitigation measures are proposed to reduce 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.
-

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE.

Date: _____

Endorsed: _____
Chris Galvin SE.

Date: _____