

ALTERATIONS DESCRIPTION:

A Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co.Dublin (existing areas: 23,421m² single warehouse and 2,983m² ancillary offices/staff facilities as granted under application ref. SD19/A0265) into 2 no. warehouse units as follows:

B 1) Unit B1 to contain: 13,719m² existing warehouse area, 2,905m² existing ancillary offices/staff facilities area and

C 2) Unit B2 to contain: 9,685 m² existing warehouse area, 58m² existing staff facilities area, 37m² change of use of existing warehouse to ancillary offices/staff facilities area at ground floor and 636m² additional 2-storey ancillary offices/staff facilities on 1st & 2nd floor.

The above proposal includes:

D minor elevation adjustments to South & West elevation of Unit B2 to facilitate the additional ancillary offices/staff facilities,

E subdivision of the rear HGV yard by internal fencing, provision of new HGV & car access gate to Unit B2 from the existing estate access road,

F provision of 36 no. carpark spaces including 2 no. disabled spaces and 24 no. bicycle spaces,

G pedestrian access & footpath from the new gate to the new ancillary office and

H associated drainage adjustments.

NOTE: this planning submission is one of two independent applications for subdivision options to Block B.

NOTE ON DRAINAGE ALTERATIONS:

Based on the foul network calculations previously submitted for planning, the maximum flow in the business park network is 19l/s.

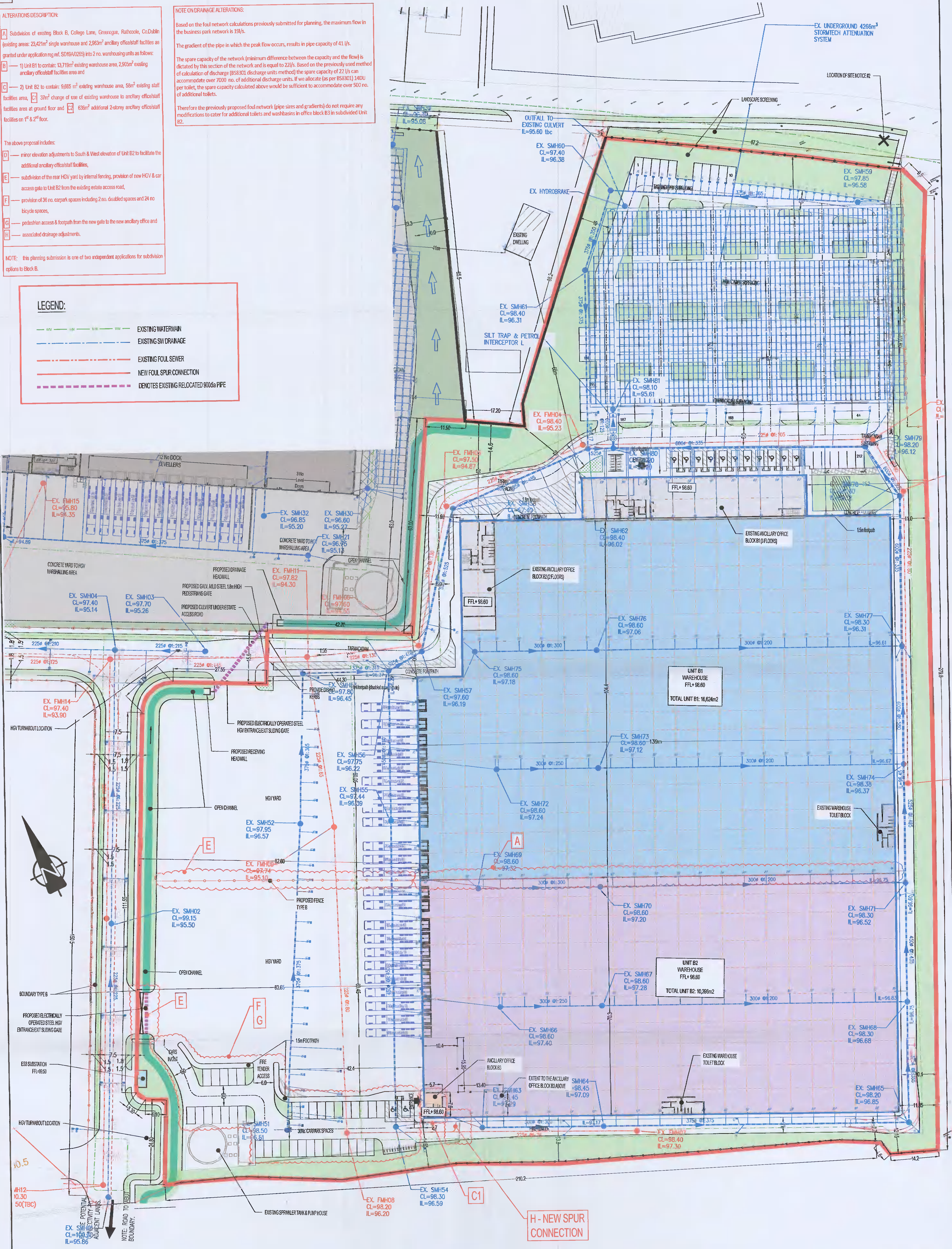
The gradient of the pipe in which the peak flow occurs, results in pipe capacity of 41 l/s.

The spare capacity of the network (minimum difference between the capacity and the flow) is dictated by this section of the network and is equal to 22l/s. Based on the previously used method of calculation of discharge (BS8301 discharge units method) the spare capacity of 22 l/s can accommodate over 7000 no. of additional discharge units. If we allocate (as per BS8301) 14DU per toilet, the spare capacity calculated above would be sufficient to accommodate over 500 no. of additional toilets.

Therefore the previously proposed foul network (pipe sizes and gradients) do not require any modifications to cater for additional toilets and washbasins in office block B3 in subdivided Unit B2.

LEGEND:

- EXISTING WATERMAIN
- EXISTING SW DRAINAGE
- EXISTING FOUL SEWER
- NEW FOUL SPUR CONNECTION
- - - DENOTES EXISTING RELOCATED 900dia PIPE



Rev	Date	By	App.	Desc.
PL7	14/11/2021	TK	SB	ISSUED FOR PLANNING ALTERATIONS (1)

Job Title DEVELOPMENT LANDS AT COLLEGE LANE, GREENOGUE, RATHCOOLE, Co. DUBLIN	Drawing Title BLOCK B SUBDIVISION DRAINAGE & WATERMAIN LAYOUT	Drawn TK	KAVANAGH BURKE CONSULTING ENGINEERS
		Checked SB	
Author/Client AERODROME PROPCO LIMITED	Drawing Date PLANNING ALTERATIONS (1) BLOCK B	Approved FK	Tel. 01-450 0694 Fax. 01-426 4340 Email: pkavanagh@kavanaghburke.ie
		Status ISSUED/01	Unit F3 Calmount Park, Ballymount, Dublin 12
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