

Water Services Planning Report

Register Reference No.: SD21A/0284 AI

Development: Construction of self-storage facility with small ground floor café with total area of 8620sq.m composed of; part basement area consisting of self-storage area, open car parking and area for classic car storage; ground floor containing reception /office area, cafe of 124.5sq.m and self-storage area; first floor containing office area of 112.3sq.m and second and third floor containing self-storage areas; the proposed building is approximately 21.9 metres high from ground floor level; development includes external signage to building plus associated landscaping and drainage works; vehicular access to the ground floor is from the estate road and to the basement level is from the existing shared access road; the proposed site is located to South of N4, to the West of the existing Johnson and Johnson office building, to the north/east of Giraffe Childcare and to the north of Liffey Valley secondary estate road.

Location: Site at Liffey Valley, Dublin 22

Report Date : 14th Feb 2022

Surface Water Report:

Clarification of Further Information Required:

1.1 It is unclear what areas of site are being attenuated by proposed attenuation system. Submit a revised drawing to show what areas of site are being attenuated by proposed attenuation system/s. The drawing should also show how and where each area of site is being attenuated. Show how much permeable paving in m² is used in attenuation calculations. Show what the total attenuation provided on site is in m³ for both arched type attenuation and SuDS (sustainable Drainage Systems). If 343m³ of surface water is proposed then the attenuation provided is undersized by approximately 44%. Prior to submission of additional information contact water services to discuss revised drawing and attenuation calculations.

1.2 Petrol interceptor/s shall be provided where required as per Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood Risk

No Objection

- 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: _____