

ALTERATIONS DESCRIPTION:

A Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co.Dublin (existing area: 23,421m² single warehouse and 2,953m² ancillary office/staff facilities as granted under application ref. SD16A(0255) into 2 no. warehousing units as follows:

B — 1) Unit B1 to contain: 13,719m² existing warehouse area, 2,953m² existing ancillary office/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 office/staff facilities area at ground floor and 636m² additional 2-storey ancillary office/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 office/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.

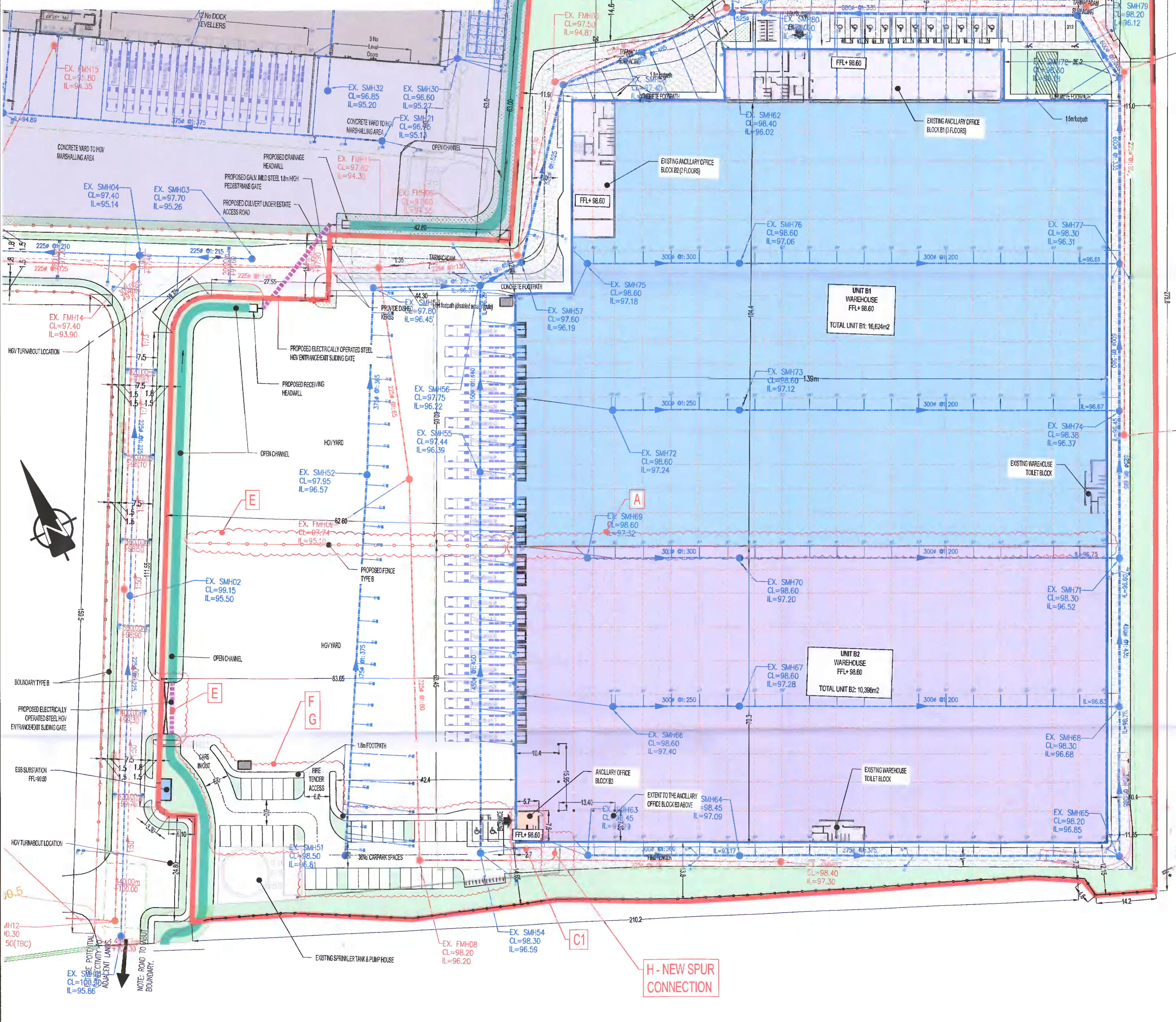
NOTE ON DRAINAGE ALTERATIONS:

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

The gradient of the pipe in which the peak flow occurs, results in pipe capacity of 41 Us.

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 22/s. Based on the previously used method of calculation of discharge (BS8301 discharge units method) the spare capacity of 22 Us can accommodate over 7000 no. of additional discharge units. If we allocate (as per BS8301) 140U 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.



PL1	04/2022	TK	SB	PK	ISSUED FOR PLANNING (1)
Rev	Date	By	Chk	App	Reason

10/7m DEVELOPMENT LANDS AT COLLEGE LANE, GREENOGUE, RATHCOOLE, Co. DUBLIN	Drawing No BLOCK B SUBDIVISION DRAINAGE & WATERMAIN LAYOUT	Date 1K 01/04/22	KAVANAGH BURKE CONSULTING ENGINEERS
Project AERODROME PROPCO LIMITED	Drawing Date PLANNING ALTERATIONS (1) BLOCK B	Scale V500 @ A1	Tel. 01 - 450 0684 Fax. 01 - 426 4340 Email: pkavanagh@kavanaghburke.ie
			Unit F3 Calmount Park, Ballymount, Dublin 12
Date APRIL 2022	Drawing No. D1577-1	Rev. D3	PL1