

ALTERATIONS DESCRIPTION:

- A** Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co.Dublin (existing areas: 23,421m² single warehouse and 2,963m² ancillary office/warehouse units as granted under application ref. SD19A/0265) into 2 no. warehousing units as follows:
 - B** 1) Unit B1 to contain: 15,815m² existing warehouse area, 2,905m² existing ancillary office/warehouse units area and
 - C** 2) Unit B2 to contain: 7,585m² existing warehouse area, 58m² existing ancillary office/warehouse units area, 47m² change of use of existing warehouse to ancillary office/warehouse units area at ground floor and 630m² additional 2-storey ancillary office/warehouse units 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/warehouse units,
 - 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 final network calculations previously submitted for planning, the maximum flow in the business park network is 19 l/s.

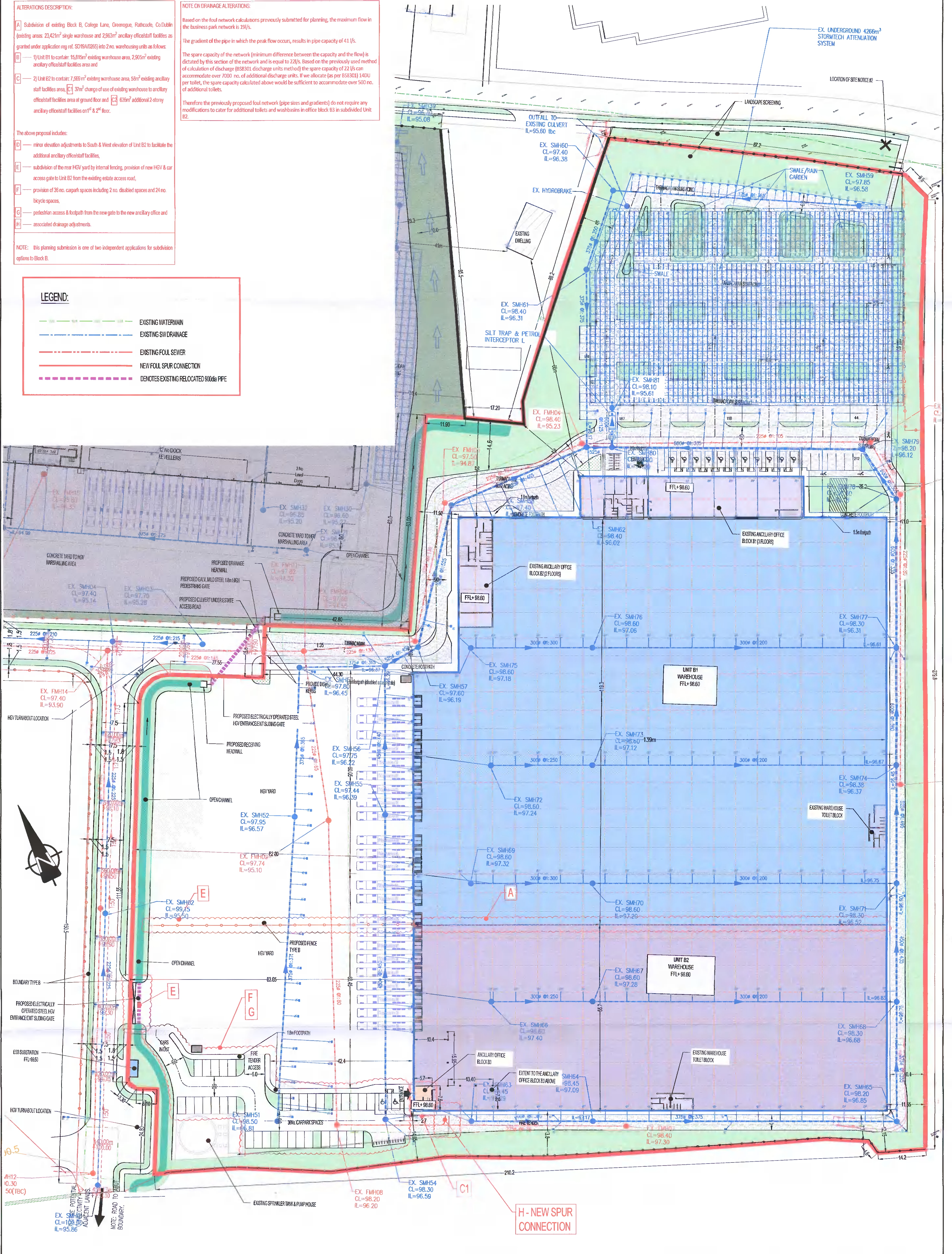
The gradient of the pipe in which the peak flow occurs, results in pipe capacity of 41 l/s.

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 22 l/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) 14 DU 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 500mm PIPE



H - NEW SPUR CONNECTION

Rev	Date	By	CHK	App	Revised
PL1	14/02/22	TK	SB	PK	ISSUED FOR PLANNING A1 (2)

<p>Job Title: DEVELOPMENT LANDS AT COLLEGE LANE, GREENOGUE, RATHCOOLE, Co. DUBLIN</p> <p>Client: AERODROME PROPCO LIMITED</p>	<p>Drawing Title: BLOCK B SUBDIVISION DRAINAGE & WATERMAIN LAYOUT</p> <p>Drawing Status: PLANNING ALTERATIONS (2) BLOCK B</p>	<p>Drawn: TK</p> <p>Checked: SB</p> <p>Approved: PK</p> <p>Sales: 15/01/21</p> <p>Date: APRIL 2022</p>	<p>KAVANAGH BURKE CONSULTING ENGINEERS</p> <p>Tel: 01-450 0894 Fax: 01-426 4340 Email: kavanagh@kavanaghuburke.ie</p> <p>Unit F3 Calmount Park, Ballymount, Dublin 12</p>
<p>Author/Client: AERODROME PROPCO LIMITED</p>		<p>Date: APRIL 2022</p>	<p>Proj. No.: D1577-2</p> <p>Rev.: D3</p> <p>Scale: PL1</p>