

# Water Services Planning Report

**Register Reference No.:** *SD21A/0305 AI*

**Development:**

Alterations to existing granted planning, Ref. SD19A/0065, for a proposed Waste Metal Transfer Facility including Waste Electric & Electronic Equipment (WEEE). The subject alterations for which planning permission is sought for are as follows: (1) Reconfiguration of the floor plan areas as follows: (A) Provision of 535sq.m additional floor area due to introduction of areas as follows - (A.1) Extended display area at ground floor of ancillary office, addition of 46sq.m floor area, (A.2) Extended open plan office at first floor of ancillary office, addition of 20sq.m floor area, (A.3) Single storey ancillary storage facility to the front north-east elevation totalling 166sq.m with overall height 7m, (A.4) Mezzanine area to the south eastern side of Light Industrial Unit, totalling 303sq.m. Alterations listed above result in total building area Increase from 4391sq.m to 4926sq.m as shown at the revised table of gross Internal floor areas & uses. (B) Change of use of 64sq.m of light industrial unit floor area to staff facilities due to the introduction of: (B.1) Enclosed stairs from Light Industrial Unit to ancillary office/staff facilities (overall 31sq.m), (B.2) single storey cleaners store and storage at ground floor to the north-eastern corner of light industrial unit (overall 33sq.m). (C) Change of use of 100sq.m of workshop charging area & staff facilities to workshop area & single storey office/staff facilities. (D) Introduction of full height dividing wall at light industrial unit. 2. Elevations alterations as per list above plus additional alterations as follows: (a) Provision of full height cladding (ground floor to roof) to light industrial unit and ancillary Workshop. (b) Introduction of 11m wide x 6m high open to light industrial unit side (north-western) elevation, (c) Rearrangement of all fire exit & level access doors to light industrial unit & ancillary workshop including omission and addition of the same, (d) Introduction of integrated modular louvre system to light industrial unit rear (south-western) & side (north-western) elevation, (e) Introduction of canopies to the ancillary office main entrance and above 11m wide open & dock levellers to light industrial unit side (north-western) elevation. (3) Site plan alterations as follows: (a) Rearrangement of car parking spaces due to provision of office extended display area to the front (north-eastern) elevation, (b) Provision of new finish floor level to office/staff facilities and Workshop and associated site levels adjustments, (c) Provision of a new boundary fence type (paladin fence) throughout the development, (d) Provision of additional weighbridge - overall 2 proposed and rearrangement of

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brush wash and steam wash between workshop and site's north-western boundary, (e) Provision of building protection bollards to workshop side elevations (south-east and north-west), (f) Associated drainage adjustments due to the inclusion of the alterations above plus reduction of surface water and foul sewer outfall route as per as built access road and services which serve built developments to the east of the site. All other details such as landscaping, lighting, external surface finishes, Environmental Impact Assessment Report (EIAR), Flood Risk Assessment etc. will remain as per the granted application ref. SD19A/0065.

Location:

Tay Lane, Greenogue, Rathcoole, Co. Dublin

**Report Date:**

28-Apr-2022

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## Surface Water Report:

**No Objection Subject To:**

1.1 Prior to commencement of development submit a revised drawing showing additional SuDS (Sustainable Drainage Systems) in proposed development. Examples of SuDS are Swales, Tree Pits, Biodiversity areas/gardens that could be included in green areas adjacent to the perimeter of site.

Other areas for SuDS could also be considered at green areas adjacent to parking areas.

### **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 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:

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Ronan Toft AE.

Date:

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Endorsed:

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Brian Harkin SEE.

Date:

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