

# Water Services Planning Report

**Register Reference No.:** SD21A/0312 AI

**Development:** Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421 sq.m single warehouse and 2,963 sq.m ancillary office/staff facilities as granted under application ref SD19A/0265 into 2 no. warehousing units as follows; 1) Unit B1 to contain 13,719 sq.m existing warehouse area, 2,905 sq.m existing ancillary office/staff facilities area; 2) Unit B2 to contain 9,665 sq.m existing warehouse area, 58 sq.m existing ancillary staff facilities area, 37 sq.m change of use of existing warehouse to ancillary office/staff facilities area at ground floor and 636 sq.m additional 2-storey ancillary office/staff facilities on 1st & 2nd floor; the above proposal includes minor elevation adjustments to South & West elevation of Unit B2 to facilitate the additional ancillary office/staff facilities, 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, provision of 36 carpark spaces including 2 disabled spaces and 24 bicycle spaces, pedestrian access & footpath from the new gate to the new ancillary office and associated drainage adjustments; note this planning submission is one of two independent applications for subdivision options to Block B.

**Location:** College Lane, Greenogue, Rathcoole, Co. Dublin

**Report Date:** 26<sup>th</sup> Apr 2022

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## Surface Water Report:

**No Objection Subject To:**

### **Flood Risk**

**No Objection Subject To:**

- 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: \_\_\_\_\_  
Ronan Toft AE.

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Brian Harkin SEE.

Date: \_\_\_\_\_

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