

# Water Services Planning Report

**Register Reference No.:** *SD21A/0313 AI*  
**Development:** Subdivision of existing Block B, College lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421sq.m single warehouse and 2,963sq.m ancillary office/staff facilities as granted under application Ref. SD19A/0265 into 2 warehousing units as follows: (1) Unit 81 to contain 15,815sq.m existing warehouse area, 2,905sq.m existing ancillary office/staff facilities area and (2) Unit 82 to contain 7,569sq.m existing warehouse area, 58sq.m existing ancillary staff facilities area, 37sq.m change of use of existing warehouse to ancillary office/staff facilities area at ground floor and 636sq.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 82 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 82 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> April 2022

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## Surface Water Report:

**No objection subject to:**

- 1.1 Prior to commencement of development submit a drawing in plan view showing the existing and proposed footprint of development.
- 1.2 Prior to commencement of development submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed such as landscape areas, tree-pits, permeable paving, green roofs and other such SuDS.
- 1.3 Clarify in a report if hardstanding in proposed development will increase, decrease, or stay the same as existing development. If hardstanding will increase show in a report and drawing how additional surface water runoff will be attenuated.

## **Flood Risk**

**No Objection**

- 2.1 Prior to commencement of development submit a report and drawing to show what if any flood risk there is for proposed development. If there is a flood risk for proposed development then submit a report and drawing to show how such a flood risk will be mitigated.
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- 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: \_\_\_\_\_

# **Water Services Planning Report**