

Water Services Planning Report

Register Reference No.: *SD21A/0284 Clarification of AI*
Development: Construction of self-storage facility with small ground floor café with total area of 8620sq.m composed of; part basement area consisting of self-storage area, open car parking and area for classic car storage; ground floor containing reception /office area, cafe of 124.5sq.m and self-storage area; first floor containing office area of 112.3sq.m and second and third floor containing self-storage areas; the proposed building is approximately 21.9 metres high from ground floor level; development includes external signage to building plus associated landscaping and drainage works; vehicular access to the ground floor is from the estate road and to the basement level is from the existing shared access road; the proposed site is located to South of N4, to the West of the existing Johnson and Johnson office building, to the north/east of Giraffe Childcare and to the north of Liffey Valley secondary estate road.

Location: Site at Liffey Valley, Dublin 22
Report Date : 18th May 2022

Surface Water Report:

No Objection Subject To:

- 1 Relocate proposed petrol interceptor such that two petrol interceptors are provided. One (petrol interceptor) shall be at the entry point of stormtech attenuation system west of site and another one located east of manhole S3 at the eastern side of site. This is required to minimise the risk of oil entering proposed surface water stormtech attenuation system.

Petrol interceptor/s shall be provided where required as per Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works.

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 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

Water Services Planning Report

Signed: _____
Ronan Toft AE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____