

# Water Services Planning Report

**Register Reference No.:** SD22A/0065 AI  
**Development:** Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.5m with a gross floor area of 13,604sq.m including a warehouse area (12,568sq.m), staff facilities (489sq.m) and ancillary office area (538sq.m). The development will also include a vehicular and pedestrian entrance to the site from Magna Avenue, a separate HGV entrance from Magna Drive; 69 ancillary car parking spaces; covered bicycle parking; HGV parking and yards'; level access good doors; dock levellers; access gates; signage; hard and soft landscaping; lighting boundary treatments; ESB substation; sprinkler tank and pump house; an all associated site development works above and below ground.

**Location:** Magna Avenue and Magna Drive, Citywest, Dublin 24  
**Report Date :** 24<sup>th</sup> June 2022

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## Surface Water Report:

**No Objection:**

1.1 Prior to commencement of development submit a revised drawing showing swales with an overflow connection to the surface water system as part of SuDS (Sustainable Drainage System).

## **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: \_\_\_\_\_  
Adam Adderley-McCabe GE

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

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

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