

Water Services Planning Report

Register Reference No.: SD22A/0290

Development:

The development will comprise the provision of a warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 18 metres with a gross floor area of 11,691 sq m including a warehouse area (10,604 sq m), ancillary staff facilities (499 sq m) and ancillary office area (588 sq m). The development will also include: a vehicular and pedestrian entrance to the site from Kingswood Road to the north-east; a separate HGV entrance from Kingswood Avenue to the south-east; 64 No. ancillary car parking spaces; bicycle parking; HGV parking and yard; level access goods doors; dock levellers; access gates; hard and soft landscaping; canopy; lighting; boundary treatments; ESB substation; plant; and all associated site development works above and below ground. 2.56 Ha site at Kingswood Road and Kingswood Avenue, Citywest Business Campus, Dublin 24. The lands are generally bounded to the south-east by Kingswood Avenue, to the south-west by an ancillary car park associated with Citywest Business Campus, to the north-west by Kingswood Business Centre and Ardsolus Residential Development and to the north-east by Kingswood Road.

Location:

Kingswood Road & Kingswood Avenue, Citywest Business Campus, Dublin 24. The lands are generally, bounded to the south-west by Kingswood, Citywest Business Campus, Dublin 24

Report Date :

11-Aug-2022

Surface Water Report:

No Objection Subject To:

1 Prior to commencement of development submit a revised drawing showing additional SuDS (Sustainable Drainage Systems) features such as swales, tree pits or other such SuDS. Where additional SuDS can be provided reduce the size of proposed Stormtech attenuation system in equivalent m³ capacity accordingly.

Flood Risk

No Objection

All floor levels shall be a minimum of 500mm above the highest know flood level for the site or surrounding area.

- 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: _____
 Juliene Helbert.

Date: _____