

# Water Services Planning Report

**Register Reference No.:** *SD22A/0313*

**Development:** Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2 units (Unit 1 & Unit 2) at the 4.04ha site comprising of reduction of 237sq.m of warehouse floor area on the ground floor due to, change of use of 63sq.m of warehouse floor area to office floor area, change of use of 91sq.m of warehouse floor to staff facilities floor area on the ground floor plan, and the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area; Change of use of 14sq.m of staff facilities floor area to office floor area at the ancillary office ground floor plan; Change of use of 14sq.m of office floor area to staff facilities floor area over 1st & 2nd floor plan; Reduction of 28sq.m of office over 1st and 2nd floor plan to facilitate structural alignment; Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations; Elevational changes, omission of 5 dock levellers & associated canopy and addition of 1 fire escape door to the building's southern elevation; Addition of 2 fire escape doors to the building's northern elevation; Alterations to Unit 2 are as follows, omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in, change of use of 40sq.m of office floor area to warehouse floor area and change of use of 76sq.m of staff facilities floor area to warehouse floor area on the ground floor; Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63sq.m; Alteration to the ancillary office/staff facilities block resulting in, a reduction of 101sq.m of office floor area and addition of 11m<sup>2</sup> of staff Facilities floor area on ground floor plan; Reduction of 104sq.m of office floor area & 52sq.m of staff facilities floor area over 1st & 2nd floor plan; Elevational changes, a reduction of 2 level doors and addition of 6 dock leveller doors & associated canopy to the building's north-eastern elevation; Associated site plan and drainage adjustments.

**Location:** Brownsbarn, Citywest Campus, Dublin 24.

**Report Date :** 6<sup>st</sup> Sept 2022

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## Surface Water Report:

## **Further Information required:**

- 1.1 The use of concrete attenuation tanks is not permitted by SDCC drainage section. The applicant is required to submit a drawing and report proposing an alternate attenuation feature such as an arched type 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: \_\_\_\_\_