

# Water Services Planning Report

**Register Reference No.:** SD22A/0290 AI

**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 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 :** 23<sup>rd</sup> November 2022

## **Surface Water Report:**

**No Objection Subject To:**

**1.1** The proposed attenuation provided of 1,425 m<sup>3</sup> is undersized by approximately 10%. The applicant is required to submit a revised drawing and report showing additional surface water attenuation provided by means of SuDS systems (Sustainable Drainage Systems). SuDS features could include but are not limited to:

- Bioretention basin
- Rain garden
- Planter box
- Other such SuDS

**Flood Risk**

**No Objection**

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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- 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:**

**Refer to IW**

**Foul Drainage Report:**

**Refer to IW**

Signed: \_\_\_\_\_  
Adam Adderley-McCabe GE

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

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

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