

Water Services Planning Report

Register Reference No.: SD22A/0418

Development: Modifications to the self-storage facility and ground floor cafe permitted under Ref. SD21A/0284 comprising of an increase in the gross floor area from 8,008sq.m to 19,673sq.m as a result of an increase in the total number of internal floors from 4 to 7 levels, extension of the basement and an increase in building length along the northwest corner of the building; An increase in the overall building height of 1.5m; Minor internal layout alterations; Minor alterations to the roof layout; Elevational changes including alterations to the external north and west facade and an increase in depth of canopy on the south facade; Relocation and reconfiguration of the car parking and provision of reserved bay for larger vehicles, inclusion of an additional 5 EV spaces (10 in total), there is no proposed change to the overall number of permitted car parking spaces; Provision of 20 covered bicycle parking spaces; Alterations to internal access road and landscaping; Provision of additional landscaping and all associated and ancillary site works.

Location: Liffey Valley, Dublin 22

Report Date : 19th December 2022

Surface Water Report:

No Objection Subject To:

1.1 Include SuDS (Sustainable Drainage Systems) such as Swales, Green Roofs Tree pits, permeable paving and other such SuDS.

1.2 Petrol interceptors should be located prior to surface water entering an arched type attenuation system where surface water is entering from car parking areas upstream of an arched type attenuation 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.

Water Report:

Refer to IW

Foul Drainage Report:

Refer to IW

Signed: _____
Brian Harkin SEE

Date: _____

Endorsed: _____
Juliene Helbert SE

Date: _____

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