

Water Services Planning Report

Register Reference No.: SD22A/0447

Development: Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.

Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Report Date : 19-Jan-23

Surface Water Report:

Additional Information Required:

1.1 There is a 750mm surface water sewer north of site. Submit a drawing showing the setback distance from existing 750mm surface water sewer to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 6m from the building to the outside diameter of existing 750mm surface water sewer.

1.2 Submit a drawing showing the setback distance from the edge of canal to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 10m from the building to the edge of canal.

1.3 Submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.
Examples of SuDS can be found in SDCC SuDS Guide at:

[SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide.pdf \(size 9 MB\)](#)

Flood Risk

No Objection:

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

1.2 All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Water Services Planning Report

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert SE

Date: _____