

Water Services Planning Report

Register Reference No.: SD22A/0363 AI

Development: A new unmanned service station development consisting of construction of new petrol filling station forecourt with 4 dispensers, 2 underground fuel storage tanks with canopy structure (covering c. 235sq.m and 6.2m in height) with associated signage; Widen existing site entrance to the north-east of the site and creation of new egress location onto the Fonthill Road along the northern boundary to allow one-way internal road network incorporating new pedestrian crossing over existing footpath at site egress location; Automatic brush car wash and adjoining jet car wash with water recycling system; Single storey services building structure comprising of a car wash plant room and comms room area (gross floor area 16.3sq.m.) ; 4 electric charging bays, each comprising of a parking space and electric vehicle charging unit and associated signage; 3-room ESB substation to cater for EV charging infrastructure (gross floor area 38.3sq.m.); Air/Water services area with 2 car parking spaces; 2 internally illuminated double-sided totem signs, 1 at site entrance (4m high x 1.91m wide) with advertising area 15.3sq.m and 1 adjacent the new site egress location (5.8m high x 1.91m wide) with advertising area 22.16sq.m; All other associated underground and overground infrastructure, drainage, lighting, CCTV unmanned systems, landscaping and site development works.

Location: Fonthill Road, Liffey Valley, Clondalkin, Dublin 22

Report Date : 13-Feb-2023

Surface Water Report:

No Objection Subject To:

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:

Referred to IW

Foul Drainage Report:

Referred to IW

Water Services Planning Report

Signed: _____

Date: _____

Brian Harkin SEE

Endorsed: _____

Date: _____